C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, June 1, 2015 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Father John Leibler, St. Andrew's Episcopal Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

   a. Swearing In of Diane Hobley-Burney, Chief of Police

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from the May 18, 2015 meeting.

6. **PROCLAMATIONS**

   a. Proclamation recognizing June 13, 2015 as National Marina Day. Being received by Dean Kubitschek, Marina Manager.

7. **LETTERS TO COMMISSION**

   a. Note of appreciation received by Dr. Irene Lyons commending Allison Martin and Caleta Scott, License Permit Clerks for their excellent service and guidance assisting her achieve her goal.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

   Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

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9. **CONSENT AGENDA**

a. Approval of an extension until June 16, 2016 of Development Plan and Conditional Use Approval for St. Lucie Court, 301 South Ocean Drive.
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b. Approval of travel expenses in the amount of $1,259.01 for Commissioner Perona to attend the FMEA-FMPA Annual Conference being held July 21- 24, 2015 in West Palm Beach, Florida.

c. Reduce code enforcement fines in the amount of $47,790.00 against 1507 Florida Avenue owned by Asnel Pierre, 7502 Santa Clare Boulevard, Ft. Pierce, FL 34951 to $600.00 payable in 60 days.

d. Request change order to accomplish Phase II of construction for the Indian Hills Recreation Area.

10. **PUBLIC HEARINGS**

a. Ordinance No. 15-001 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 9850 Midway Road, known as the Village At Midway. SECOND READING

b. Ordinance No. 15-006 providing revisions to the Planned Development section of the Land Development Code (Sec. 22-40) FIRST READING

c. Ordinance No. 15-011 correcting a Scrivener's Error in Ordinance No. 14-033 adopting the Noise Ordinance. FIRST READING

d. Ordinance No. 15-013 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 407 S 33rd Street. FIRST READING

e. Ordinance No. 15-014 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at parcel number 2408-321-0005-000-9. FIRST READING

f. Ordinance No. 15-015 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3625 Orange Avenue. FIRST READING

g. Ordinance No. 15-016 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3617 Orange Avenue. FIRST READING

h. Ordinance No. 15-017 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3901 Orange Avenue. FIRST READING

i. Ordinance No. 15-018 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5000 Orange Avenue. FIRST READING

j. Ordinance No. 15-019 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3241 Oleander Avenue. FIRST READING

k. Ordinance No. 15-020 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3501 Oleander Avenue. FIRST READING

l. Ordinance No. 15-021 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3489 Oleander Avenue. FIRST READING

m. Ordinance No. 15-022 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 4051 S US Hwy 1. FIRST READING

n. Ordinance No. 15-023 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5005 S US Hwy 1. FIRST READING

o. Ordinance No. 15-024 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5045 S US Hwy 1. FIRST READING

p. Ordinance No. 15-025 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5121 S US Hwy 1. FIRST READING

q. Ordinance No. 15-026 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5195 S US Hwy 1. FIRST READING

r. Ordinance No. 15-027 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5205 S US Hwy 1. FIRST READING

s. Ordinance No. 15-028 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5255 S US Hwy 1. FIRST READING

t. Ordinance No. 15-029 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5301 S US Hwy 1. FIRST READING

u. Ordinance No. 15-030 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5359 S US Hwy 1. FIRST READING

v. Ordinance No. 15-031 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5435 S US Hwy 1. FIRST READING

w. Ordinance No. 15-032 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5555 S US Hwy 1. FIRST READING

x. Ordinance No. 15-033 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5655 S US Hwy 1. FIRST READING

y. Ordinance No. 15-034 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 406 Ulrich Road. FIRST READING

z. Ordinance No. 15-035 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5675 S US Hwy 1. FIRST READING

aa. Ordinance No. 15-036 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5000 S US Hwy 1. FIRST READING

bb. Ordinance No. 15-037 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5030 S US Hwy 1. FIRST READING

cc. Ordinance No. 15-038 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5090 S US Hwy 1. FIRST READING

dd. Ordinance No. 15-039 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5220 S US Hwy 1. FIRST READING

ee. Ordinance No. 15-040 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5250 S US Hwy 1. FIRST READING

ff. Ordinance No. 15-041 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5280 S US Hwy 1. FIRST READING

gg. Ordinance No. 15-042 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5300 S US Hwy 1. FIRST READING

hh. Ordinance No. 15-043 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5340 S US Hwy 1. FIRST READING

ii. Ordinance No. 15-044 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5390 S US Hwy 1. FIRST READING

jj. Ordinance No. 15-045 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5400 S US Hwy 1. FIRST READING

kk. Ordinance No. 15-046 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5550 S US Hwy 1. FIRST READING

11. **MISCELLANEOUS REPORTS & REQUESTS**

12. **CITY COMMISSION**

a. Resolution 15-R18 appointing Meredith Bennett to serve on the Fort Pierce Authentic Tours Advisory Board

13. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

14. **COMMENTS FROM THE CITY MANAGER**

a. City Manager Departmental Activity Report

15. **COMMENTS FROM THE COMMISSION**

16. **ADJOURNMENT**

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

City Commission Regular Meeting **Agenda Item # 5. a.**

Meeting Date: 06/01/2015

Re:

SUBJECT:

Approval of Minutes from the May 18, 2015 meeting.

Attachments

05.18.2015

Form Review

Form Started By: Linda Cox Started On: 05/21/2015 10:24 AM

Final Approval Date: 05/21/2015

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, MAY 18, 2015.

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 6:30 p.m.

2. OPENING PRAYER - Mayor Hudson offered the opening prayer.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Edward Becht; Commissioner Thomas Perona; Commissioner Reginald Sessions

Staff Present: City Clerk Linda Cox
City Manager Robert Bradshaw
City Attorney Robert Schwerer

5. APPROVAL OF MINUTES

a. Approval of Minutes from the May 4, 2015 meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve the Minutes of the Regular Meeting on May 4, 2015.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

6. **PROCLAMATIONS**

a. Mayor Hudson issued a Proclamation recognizing May as Community Action Month. It was received by Pa Houa Lee-Yang, CSBG Economic Services Director.

b. Mayor Hudson issued a Proclamation recognizing the retirement of Officer Robert Stagner.

c. Mayor Hudson issued a Proclamation declaring May 16 through 22, 2015 as National Safe Boating Week. It was received by Mary Taylor, Commander, Coast Guard Auxiliary Flotilla 58, Fort Pierce.

d. Mayor Hudson issued a Proclamation declaring May, 2015 as Building Safety Month. It was received by Marc Meyers, Building Official for the City of Fort Pierce.

7. **LETTERS TO COMMISSION -** The following letter will be kept on file in the City Clerk's Office.

a. Letter received from Charles Hayek thanking officers Keith Holmes and Brian Avilla for their assistance during Waterfest on May 3, 2015.

8. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARING - there were no comments from the public.

9. CONSENT AGENDA

a. Waive interest, penalties, and administrative fees in the amount of $547.15 for lot clearing lien against 507 Hernando St., Ft. Pierce, FL owned by David Steiner, 2580 Estates Dr., North Palm Beach, FL 33410 contingent upon payment of $590.70 within 60 days.

b. Emergency Approval to Wilco Construction Inc. of Fort Pierce, Florida to install 12 Navigational Buoys in the City Marina Entrance Channel in the amount of $10,840.00.

c. Approval of Change Order No.3 to Florida Floats dba Bellingham Marine for RFP No. 2013-021 in the amount of $44,288.00 pending approval of the City Attorney.

d. Request approval of Change Order No. 1 in the amount of $44,416.40 as submitted by Timothy Rose Contracting, Inc.

e. Approval of a Donation Agreement between the City of Fort Pierce and St. Lucie County for the donation of property for inclusion with the Porpoise Beach parcel.

f. Approve contribution from Law Enforcement Trust Fund to MAD DAD's Fort Pierce Chapter Inc. in the amount of $2,500.00 to support attendance at the National Conference on Preventing Crime in the Black Community.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve the Consent Agenda in its entirety, items **9a, 9b, 9c, 9d, 9e, 9f.**

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

10. PUBLIC HEARINGS

11. MISCELLANEOUS REPORTS & REQUESTS

a. Presentation of Monthly Financial Report by Finance Director

Chief Accountant, Johnna Morris appeared with a presentation for month ending April stating that everything is on target as projected. The City took in $7.1 million in revenue for the month of April, mainly due to ad valorem taxes and the City's transfer from the Utilities Authority. Expenditures are also on target with what was budgeted.

Commissioner Becht feels the current funds that are not frozen, need to be put back to work on properties designated as brownfields to help clean them up. Mr. Bradshaw stated he will get back to the Commission with a plan concerning brownfields and available funding.

12. CITY COMMISSION

a. Resolution No. 15-R15 re-appointing Leon Porter to the Communitywide Council.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Resolution No. 15-R15.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

b. Resolution 15-R16 re-appointing Charlotte Bireley to the Fort Pierce Authentic Tours Advisory Board.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Resolution No. 15-R16.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

c. Resolution No. 15-R17 appointing members to the Civil Service Appeals Board.

City Clerk Linda Cox asked there not be a vote on Resolution No. 15-R17 due to a name being inadvertantly excluded from the list of candidates circulated for the Commission's vote.

d. Application to serve on the Fort Pierce Authentic Tours Advisory Board

City Clerk Linda Cox indicated applications are attached and will come back at the next meeting in the form of a Resolution for approval.

13. COMMENTS FROM THE PUBLIC

Ms. Dodi Spence
Mr. Frederick Jackson
Mr. Chop Lege

14. COMMENTS FROM THE CITY MANAGER

a. City Manager's Departmental Activity Report

Mr. Bradshaw reminded everyone that before the next Commission meeting on Monday, June 1st, there will the City's welcome reception for the new Police Chief starting at 5:00 p.m. in the lobby. The follow up workshop for the Strategic Planning is scheduled for Thursday, July 16th. His last item is about the Keep Fort Pierce Beautiful clean-up, there was a great turn out for a great day.

Mr. Mimms wanted to thank everyone that participated in the Keep Fort Pierce Beautiful cleanup. There were over 300 volunteers that participated, it was a fantastic day. Individual teams planted, mulched, painted over graffiti and removed over 16 tons of debris and trash. The City has received calls from other groups wanting to paint homes for the handicapped and elderly, also folks wanting to do another community cleanup in the Lincoln Park area. He feels the City is moving people to do better and wants to continue that movement forward.

In closing Mr. Bradshaw wanted to thank the Commission for a very successful joint workshop with the Board of County Commissioners regarding the port development. There were a lot of positive comments and everyone is looking forward to some type of development with a partnership with the County. Mr. Bradshaw stated in response to Commissioner Becht there is a meeting being scheduled with County staff and he will address and discuss the Free Trade Zone, Inter-local agreement and propose water be supplied to Harbor Point Park.

Commissioner added that there was talk at the joint workshop of condemnation and the taking of property, he feels the politicians need to pull the trigger or quit talking about it because it will kill any chance of development or incentives to move forward.

15. COMMENTS FROM THE COMMISSION

Commissioner Alexander stated he wanted to discuss the topic of being a Sister City with the Bahamas, pointing out it is quicker to the port of Fort Pierce than it is to Miami. Mayor Hudson responded that there is contact with the Bahamiam government. The Consul General in Miami is working to set up a Sister City with a port in the Bahamas; it is likely to be Freeport. There has been follow up contact and Fort Pierce is definitely on their radar.

Commissioner Perona commented on a website link that was on Facebook identifying Fort Pierce as one of the worst places to live in Florida. This has made him more aware of what needs to be done to move forward, intelligent people that have experienced Fort Pierce can make up their own minds, but it is a little more difficult for those that have never visited. He is sure that all of the good things happening in Fort Pierce have not been factored in, things like Keep Fort Pierce Beautiful clean-up event, the Sunrise Theatre or the packed beaches. Commissioner Perona stated this site is not accurate and Fort Pierce got a bum rap on this one. Fort Pierce is an evolving community that is doing nothing but getting better every day. Commissioner Alexander added that Fort Pierce has a great reputation; he hears nothing but good things when he travels each year to the League of Cities.

Commissioner Sessions expressed to not be discouraged by what other people think of you, stating his experience has been that the more you strive to be successful, the more haters you will get. He suggests making this a motivator. He inquired about street paving and eliminating costs by performing the repairs in-house. He stressed the dire need of repair for 13th Street, 17th Street and Delaware Avenue. We have to find the funds to make the necessary repairs because sometimes the environment has an impact if you want people to take pride in their community and be more responsible. On a positive note Commissioner Sessions was very moved by the will of this Commission with the County and how they approached the issue regarding the Port. He feels a lot was accomplished, when we all work together and consider what the issues and goals are the possibilities are endless to make this Port the best it can be. In closing, he wants everyone to know that St. Lucie Transit will honor individuals under the age of 18 to travel back and forth free of charge during this summer and he encourages all young people to take advantage of this opportunity to get to and from the many activities available to them.

Commissioner Becht asked to be forwarded the information pertaining to Sean Baldwin's request mentioned during public comment; he would like to know the specifics. The reaction of some at the joint meeting was that a lot has been done and feels it is very important to focus on the next step, the next project to building the infrastructure at the Port. We are years from a ribbon cutting. The gentleman that spoke from the Port's Council was extremely informative and appreciated him being in attendance. Mr. Bradshaw responded he will have information at the next meeting concerning questions of local brownfields and possible funds.

Mayor Hudson stated she was contacted by Channel 25 today asking for the City's reaction to the Facebook post, she responded that obviously the people have never been here and obviously using old statistics. The internet is a beautiful thing, but it can also be a terrible thing if it is not used for truthful statements. She admitted to being on Facebook and wanted everyone to know there were a lot of positive postings, posts sticking up for Fort Pierce. St. Paul A.M.E. Church will be having their annual law enforcement appreciation event on Sunday, May 24th. They are hoping for a big turnout at this event to tell law enforcement how they are appreciated. This Memorial Day at 11:00 a.m. in Veteran's Memorial Park Amvets Post 15 will be hosting the memorial ceremony honoring veterans. Lastly, if you want to know what the bus routes are you can go to www.treasurecoastconnector.com or call (772) 464-8878 to ride free with your student id.

16. ADJOURNMENT

There being no further business, Mayor Hudson declared the meeting adjourned at 7:41 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. a.**

Meeting Date: 06/01/2015

Re: Marina Day

SUBJECT:

Proclamation recognizing June 13, 2015 as National Marina Day. Being received by Dean Kubitschek, Marina Manager.

Attachments

Marina Day

Form Review

Form Started By: Linda Cox Started On: 05/19/2015 04:29 PM

Final Approval Date: 05/19/2015

WHEREAS, the citizens of the City of Fort Pierce place a high value on their recreation time and their ability to access one of America's greatest natural resources, its waterways; and

WHEREAS, in 1928, the word "marina" was used for the very first time by the National Association of Engine and Boat Manufacturers to define a recreational boating facility; and

WHEREAS, Fort Pierce City Marina is a recreational boating facility and community asset that contributes substantially to the community by providing a safe, reliable gateway to boating for members of this community and welcomed guests; and

WHEREAS, Fort Pierce City Marina serves the community as a steward of the environment, actively seeking to protect the surrounding waterways not only for the enjoyment of this generation, but for generations to come; and

WHEREAS, Fort Pierce City Marina provides this community and its visitors a place where friends and families, united by a passion for the water, can come together for recreation, rest and relaxation.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim June 13, 2015, as:

National Marina Day

in the City of Fort Pierce and call upon all residents, business and community leaders to celebrate the grand re-opening of the Fort Pierce City Marina in its day-long celebration.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 1st day of June, 2015.

_____

MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 7. a.**

Meeting Date: 06/01/2015

Re: Note of Appreciation

SUBJECT:

Note of appreciation received by Dr. Irene Lyons commending Allison Martin and Caleta Scott, License Permit Clerks for their excellent service and guidance assisting her achieve her goal.

Attachments

Caleta & Allison

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:07 PM

Form Started By: Linda Cox Started On: 05/21/2015 03:34 PM

Final Approval Date: 05/27/2015

Mission Statement

The mission of the City of Fort Pierce is to provide community leadership, quality public service and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and in their work.

We accomplish this mission by providing quality service to all who enter, request services and information at City Hall. Please take a moment to complete this card so that we can serve you better.

Check one:

☐ Telephone Contact ☐ Personal Visit

Quality Report Card	Rating 1-10 (10=exceptional 1=poor)
1. **Employees** - pleasant attitude, neat appearance	10
2. **Service** - effcient, timely, exceeded expectations	10
3. **Establishment** - clean, well-maintained	10
4. **Empowerment** - decisions made without hassle	10

City Quality Report Card

If you would like to commend an employee for their exceptional service, please complete the following information and mail:

Employee Name: CALETA & ALLISON MARTIN SCOTT

Department: City Clerk. **Date:** 5/18/2015

Your Name: Dr. Irene Lyons **Phone:** 772-791-5596

Describe in as much detail as possible the quality service you received:

Ms Scott, and Ms Martin demonstrated an excellent service. their ability to provide and guide customers seeking help goe beyond words. my experience was great and because of them I was able to achieve my goal. they have excellent people skills, but moreover their concern for others is priceless

City Commission Regular Meeting **Agenda Item # 9. a.**

Meeting Date: 06/01/2015

Re: Development Plan & Conditional Use Extension - St. Lucie Court - 301 South Ocean Drive

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

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SUBJECT:

Approval of an extension until June 16, 2016 of Development Plan and Conditional Use Approval for St. Lucie Court, 301 South Ocean Drive.

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SUMMARY:

- The applicant is requesting approval of a 12-month extension to an approved PUR, Planned Unit Redevelopment Plan and Conditional Use.
- The Development Plan and Conditional Use, for construction seaward of the Coastal Construction Control Line, were approved on June 16, 2008.
- Site Plan extensions were granted by the City Commission in 2009, 2010, 2011, and 2012. Florida House Bill 503 authorized a subsequent two (2) year extension through June 2015.
- The project consists of constructing a new 2,200 square foot retail building with a second floor pavilion as part of Phase I. Phase II presents the construction of 4 condominium units with an additional 1,380 square feet of ground floor retail.
- The project was approved with the three (3) conditions:
  - Provide 5 feet of right-of-way along St. Lucie Court and Hernando Street (satisfied);
  - Provide dune crossover plans (satisfied);
  - Provide a $5000 cash contribution to the City upon receiving a building permit (not yet filed).
- The extension is requested due to improving market conditions, and the completion of the SR A1A project.

RECOMMENDATION:

- Approval

ALTERNATIVES:

- Approval with Conditions
- Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The improvements to the property would increase property tax revenue and provide additional sales tax revenue.

Attachments

Request Letter, Support Documents, & Approved Plans

Property Record Card

Site Aerial

Coastal Construction Control Line Map

Zoning Map

TPO Traffic Data - 2008, 2012, & 2014 for South Ocean Drive

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:54 PM

Form Started By: Kori Benton Started On: 05/22/2015 09:06 AM

Final Approval Date: 05/27/2015

April 20, 2015

RECEIVED
APR 24 2015
CITY OF FORT PIERCE
PLANNING & ZONING

Rebecca Grohall
Planning Manager
City of Fort Pierce
City Hall
100 North US 1
Fort Pierce, Florida 34954

Dear Ms. Grohall: The purpose of this letter is to request a one year extension to the Approved Site Plan & Conditional Use for St. Lucie Court Retail/Residential Development. The Site Plan is currently scheduled to expire on June 16, 2015.

A little over two weeks ago, on April 2, 2015, Gallery 34949, Inc. acquired Lot 15, Block 7, Revised Map Fort Pierce Subdivision. Gallery began its attempts to acquire Lot # 15 in 2004. The acquisition and addition of this property significantly increases the viability of project development at this location. Gallery already owned Lots # 12, 13 & 14 (Highlighted lot maps attached). Lot # 15 is zoned R4A and is not presently included in the approved PUR zoned Site Plan.

During the extension period, while reviewing development options, Gallery will endeavor to incorporate the newly acquired property into an addition or amendment to the existing site plan that will meet all legal, zoning, aesthetic and density requirements.

The recent completion of the A1A road construction, the construction of Jetty Park and the economic activity in the Jetty area together with a general improvement in national, Florida and Ft. Pierce outlooks give us reason to be more confident in completing this project.

Any support and advice regarding this extension request will be greatly appreciated.

Thank you.

Richard Allen

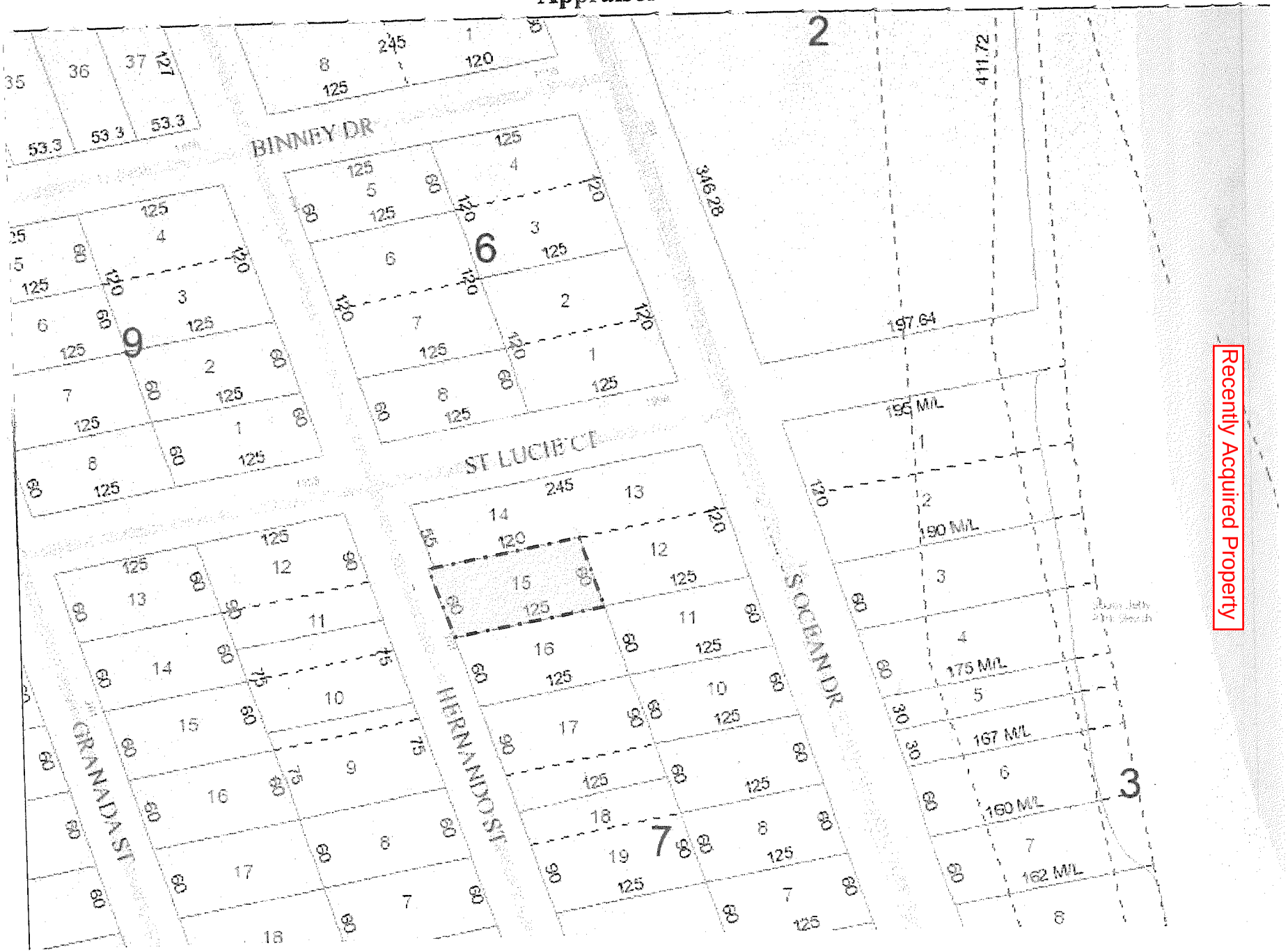
Richard Allen, President
Gallery 34949, Inc.
7542 Platte Road
Beulah, Michigan 49617
R42allen@gmail.com 517-331-1429

Attachments (2)

Saint Lucie County, Florida Office of the Property Appraiser

Site of Subject PUR Development

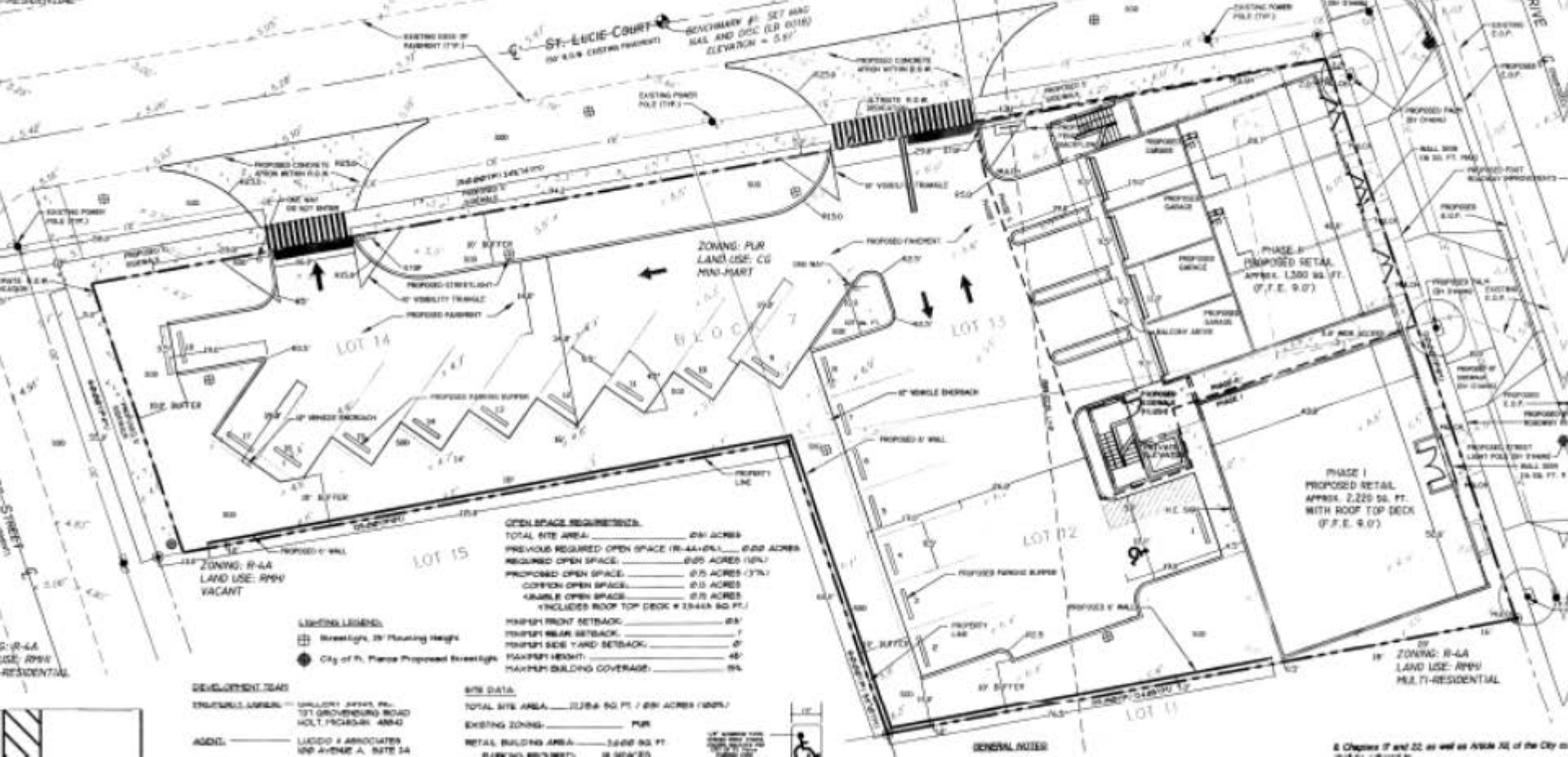
Saint Lucie County, Florida Office of the Property Appraiser



Recently Acquired Property

St. Lucie Court

Preliminary & Final Redevelopment Plan


ST. LUCIE COURT
ZONING: PUR
LAND USE: CG
MINI-MART
PHASE II
PROPOSED RETAIL
APPROX. 1,500 SQ. FT.
(F.F.E. 9.0')
PHASE I
PROPOSED RETAIL
APPROX. 2,220 SQ. FT.
WITH ROOF TOP DECK
(F.F.E. 9.0')
ZONING: R-4A
LAND USE: RMH
VACANT
ZONING: R-4A
LAND USE: RMH
MULTI-RESIDENTIAL
LOT 14
LOT 15
LOT 13
LOT 12
LOT 11
BLOCK 7
OPEN SPACE REQUIREMENTS
LIGHTING LEGEND
DEVELOPMENT TEAM
SITE DATA
GENERAL NOTES

ENGINEERING DESIGN & CONSTRUCTION, INC.
1934 Tucker Court
Fort Pierce, FL 34950
phone: 772-462-2455
fax: 772-462-2454

RECEIVED
JUN 01 2011
CITY OF FORT PIERCE
PLANNING & ZONING

May 25, 2011 11-219

Mr. David Carlin
Interim Director
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

Re: Traffic Generation Analysis
St Lucie Court
301 South Ocean Drive

Dear Mr. Carlin,

This traffic generation study shall serve as an approximation of the future traffic generated by a 3600 square feet specialty retail facility and a 4 unit Residential Condominium / Townhouse facility located at 301 South Ocean Drive. The current 7th Edition of the Institute of Transportation Engineers (ITE) Trip Generation manual was utilized to perform the trip generation. Land use codes 814 (Specialty Retail) and 230 (Residential Condominium / Townhouse) were utilized.

The following is an accounting of the trip generation for the facility and the minimal impact on the surrounding roadway network. Additionally the report will show that the additional traffic generated by this facility will allow the existing roadway to continue to operate at it's current level of service with no mitigation required for the project.

Existing Traffic and Level of Service

This section of State Road A-1-A is currently a two-way arterial, interrupted flow, Class I roadway. The St Lucie County TPO Spring 2008 reports the following information for State Road A-1-A between Seaway Drive and the Florida Power and Light Power Plant:

- Average Daily Trips 6,423 Trips, Operating at LOS C
- A.M. Peak Hour Volume 420 Trips, Operating at LOS C
- P.M. Peak Hour Volume 617 Trips, Operating at LOS C

Traffic Generation for Proposed 3,600 s.f. Specialty Retail & 4 Townhouse Units

The Average Daily Trips were calculated for the weekday, Saturday, and Sunday. The greater of the three (weekday) was utilized. Additionally, the Peak Hour Volumes were calculated for the weekday. There is no weekend Peak Hour Volume information listed in the ITE, therefore the weekday information was utilized. When the project did not fall on the provided fitted curve, the Average Rate was utilized for calculations.

The following are the calculations of the trip generation for the proposed retail facility:

- ADT - Weekday (per 1,000 square feet)
  - $T = 42.78(x) + 37.66 = 42.78(3.6) + 37.66 =$ **192 Trips**
- A.M. Peak Hour Generator – Weekday (per 1,000 square feet)
  - $6.84 \times (3{,}600 / 1000) =$ **25 Trips** (average)
- P.M. Peak Hour Generator – Weekday (per 1,000 square feet)
  - $5.02 \times (3{,}600 / 1000) =$ **19 Trips** (average)

The following are the calculations of the trip generation for the proposed residential facility:

- ADT - Weekday (per dwelling unit)
  - $Ln(t) = 0.85\ Ln(x) + 2.55 =$ **42 Trips**
- A.M. Peak Hour Generator – Weekday (per dwelling unit)
  - $4 \times 0.44 =$ **2 Trips** (average)
- P.M. Peak Hour Generator – Weekday (per dwelling unit)
  - $4 \times 0.52 =$ **3 Trips** (average)

The total trips summary for the proposed project is as follows:

- Max ADT is for the weekday totaling (192 + 42) **234 Trips**.
- Max A.M. Peak Hour Generator is for the weekday totaling (25 + 2) **27 Trips**.
- Max P.M. Peak Hour Generator is for the weekday totaling (19 + 3) **22 Trips**.

Summary

This analysis has shown that the addition of the trips generated from this project is insignificant to State Road A-1-A. The 234 daily trips are less than 2% of the current LOS C capacity and the roadway will continue to operate within the current level of service. Additionally the roadway improvements currently underway in this area, when complete, will make the impact of this project even more insignificant.

If you have any questions or comments, please give me a call to discuss.

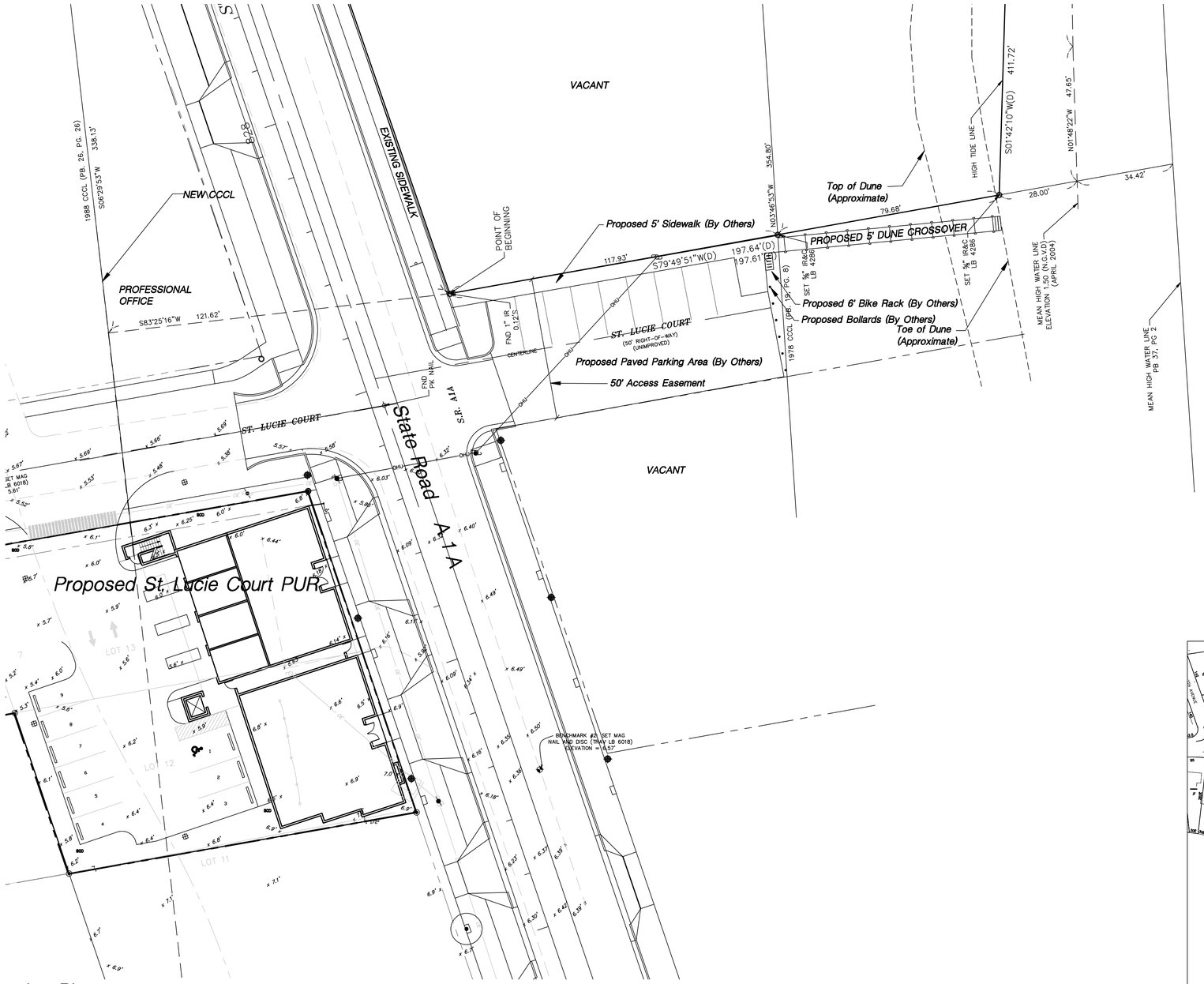
Sincerely,

DANIEL PAUL RETHERFORD LICENSE No. 72451 STATE OF FLORIDA PROFESSIONAL ENGINEER

Daniel Retherford, P.E.
Project Manager

DPR/nls

cc: Rich Allen
project file #11-219



Location Plan:

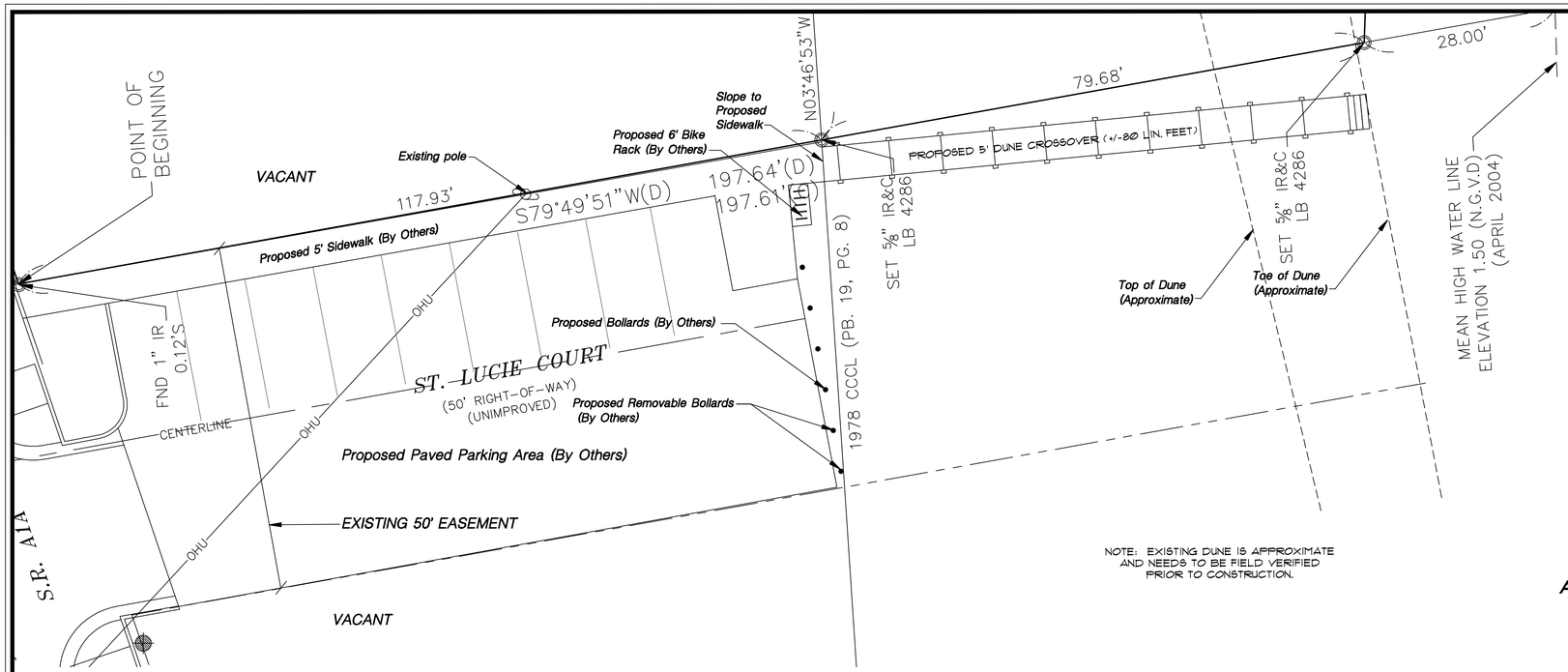
Scale: 1" = 20'-0"

Location Map

Scale: Not To Scale

ATLANTIC OCEAN

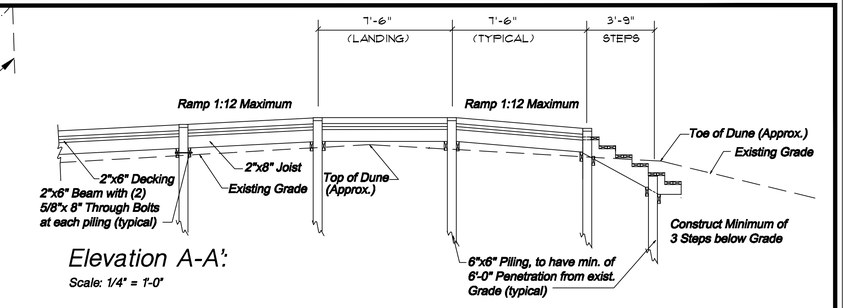
Scale: 1"=20'-0"				© 1996 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.	North 20 0 10 20	Development Team:	Lucido & Associates, P.A. Land Planning/Landscape Architecture Lic. #LC-0000335 100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772-467-1301, Fax 772-467-1303	St. Lucie Court PUR City of Ft. Pierce Dune Crossover Site Plan	Sheet 1 of 2
Drawn by: JK									
Checked by:GB									
CADD No.: B06-10dunecross									
Date: 09.09.09	No.	Date	Description of Revision						



NOTE: EXISTING DUNE IS APPROXIMATE AND NEEDS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

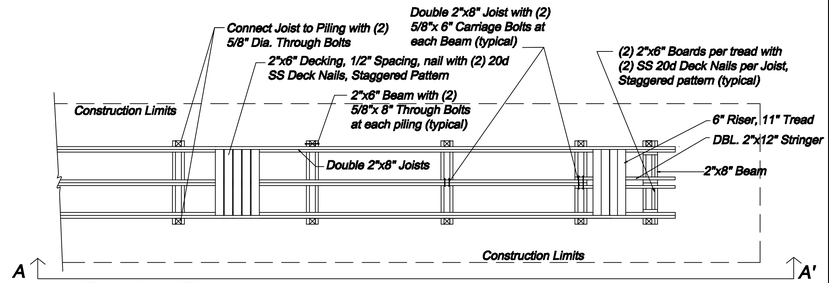
50' Access Easement Location Plan:

Scale: 1" = 10'-0"



Elevation A-A':

Scale: 1/4" = 1'-0"



Framing Plan:

Scale: 1/4" = 1'-0"

General Notes:
1. All decking nails, bolts and other hardware shall be stainless steel.
2. All bolt connections shall include flat washers and nuts.
3. All bolt holes shall be drilled at least 1 1/2" from any edge.
4. All vertical members shall be beveled at 45 degrees before installation.
5. 6"x6" posts shall be marine grade lumber, treated to cca 2.5 pcf min.(s.y.p.p.t.)
6. All railing and decking lumber to be #1 bullnose grade select, 0.4 cca s.y.p.
7. Pile penetration shall be to 6'-0" min.
8. All stringers/cross bucks to be #2 grade, 0.40 s.y.p. PTW
9. Elevations (beginning and ending) may vary based upon existing conditions at time of construction.
10. Slope of ramp may vary from % shown. Field adjust to keep max. gradient less than 1:12.

Structural Notes:

General Notes: Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings.

Dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.

The structure is designed to be self supporting and stable after the construction is complete. It is the contractor's responsibility to determine erection procedures and sequence to insure safety of the structure and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tiedowns.

Design Loads: The structural system for this construction has been designed in accordance with the Florida Building Code, 2001. The following superimposed loadings have been utilized:

WALKWAYS:
Live Load - 50 psf.
Dead Load - 11 psf.
WIND:
**ASCE 7-98
140 MPH region
Use factor 0.77
Exposure 'C'
Category 1

Foundation design is based on a soil bearing pressure of 2,000 psf.

Wood Piles: Piles shall comply with ASTM D25 and be treated (AWPB STD-MLP P5-72) Southern Pine with a minimum butt diameter of 6". Piles shall be driven a minimum of 6 feet into bearing strata and achieve a minimum safe bearing capacity of 2 tons as computed by an appropriate driving formula. Pile driving operations shall be performed under the supervision of a Florida registered Professional Engineer.

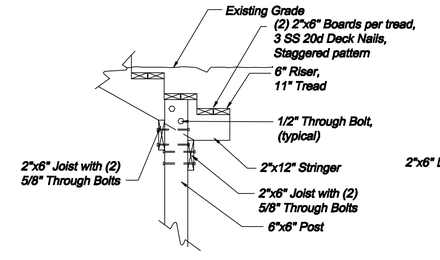
Location of Piles: An as-built survey of the pile locations shall be performed by a Florida registered Land Surveyor. Piles shall be located on the as-built drawings horizontally and vertical from the design location. Submit the as-built drawings to the Structural Engineer for approval. Contractor is responsible for engineering costs associated with redesigns caused by improper pile locations.

Fasteners and Accessories: All bolts, washers, nails, and screws shall be T304 stainless steel.

Wood: Structural wood components (beams, etc.) shall have the following minimum allowable fiber stresses of No. 2 Southern Pine conforming to the latest edition of NDS, as follows:

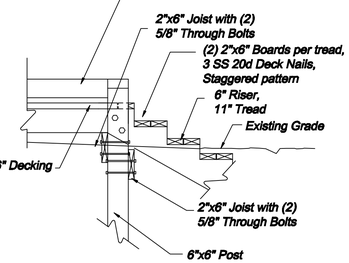
Shear		Fv -	90 psi
Bending	2x6	Fb	= 1,250 psi
Bending	2x8	Fb	= 1,200 psi
Bending	2x10	Fb	= 1,050 psi
Bending	2x12	Fb	= 975 psi

Wood in contact with concrete or masonry shall be protected or pressure treated in accordance with American Wood Preservers' Association standards. Member sizes shown are nominal unless noted otherwise.



Step Detail:

Scale: 1/2" = 1'-0"



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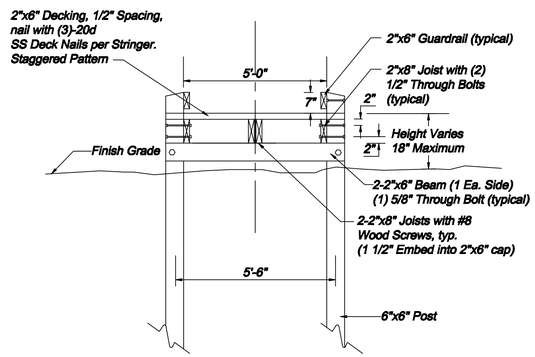
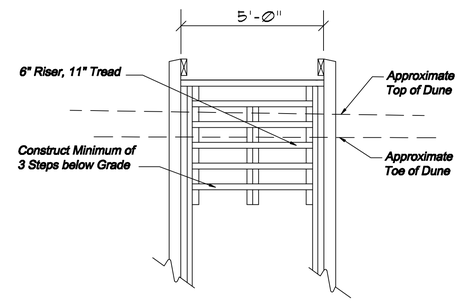


Typcal Deck Section:

Scale: 1/2" = 1'-0"



Step Elevation:

Scale: 1/2" = 1'-0"

Scale:	As Noted				
Drawn by:	JK				
Checked by:	GB				
CADD No.:	B06-10dunecross				
Date:	09.09.09	No.	Date	Description of Revision	

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North

0

Development Team:

Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772-467-1301, Fax 772-467-1303

St. Lucie Court PUR

City of Ft. Pierce

Dune Crossover Notes and Details

Property Identification

Site Address: 301 S OCEAN DR
Sec/Town/Range: 01/35S/40E
Map ID: 24/01A
Zoning: PUR

Parcel ID: 2401-501-0109-000-9
Account #: 14666
Use Type: 1100
Jurisdiction: Fort Pierce

Ownership

Gallery 34949 Inc

7542 Platte Rd
Beulah, MI 49617-9230

Legal Description

FT PIERCE BEACH S/D BLK 7 LOTS 12, 13 AND 14 -LESS N 5 FT AND W 5 FT FOR RD R/W`S- (0.49 AC) (OR 1729-380)

Current Values

Just/Market Value:	$350,400
Assessed Value:	$350,400
Exemptions:	$0
Taxable Value:	$350,400

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Finished/Under Air (SF):	1,056
Gross Area (SF):	2,060
Land Size (acres):	0.48
Land Size (SF):	20,975

This information is believed to be correct at this time but it is subject to change and is not warranted.
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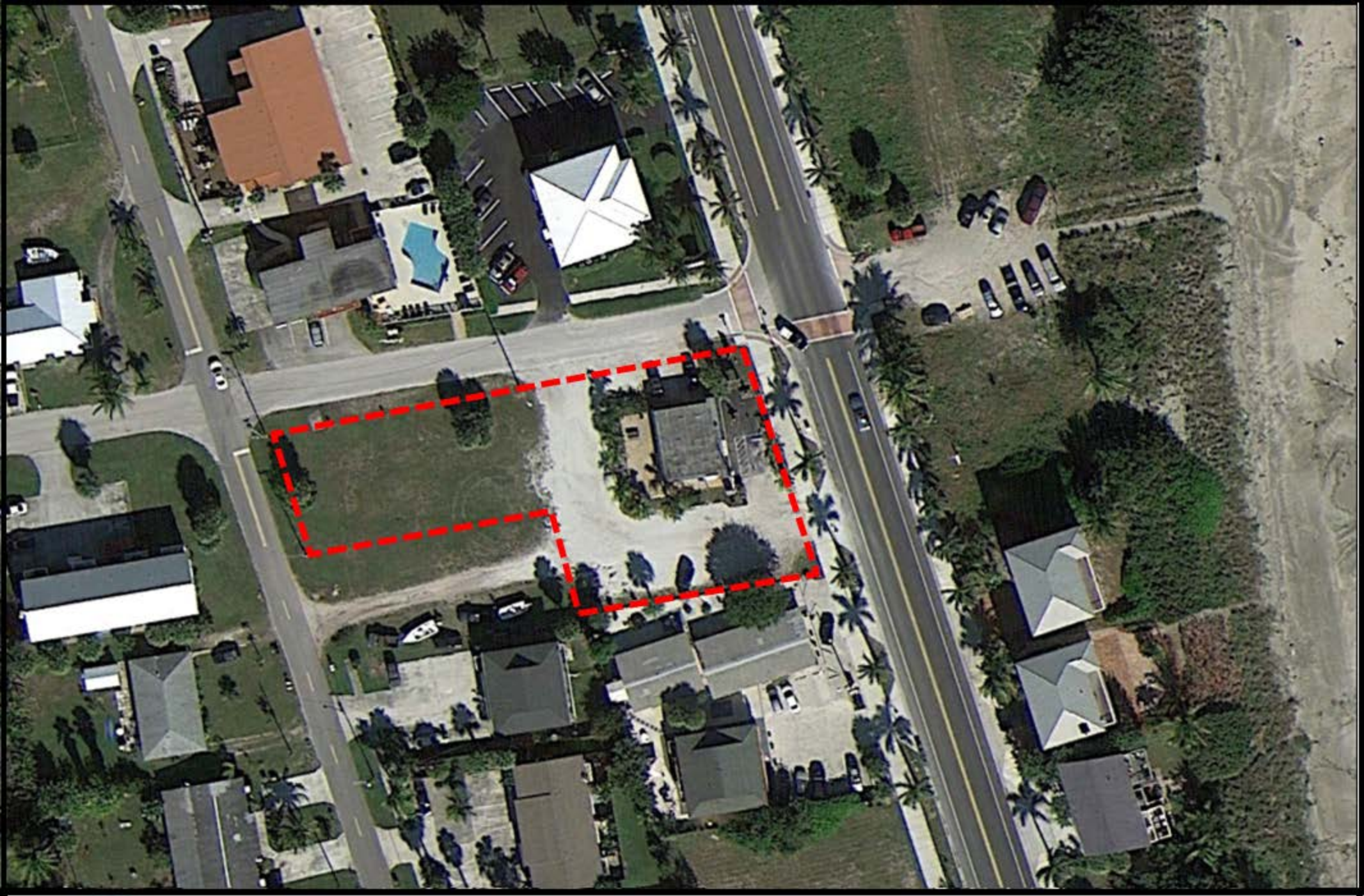
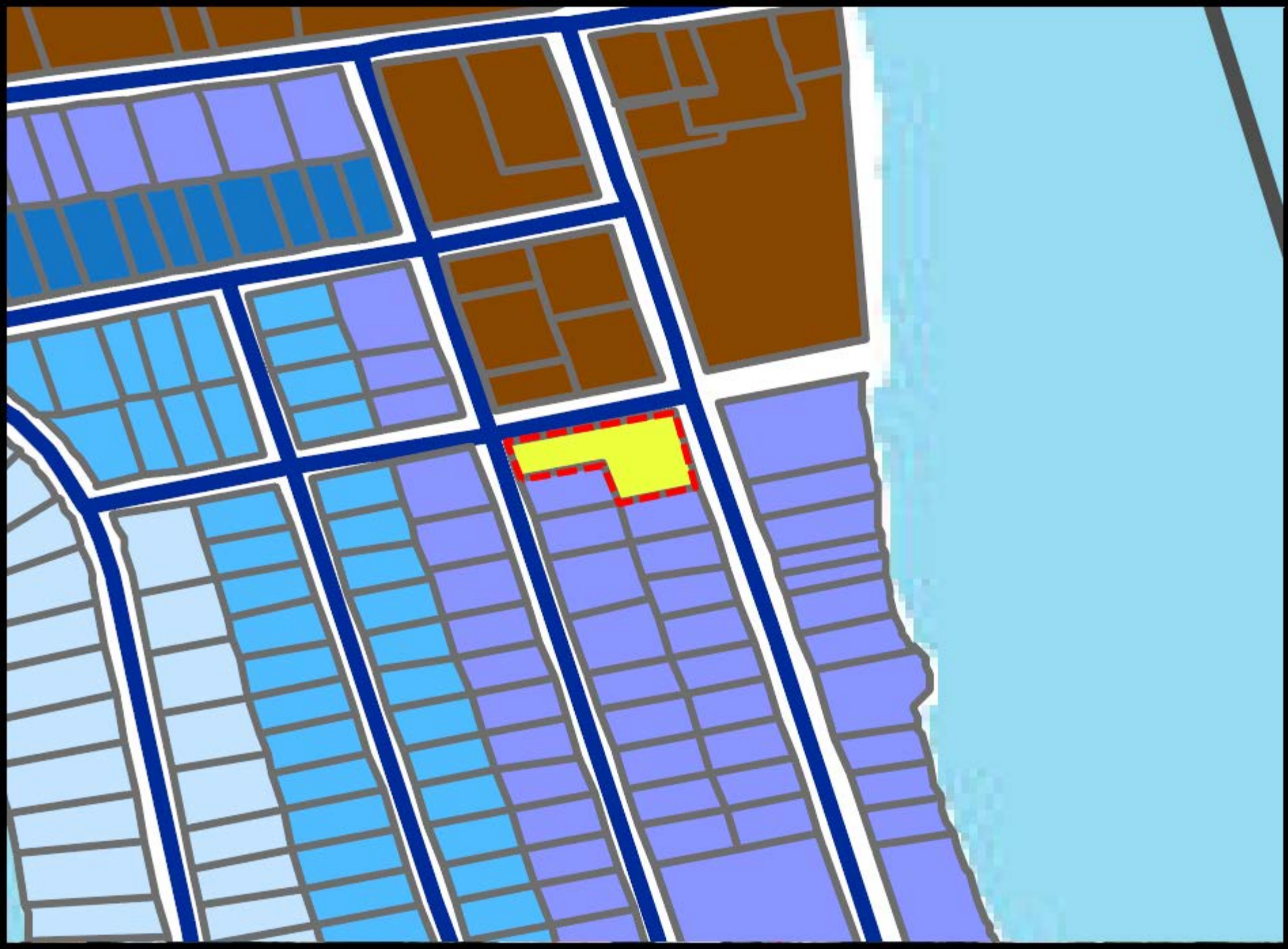


301 South Ocean Drive

Site Aerial

301 South Ocean Drive

Coastal Construction Control Line Map



301 South Ocean Drive

Zoning Map

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
SHINN RD	OKEECHOBEE RD to ORANGE AVE	824	1,030	57	B	0.150	66	B	0.174
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,592	500	116	B	0.725	111	B	0.694
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	12,000	710	726	E	0.955	651	D	0.917
SR A1A NORTH	US 1 to OLD DIXIE HWY	5,607	920	378	C	0.434	379	C	0.436
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	6,400	0	355	C	0.408	333	C	0.383
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	6,876	920	370	C	0.425	406	C	0.467
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	7,055	920	432	C	0.497	387	C	0.445
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,413	660	408	C	0.658	327	C	0.527
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	6,926	560	374	D	0.668	447	D	0.798
SR A1A SOUTH	OCEAN DR to BINNEY DR	11,338	560	564	E	0.940	590	E	0.983
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	11,338	790	564	D	0.714	590	D	0.747
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	9,799	1,550	539	C	0.781	487	C	0.706
SR A1A SOUTH	INDIAN RIVER DR to US 1	9,799	1,710	539	C	0.700	487	C	0.632
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	17,000	1,890	1,254	C	0.697	1,216	C	0.676
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	19,000	1,890	1,518	C	0.843	1,208	C	0.671
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	17,000	1,800	1,254	C	0.729	1,216	C	0.707
ST JAMES DR	TELFORD AVE to MIDWAY RD	21,000	1,890	1,163	C	0.646	1,414	C	0.786
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	4,300	680	318	C	0.964	243	C	0.736
ST LUCIE BLVD	KINGS HWY to KEEN RD	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	KEEN RD to 25TH ST	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	25TH ST to SENECA AVE	3,784	710	194	C	0.554	197	C	0.563
ST LUCIE BLVD	SENECA AVE to US 1	3,784	790	194	C	0.497	197	C	0.505
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	10,500	590	492	C	0.879	506	C	0.904
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	44,000	2,850	2,285	C	0.822	2,125	C	0.764
SUNRISE BLVD	MIDWAY RD to BELL AVE	3,709	510	283	D	0.555	237	C	0.948
SUNRISE BLVD	BELL AVE to EDWARDS RD	4,016	640	254	C	0.794	265	C	0.828

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2012

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
RANGE LINE RD	MARTIN COUNTY LINE to BECKER RD	1,503	740	123	B	0.166	126	B	0.170
RANGE LINE RD	BECKER RD to GATLIN BLVD	1,503	740	123	B	0.166	126	B	0.170
RANGE LINE RD	GATLIN BLVD to GLADES CUT-OFF RD	1,503	740	123	B	0.166	126	B	0.170
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,627	790	340	B	0.430	377	B	0.477
RIO MAR DR	BEACH AVE to US 1	5,627	600	340	D	0.567	377	D	0.628
SAVONA BLVD	BECKER RD to PAAR DR	5,157	830	519	C	0.625	452	B	0.545
SAVONA BLVD	PAAR DR to GATLIN BLVD	5,157	790	519	C	0.657	452	B	0.572
SAVONA BLVD	GATLIN BLVD to CALIFORNIA	11,500	830	602	C	0.725	622	C	0.749
SAVAGE BLVD	GATLIN BLVD to SW IMPORT DR	3,592	830	215	B	0.259	235	B	0.283
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,323	630	169	B	0.268	160	B	0.254
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	6,900	630	501	C	0.795	445	C	0.706
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	10,000	830	620	C	0.747	516	C	0.622
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	580	50	B	0.086	48	B	0.083
SHINN RD	OKEECHOBEE RD to ORANGE AVE	870	740	60	B	0.081	69	B	0.093
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,493	740	108	B	0.146	104	B	0.141
SR A1A NORTH	US 1 to OLD DIXIE HWY	4,710	660	318	D	0.482	318	D	0.482
SR A1A NORTH	OLD DIXIE HWY to SHOREWINDS DR	7,200	540	399	B	0.739	374	B	0.693
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER COUNTY LINE	6,803	920	366	B	0.398	401	B	0.436
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	5,977	920	366	B	0.398	328	B	0.357
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,530	700	422	C	0.603	338	B	0.483
SR A1A SOUTH	SEAWAY DR to BLUE HERON BLVD	7,363	700	398	B	0.569	476	C	0.680
SR A1A SOUTH	BINNEY DR to SEAWAY DR	11,698	700	582	C	0.831	609	C	0.870
SR A1A SOUTH	SOUTH CAUSEWAY PARK to BINNEY DR	11,698	920	582	C	0.633	609	C	0.662
SR A1A SOUTH	INDIAN RIVER DR to SOUTH CAUSEWAY PARK	11,994	1,860	660	B	0.355	597	B	0.321
SR A1A SOUTH	INDIAN RIVER DR to US 1	11,994	660	660	D	1.000	597	D	0.905
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	18,563	2,060	1,387	B	0.673	1,288	B	0.625
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	17,810	1,860	1,276	C	0.686	1,227	C	0.660
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	18,563	1,960	1,387	B	0.708	1,288	B	0.657
ST JAMES DR	TELFORD AVE to MIDWAY RD	22,482	2,060	1,451	B	0.704	1,414	B	0.686

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

Transportation Planning Organization
ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No _Ln	Count Date	2008 ADT	2008 ADT LOS[1]	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
Orange Ave	E. of Jenkins Rd	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	12,039	B	730-830	960	B	1630-1730	1014	B
Orange Ave	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	13,997	B	715-815	1132	B	1630-1730	1203	B
Orange Ave	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	24,749	B	730-830	1821	B	1630-1730	1858	B
Orange Ave	E. of Angle Rd	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	17,186	B	1145-1245	1219	B	1630-1730	1470	B
Orange Ave	W. of 7th St	State Two-Way Arterial - Interrupted Flow Class II	2	6/24/2008	10,033	C	1145-1245	778	C	1615-1715	876	C
Parr Dr	W. of Darwin Ave	State Two-Way Arterial - Interrupted Flow Class I	2	5/14/2008	2,088	B	630-730	176	B	1730-1830	182	B
Port St Lucie Blvd	W. of US 1 South	State Two-Way Arterial - Interrupted Flow Class I	6	6/25/2008	43,955	B	730-830	2981	B	1630-1730	3745	B
Port St Lucie Blvd	E. of Florida's Turnpike	State Two-Way Arterial - Interrupted Flow Class I	6	6/25/2008	43,317	B	730-830	2927	B	1630-1730	3686	B
Port St Lucie Blvd	W. of Florida's Turnpike	State Two-Way Arterial - Interrupted Flow Class I	6	5/14/2008	52,200	D	730-830	3878	B	1700-1800	4282	C
Port St Lucie Blvd	E. of Midport Rd	State Two-Way Arterial - Interrupted Flow Class I	6	6/25/2008	33,254	B	730-831	2144	B	1700-1801	2504	B
Port St Lucie Blvd	E. of Floresta Dr	State Two-Way Arterial - Interrupted Flow Class I	6	8/12/2008	57,146	F	1145-1245	4134	B	1430-1530	4404	C
Port St Lucie Blvd	W. of Floresta Dr	State Two-Way Arterial - Interrupted Flow Class I	6	8/6/2008	48,790	C	730-830	3200	B	1700-1800	4113	B
Prima Vista Blvd	US 1 South	State Two-Way Arterial - Interrupted Flow Class I	4	5/7/2008	31,023	C	730-830	2454	B	1630-1730	2843	C
Prima Vista Blvd	W. of Rio Mar Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/30/2008	32,638	C	730-830	2756	B	1700-1800	2813	C
Prima Vista Blvd	W. of Floresta Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/23/2008	23,601	B	730-830	1739	B	1715-1815	1886	B
Prima Vista Blvd	W. of Airoso Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/23/2008	25,612	B	730-830	1790	B	1730-1830	1964	B
Rangeline Rd	N. of Martin County Line	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	1,730	B	645-745	185	B	1530-1630	165	B
Rio Mar Dr	N. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/30/2008	5,296	C	730-830	429	C	1630-1730	473	C
Savage Blvd	N. of Gatlin Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/14/2008	3,192	B	745-845	289	B	1800-1900	345	B
Savannah Rd	W. of Indian River Dr	Major City/County Road	2	3/24/2008	1,608	C	730-830	158	C	1700-1800	180	C
Savannah Rd	E. of US 1 South	Major City/County Road	2	3/26/2008	2,120	C	715-815	206	C	1645-1745	224	C
Savona Rd	S. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	5/14/2008	4,810	C	630-730	389	B	1645-1745	558	C
Shinn Rd	S. of Orange Ave	Major City/County Road	2	2/25/2008	1,413	C	700-800	150	C	1530-1630	142	C
Sneed Rd	N. of Okeechobee Rd	Major City/County Road	2	2/27/2008	731	C	645-745	85	C	1530-1630	94.1	C
Southbend Blvd	N. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	5,637	C	730-830	522	C	1700-1800	587	C
Southbend Blvd	S. of Floresta Dr	Major City/County Road	2	5/7/2008	10,071	D	715-815	841	C	1715-1815	950	D
SR A1A North	S. of Regal Rd	State Two-Way Arterial - Uninterrupted Flow	2	6/24/2008	4,272	B	730-830	361	B	1500-1600	382	B
SR A1A North	E. of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	8,025	C	1130-1230	664	C	1530-1630	716	C
SR A1A South	S. of Seaway Dr	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	6,423	C	1145-1245	420	C	1615-1715	617	C
SR A1A South	E. of South Bridge	State Two-Way Arterial - Interrupted Flow Class I	2	7/8/2008	12,491	C	1145-1245	874	C	1645-1745	1035	C
SR A1A South	E. of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	4	7/8/2008	14,800	B	1130-1230	1049	B	1645-1745	1174	B
SR A1A South	S. of FPL Plant	State Two-Way Arterial - Uninterrupted Flow	2	8/5/2008	3,757	B	0600-700	527	B	1615-1715	444	B
St Lucie Blvd	W. of 25th St North	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	5,661	C	1130-1230	411	C	1615-1715	567	C
St Lucie Blvd	E. of Keen Rd	State Two-Way Arterial - Interrupted Flow Class I	2	2/21/2008	6,260	C	730-830	534	C	1630-1730	631	C
St Lucie Blvd	W. of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	4,692	C	1130-1230	368	B	1615-1715	423	C
St Lucie West Blvd	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	2	4/28/2008	10,737	C	1100-1200	814	C	1500-1600	899	C
St Lucie West Blvd	W. of Florida's Turnpike	State Two-Way Arterial - Interrupted Flow Class I	4	4/30/2008	38,330	F	1145-1245	2942	C	1700-1800	3481	F
St Lucie West Blvd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	4/30/2008	38,294	F	730-830	3431	F	1630-1730	3138	C
St. James Dr	S. of Peachtree Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	5/14/2008	18,393	B	730-830	1935	B	1645-1745	1868	B
St. James Dr	N. of Airoso Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	5/12/2008	9,321	B	730-830	1937	B	1645-1745	1821	B

ENGINEERING DESIGN
& CONSTRUCTION, INC.
1934 Tucker Court
Fort Pierce, FL 34950
phone: 772-462-2455
fax: 772-462-2454

RECEIVED
JUN 01 2011
CITY OF FORT PIERCE
PLANNING & ZONING

May 25, 2011

11-219

Mr. David Carlin
Interim Director
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

Re: Traffic Generation Analysis
St Lucie Court
301 South Ocean Drive

Dear Mr. Carlin,

This traffic generation study shall serve as an approximation of the future traffic generated by a 3600 square feet specialty retail facility and a 4 unit Residential Condominium / Townhouse facility located at 301 South Ocean Drive. The current 7th Edition of the Institute of Transportation Engineers (ITE) Trip Generation manual was utilized to perform the trip generation. Land use codes 814 (Specialty Retail) and 230 (Residential Condominium / Townhouse) were utilized.

The following is an accounting of the trip generation for the facility and the minimal impact on the surrounding roadway network. Additionally the report will show that the additional traffic generated by this facility will allow the existing roadway to continue to operate at it's current level of service with no mitigation required for the project.

Existing Traffic and Level of Service

This section of State Road A-1-A is currently a two-way arterial, interrupted flow, Class I roadway. The St Lucie County TPO Spring 2008 reports the following information for State Road A-1-A between Seaway Drive and the Florida Power and Light Power Plant:

- Average Daily Trips 6,423 Trips, Operating at LOS C
- A.M. Peak Hour Volume 420 Trips, Operating at LOS C
- P.M. Peak Hour Volume 617 Trips, Operating at LOS C

Traffic Generation for Proposed 3,600 s.f. Specialty Retail & 4 Townhouse Units

The Average Daily Trips were calculated for the weekday, Saturday, and Sunday. The greater of the three (weekday) was utilized. Additionally, the Peak Hour Volumes were calculated for the weekday. There is no weekend Peak Hour Volume information listed in the ITE, therefore the weekday information was utilized. When the project did not fall on the provided fitted curve, the Average Rate was utilized for calculations.

The following are the calculations of the trip generation for the proposed retail facility:

- ADT - Weekday (per 1,000 square feet)
  - $T = 42.78(x) + 37.66 = 42.78(3.6) + 37.66 =$ **192 Trips**
- A.M. Peak Hour Generator – Weekday (per 1,000 square feet)
  - 6.84 x (3,600 / 1000) = **25 Trips** (average)
- P.M. Peak Hour Generator – Weekday (per 1,000 square feet)
  - 5.02 x (3,600 / 1000) = **19 Trips** (average)

The following are the calculations of the trip generation for the proposed residential facility:

- ADT - Weekday (per dwelling unit)
  - $Ln(t) = 0.85\ Ln(x) + 2.55 =$ **42 Trips**
- A.M. Peak Hour Generator – Weekday (per dwelling unit)
  - 4 x 0.44 = **2 Trips** (average)
- P.M. Peak Hour Generator – Weekday (per dwelling unit)
  - 4 x 0.52 = **3 Trips** (average)

The total trips summary for the proposed project is as follows:

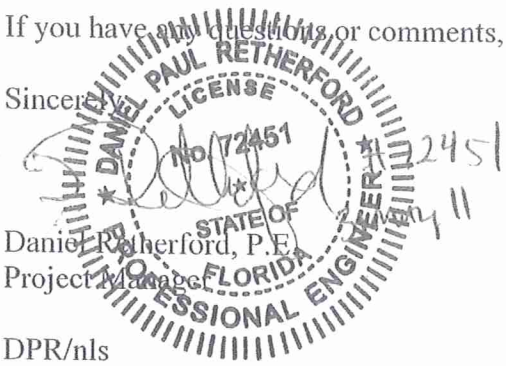
- Max ADT is for the weekday totaling (192 + 42) **234 Trips**.
- Max A.M. Peak Hour Generator is for the weekday totaling (25 + 2) **27 Trips**.
- Max P.M. Peak Hour Generator is for the weekday totaling (19 + 3) **22 Trips**.

Summary

This analysis has shown that the addition of the trips generated from this project is insignificant to State Road A-1-A. The 234 daily trips are less than 2% of the current LOS C capacity and the roadway will continue to operate within the current level of service. Additionally the roadway improvements currently underway in this area, when complete, will make the impact of this project even more insignificant.

If you have any questions or comments, please give me a call to discuss.

Sincerely,



Daniel Retherford, P.E.
Project Manager

DPR/nls

cc: Rich Allen
project file #11-219

City Commission Regular Meeting **Agenda Item # 9. b.**

Meeting Date: 06/01/2015

Re: Perona Travel

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel expenses in the amount of $1,259.01 for Commissioner Perona to attend the FMEA-FMPA Annual Conference being held July 21- 24, 2015 in West Palm Beach, Florida.

SUMMARY:

As the FMPA Liaison for the City of Fort Pierce, the conference will enable Commissioner Perona to interact with representatives from all segments of the electric utility industry: public, private and cooperative.

RECOMMENDATION:

Approve travel request.

ALTERNATIVES:

Don't approve request.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2015
Account:	00110005114030
Amount:	1259.01

OTHER INFORMATION:

Amount is budgeted.

Attachments

FMPA Conference

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:03 PM

Form Started By: Linda Cox Started On: 05/14/2015 11:34 AM
Final Approval Date: 05/27/2015

REGISTRATION INFORMATION

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION

Florida Municipal Electric Association
P.O. Box 10114
Tallahassee, FL 32302

The Breakers, Palm Beach
1 S County Rd
Palm Beach, FL 33480
(561) 655-6611

DATE: **5/7/2015**

1. TRAVELER'S NAME: Thomas Perona
2. DEPARTURE DATE: 7/21/2015
3. RETURN DATE: 7/24/2015
4. DESTINATION: Palm Beach, FL
5. CODE CHARGE: **001-1000-511-40-30**
6. AMT BUDGETED:

DEPARTMENT: Mayor and Commission
DEPARTURE TIME: 3:00 p.m.
RETURN TIME: 2:00 p.m.
PURPOSE: FMEA-FMPA Annual Conference 2015

7. BALANCE AVAILABLE: $1,259.01

Expenses must comply with City Code of Ordinances 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	475.00			
* HOTEL BILL: Confirmation # 32C7RGDL		540.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.575 143			82.23	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR **PARKING** FEES			45.00	
* MISC. EXPENSES				
MEALS				
3 BREAKFAST @ $8.00			24.00	
1 LUNCH @ $8.00			8.00	
3 DINNER @ $20.00			60.00	
SPECIAL LUNCHEON/BANQUET			0.00	
6.5% STATE TAX			5.98	
15% GRATUITIES			13.80	
TOTALS	475.00	540.00	244.01	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

ADVANCE CASH RECEIVED:
REFUND DUE CITY:
REFUND DUE EMPLOYEE:

TRAVEL APPROVED BY:

DEPARTMENT SUPERVISOR

CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/15 DLN

The FMEA Annual Conference

July 21-24, 2015 • The Breakers • Palm Beach

Registration Form

Pre-registration deadline: June 15, 2015
Admittance to all functions will be by ticket and name badge only. Spouses/guests must register to receive name badges for entrance into all social functions. Please call the hotel directly to reserve your hotel room at 888-273-2537.

Name Thomas Perona

Nickname for badge Tom Job title Commissioner

Organization City of Fort Pierce

Mailing address 100 North US Hwy 1

City Fort Pierce State FL Zip (+4) 34950

Phone (772) 467-3066 Fax (772) 467-3841

E-mail amartin@city-ftpierce.com Cell phone (772) 216-1293

☐ This is my first time attending the FMEA Annual Confernece

Registration Fees

Registration fees are per person, and include name badge, conference session admission, and a ticket for the Thursday Luncheon and Annual Banquet. Separate registration and fee required to attend the pre-conference meeting. Spouses/guests must register to receive name badges and attend social functions. Qualified sponsors write "Comp." See Sponsor Memo at: www.publicpower.com/annual-conference for details.

	Cost on/before June 15	After June 15	On-Site Registration	Amount
General Conference Registration				
☑ FMEA Municipal Utility Member	$495	$525	$550	$ 495.00
☐ FMEA Associate Member	$550	$575	$600	$
☐ Non-Member	$800	$825	$850	$
Additional Conference Functions				
☐ Pre-conference Seminar: Electric Utility 101	$50			$
☐ Fellowship Breakfast	$25			$
☐ Tennis Tournament	$40			$

For **Spouse/Guest registration**, additional **Fellowship Breakfast tickets**, **Banquet tickets** and **Tennis Tournament** registration, please fill out the Spouse/Guest form. For **Golf Tournament registration**, please fill out the Golf Tournament form.

Payment Information

Total due: $ 495.00

☐ Payment enclosed: Enclosed is a check for ..... $

Please make checks payable to: **Florida Municipal Electric Association.**

☐ Please charge my: ☐ Visa ☐ MC ☐ AMEX in the amount of: $

Card No. Exp. Date CVV Code

Cardholder name

Signature

☐ Please invoice FMEA Member listed above (for the total listed on this page only-available for FMEA Members only).

Cancellations and refund requests are subject to a nonrefundable 15% administration fee and must be requested in writing and received by FMEA before July 8, 2015. Because of hotel guarantee requirements, refunds of registration fees, tickets and special events will not be made after this date. No-shows will not be refunded. If you require special accommodations at this conference, call the FMEA office at (850) 224-3314, ext. 3, by July 8, 2015.

For FMEA Use Only

Received Amount

Ack. Sent Balance Due

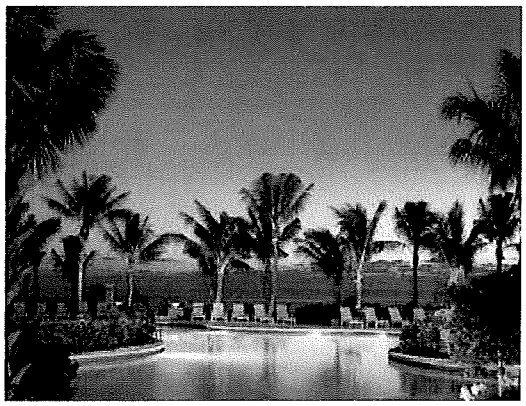
Check/Visa/MC/AMEX

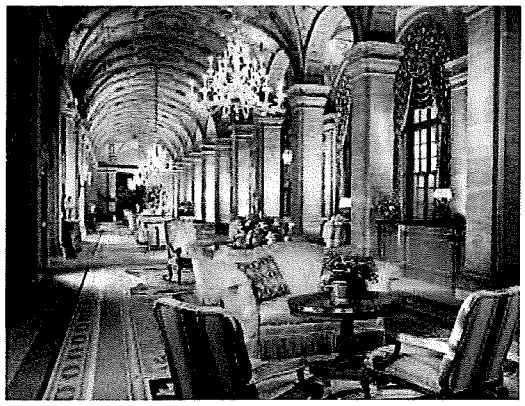
Please return by June 15, 2015 to:

Annual Conference Registration
Florida Municipal Electric Association
P. O. Box 10114
Tallahassee, FL 32302-2114
or FAX: (850) 222-0358

The FMEA Annual Conference

July 21-24, 2015 • The Breakers • Palm Beach





THE BREAKERS
PALM BEACH
WWW.THEBREAKERS.COM

Hotel registration deadline: June 21, 2015

To make hotel reservations, please call The Breakers reservations department at 1-888-BREAKERS (273-2537) or (561) 655-6611. Identify yourself as attending the Florida Municipal Electric Association (FMEA) Conference. Reservations can be made online at https://resweb.passkey.com/go/fmea15

Room rates:

Superior King	$180
Deluxe	$212
Oceanfont King	$370

All rates are subject to state and local taxes. The special group rates are extended three days before and three days after the conference group dates, subject to room and rate availability. There will be an additional charge of $50 per night for the third or more person(s) over the age of 17 in a double room or suite. Reservations received after June 21, 2015, are subject to room and rate availability.

Parking:
Overnight valet parking is charged at a reduced rate of $15 per day. Daily valet is charged at a rate of $12 per day. **No self-parking is available.**

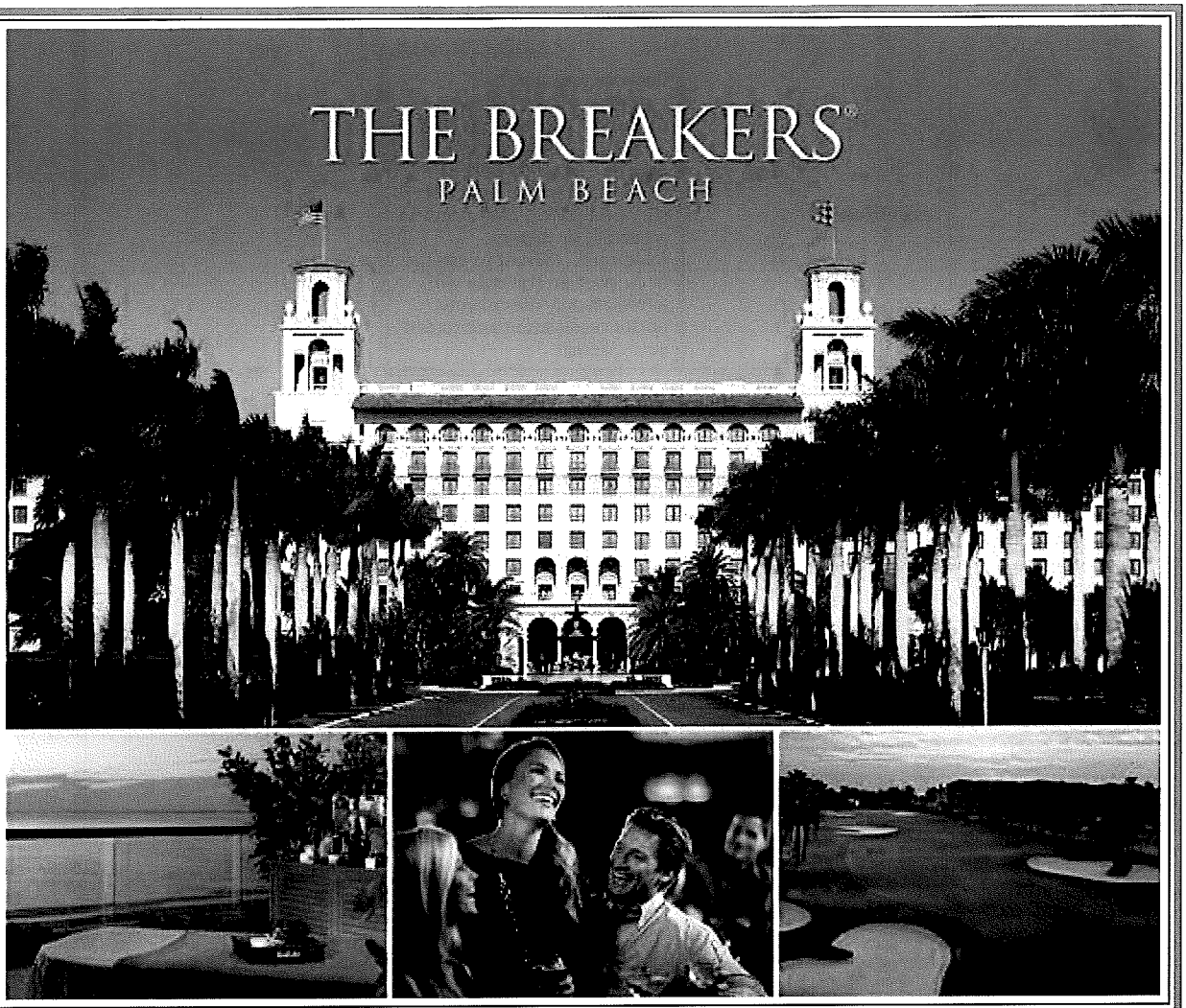
Service & Internet Charges:
There is no daily service charge assessed. All gratuities are at the individual's discretion. Complimentary wireless internet access is available throughout the hotel.

Check-in/Check-out times:
Check-in time at The Breakers is after 4:00 p.m. Checkout time is before noon.

Scam Alert: FMEA works hard to negotiate discounted room blocks at hotels for all of our conferences. When you reserve your room from these blocks, it helps us keep conference rates affordable. FMEA never contracts with third parties to sell these rooms to you. To avoid possible scam attempts, please only make your hotel reservations by calling the number to the hotel listed above or through the direct online link provided.

Conference Agenda

Tuesday – July 21, 2015	
1:00 – 5:00 pm	**Registration**
1:00 – 3:00 pm	**Pre conference Seminars** (separate registration fee)
5:30 – 6:30 pm	**Welcome Reception**
Wednesday – July 22, 2015	
9:00 am- 5:00 pm	**Registration**
7:30 pm	**Golf Tournament** (separate registration fee)
8:30 pm	**Tennis Tournament** (separate registration fee)
1:00 – 1:30 pm	**Ice Cream Social**
1:30 – 4:30 pm	**Opening General Session**
6:00 – 7:30 pm	**Reception Honoring Elected and Appointed Officials**
Thursday – July 23, 2015	
7:00 am – 5:00 pm	**Registration**
7:00 – 8:00 am	**Fellowship Breakfast** (separate ticket purchase required)
8:30 – Noon	**Morning General Session**
Noon – 1:30 pm	**Luncheon**
2:00 – 4:00 pm	**Afternoon Breakout Sessions**
4:15 – 5:30 pm	**FMEA Board of Directors Meeting**
6:30 – 7:00 pm	**Reception**
7:00 – 10:00 pm	**Annual Banquet**
Friday – July 24, 2015	
8:00 – Noon	**FMPA Meetings**



Florida Municipal Electric Association
19-Jul-2015 - 25-Jul-2015
The Breakers Palm Beach

Dear Tom Perona,

We look forward to welcoming you to The Breakers, Palm Beach's only oceanfront resort.

Below is a summary of your booking and room information for Florida Municipal Electric Association

Reservation Name:	Tom Perona
Arrival Date:	21-Jul-2015
Departure Date:	24-Jul-2015
Room Type:	Deluxe Room - King bed
Total Room Rate:	540.00
Online Confirmation:	32C7RGDL
	At the time of reservation, we require a one-night room deposit excluding taxes.

City Commission Regular Meeting **Agenda Item # 9. c.**

Meeting Date: 06/01/2015

Re: Lien Reduction Request - 1507 Florida Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Reduce code enforcement fines in the amount of $47,790.00 against 1507 Florida Avenue owned by Asnel Pierre, 7502 Santa Clare Boulevard, Ft. Pierce, FL 34951 to $600.00 payable in 60 days.

SUMMARY:

BACKGROUND: Lien was placed against Mr. Pierre in January 2015. The violation was for outside storage, which was corrected by Mr. Pierre, but not within the time provided by the Code Enforcement Board. This is Mr. Pierre's first and only interaction with code enforcement.

REQUEST: Mr. Pierre is requesting the fines in the amount of $47,790.00 be reduced by $47,190.00 leaving a balance due of $600.00.

RECOMMENDATION:

The Code Enforcement Board heard Mr. Pierre's request and recommends that the City Commission reduce the lien to $600.00 to cover the administrative expenses of the city, payable in 60 days.

Recommendation is based on:

1. Mr. Pierre took care of the outside storage violation and helped repair the fence.
2. This is Mr. Pierre's only code enforcement action. There is no prior code violation history.

ALTERNATIVES:

1. Deny the request.
2. Make alternative recommendations.

RESPONSIBLE STAFF:

Colleen Greer, Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.

Fiscal Impact

Budgeted Y/N: 2015

Fiscal Year:

Account:

Amount: 600.00

OTHER INFORMATION:

$600.00 to the general fund.

Attachments

Request for Reduction
Tax Card
Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:54 PM

Form Started By: Collen Greer Started On: 05/22/2015 08:41 AM
Final Approval Date: 05/27/2015

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

5/13

RECEIVED
APR 21 2015
CODE ENFORCEMENT
CITY OF FT. PIERCE

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	April 21 2014				
Property address:	1507 Florida Ave ft Pierce fl 34950				
Owner(s) of record:	Asnel Pierre				
Mailing address:	7502 Sinclare Blvd ft Pierce fl 34951				
Property tax ID #:	2409-821-0015-000-0				
Original purchase date:	04/01/2009	Original purchase price:	10,500		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☐ Adjoining Property Owner		
Property is used for:	☑ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Asnel Pierre	Relationship to owner(s):	self		
Telephone #:		Mobile phone #:	772 216 8958		
E-mail:		Preferred contact method:			
What are owner(s) intentions for property:	Rental				
Amount of Fine:	47,790.00	Date Fine Initiated:	4/10/2015		
Are there current code violations?	☑ No	☐ Yes	Explain: (please attached notice)		
Is a lien filed against the property?	☑ No	☐ Yes	If yes, what is the lien amount?		
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☑ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $ 47,790.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 47,190.00

DOLLAR AMOUNT I AGREE TO PAY $ 600.00

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

+ Asnel Pierre
(Signature of Owner or Representative)

+ ASNEL PIERRE
(Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1507 florida ave ft Pierce fl 34950

Property Owner: Asnel Pierce

Mailing Address: 7502 Santaclara Blvd ft Pierce fl 34951

Telephone #: _____ Cell Phone #: 772 216 8958

E-Mail Address: _____

Is the property in compliance? Yes If no, please explain _____

_____

_____

_____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Asnel Pierre, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

Back lot of house has been cleaned up neighbors in back of house had a make shift fence for his dog. Property was cleaned by me at my expense.

Neighbors have made repairs to fence

Date: 4/21/2015

Signed: Asnel Pierre

Print Name: ASNEL PIERRE

STATE OF FLORIDA

COUNTY OF ST. LUCIE

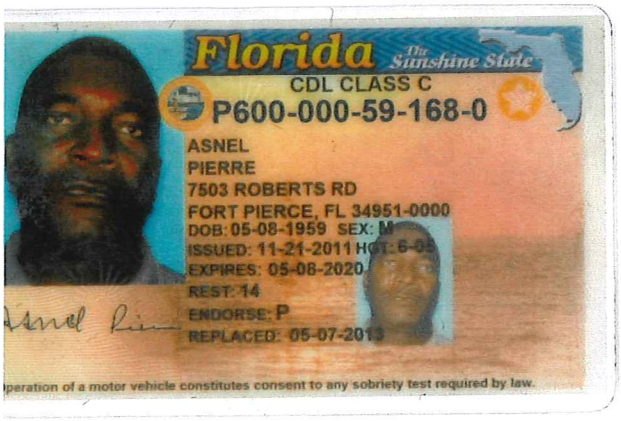
PERSONALLY APPEARED before me, the undersigned authority Asnel Pierre who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced FL DL P600-000-59-168-0 as identification.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2015.

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

Colleen Greer

Notary Public, State of Florida


Florida
The Sunshine State
CDL CLASS C
P600-000-59-168-0
ASNEL
PIERRE
7503 ROBERTS RD
FORT PIERCE, FL 34951-0000
DOB: 05-08-1959 SEX: M
ISSUED: 11-21-2011
EXPIRES: 05-08-2020
REST: 14
ENDORSE: P
REPLACED: 05-07-2013
peration of a motor vehicle constitutes consent to any sobriety test required by law.

Property Identification

Site Address: 1507 FLORIDA AVE
Parcel ID: 2409-821-0015-000-0
Account #: 22850
Sec/Town/Range: 09/35S/40E
Map ID: 24/09S
Zoning: R3
Use Type: 0100
Jurisdiction: Fort Pierce

Ownership

Asnel Pierre
1507 Florida Ave
Fort Pierce, FL 34950-0000

Legal Description

CHASES S/D LOT 15-LESS S 15 FT- (OR 3129-2308)

Current Values

Just/Market:	$22,000	**Assessed:**	$22,000
Exemptions:	$0	**Taxable:**	$22,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	$22,000	$22,000	$0	$22,000
2013	$21,700	$21,700	$0	$21,700
2012	$22,400	$22,400	$0	$22,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-01-2009	3129 / 2308	0112	SP	Citibank NA (TR),	$10,500
06-17-2009	3119 / 2564	0112	CT	Foster (TR),Lurine	$100
02-14-2007	2776 / 1565	01	WD	Foster,Lurine	$100

Primary Building Information

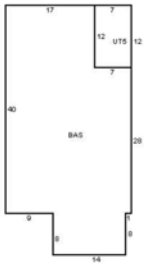
Finished Area of this building: 988 SF
Gross Area of this building: 1,072 SF

Exterior Data

View:
Roof Cover: Asph Shingle
Roof Structure: Gable
Building Type: HD
Year Built: 1948
Frame:
Grade: D
Effective Year: 1977
Primary Wall: CB Stucco
Story Height: 1 Story
No. Units: 1
Secondary Wall:

Interior Data

Bedrooms: 2
A/C %: 0%
Electric: AVERAGE
Primary Int Wall:
Full Baths: 1
Heated %: 0%
Heat Type:
Avg Hgt/Floor: 0
Half Baths: 0
Sprinkled %: 0%
Heat Fuel:
Primary Floors: Cork tile



Total Areas

Finished/Under Air (SF):	988
Gross Area (SF):	1,072
Land Size (acres):	0.14
Land Size (SF):	6,200
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
SITE DEV S-F	1	1	2001

This information is believed to be correct at this time but it is subject to change and is not warranted.

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MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Assistant to Code Enforcement

SUBJECT: **CODE ENFORCEMENT LIEN REDUCTION**
1507 Florida Avenue, Ft. Pierce, FL

DATE: June 1, 2015

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 14-1015	$47,750.00	$.00	$40.00
TOTAL	$47,750.00	$.00	$40.00

CAN BE WAIVED (ALL COSTS) $47,790.00

City Commission Regular Meeting **Agenda Item # 9. d.**

Meeting Date: 06/01/2015

Re: Indian Hills Recreation Area - Phase II

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Request change order to accomplish Phase II of construction for the Indian Hills Recreation Area.

SUMMARY:

Engineering is requesting approval of Change Order No. 1 to Paul Jacquin and Sons, Inc. existing contract for Phase I of the Indian Hills Recreation Area to enable construction of Phase II of the project. Design for Phase II has been completed and construction can begin immediately. This work will include the reestablishment of the wetlands on the south side of Savannah Road. Extensive clearing, earthwork and wetland plantings will be accomplished. Also included in this phase will be a canoe launching facility / docks, nature trail, which will include five pedestrian bridges and a pervious paver parking area all on the south side of Savannah Road. Additional recreational amenities will also be added including fitness equipment along the walking trail on the north side, picnic shelters both north and south of Savannah Road and a connecting path between the north and the south improvements. The amount of Change Order No. 1 is $2,240,705.00 and will be funded by the Florida Communities Trust Grant that was obtained by St. Lucie County.

RECOMMENDATION:

Engineering recommends approval of Change Order No. 1 pending City Attorney approval.

ALTERNATIVES:

Re-bid Phase II of the project.

RESPONSIBLE STAFF:

Jack Andrews,P,E., City Engineer

COORDINATED WITH:

St. Lucie County

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2015
Account:	403-4300-538-3490
Amount:	2,240,705.00

FISCAL IMPACT:

Funds to be encumbered from Stormwater Utility account and reimbursed by Florida Communities Trust Grant for Heathcote Botanical Park.

Attachments

Project Update
Change Order 1
Unit Prices - Change Order 1
Project Rendering

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	05/26/2015 10:38 AM
Finance Department	Gloria Johnson	05/26/2015 04:28 PM
City Manager	Robert Bradshaw	05/27/2015 03:54 PM
Form Started By: John Andrews		Started On: 05/22/2015 02:49 PM
Final Approval Date: 05/27/2015		

Indian Hills Recreation Area

(Stormwater Improvements)

City of Fort Pierce
Department of Engineering

Indian Hills Recreation Area

(Stormwater Improvements)

Project Description: A joint St. Lucie County, City of Fort Pierce stormwater project retrofitting an existing drainage system that provides treatment for a 1,242 acre urbanized drainage basin. This project will provide a treatment train which includes six different Best Management Practices (BMP's) over the 60 acres of land. The treatment train includes (1) enlarging the size of the stormwater treatment lake; (2) relocation of the weir and filling of the existing intake and by-pass canal; (3) construction of an alum treatment system; (4) enhancing littoral zones along the lake shoreline; (5) installation of floating vegetative mats; and (6) construction of bio-swales.

In addition to the stormwater improvements, recreational elements were included within the project. The construction includes a walking trail that encircles the lake, including two pedestrian bridges crossing over open water, a pervious paver parking lot, littoral zone plantings, and upland landscaping.

Project Funding: A partnership project which includes multiple agencies and funding sources which include:

♦ St. Lucie County:		Property Owner
♦ Florida Communities Trust:		**$2,500,000**
♦ Florida Department of Environmental Protection:		
	TMDL Grant:	**$ 900,000**
	319 Grant:	**$ 510,000**
♦ St. Lucie Issues Team Grant:		
Through: Treasure Coast RC&D		**$ 370,484**
♦ City of Fort Pierce - Stormwater Utility		**$ 480,841**
FUNDING TOTAL		**$4,761,325**

Contract: The project was competitively bid and approved by City Commission in February 2014. The total contract amount for Phase I is $2,787,688

Prime Contractor: **Paul Jacquin and Sons, Inc.**

Fort Pierce, FL

Sub-Contractors:

Beemats – Smyrna Beach – Floating Aquatic Islands

Daniels Fence – Stuart – Fence

Hardscapes – Ft. Pierce – Pavers

Walton Electric – Vero – Electric

Odyssey Manufacturing – Tampa – Alum Plant

P&C Construction – Ft. Pierce – Concrete

RK Contractors – Ft. Pierce – Sitework & Utilities

Superior Waterway Services – Riviera Beach – Littoral Plantings and Landscape

Unlimited Turf – Okeechobee – Sod

Wilco – Ft. Pierce – Bridges and Weir

Consultants:

Kimley Horn and Associates— Vero— Design / Construction Engineering Services

Dunkelberger Engineering and Testing—Port St. Lucie—Geotechnical Testing

Treasure Coast Resource Conservation & Development Council—Ft. Pierce—Construction Inspection, Grant Administration

Project Status: Construction began on June 1, 2014. Currently construction is 99% completed. Final completion is scheduled for June 2015. To date, a total of $2,631,563 has been expended for construction.

Phase II of the project has just recently been designed. This work will include the reestablishment of the wetlands on the south side of Savannah Road. Extensive clearing, earthwork and wetland plantings will be accomplished. Also included in this phase will be a canoe launching facility / docks, nature trail which will include five pedestrian bridges and a pervious paver parking area all on the south side of Savannah Road. Additional recreational amenities will also be added including fitness equipment along the walking trail on the north side, picnic shelters both north and south of Savannah Road and a connecting path between the north and the south improvements.

CHANGE ORDER NO. 1

Indian Hills Recreation Area – Stormwater Improvements
aka (Heathcote Botanical Park)

Bid No. 2014-002

DATE: May 22, 2015

CONTRACTOR: Paul Jacquin and Sons, Inc.

OWNER: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 2,787,588.42
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	$ 2,787,588.42
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 2,240,705.00**
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 5,028,293.42**
CURRENT CONTRACT EXPIRATION DATE	:	June 19, 2015
CONTRACT EXPIRATION DATE ADJUSTED BY THIS CHANGE ORDER	:	June 20, 2016

CHANGES ORDERED:

I. GENERAL:

This Change Order includes all items to complete phase II of the project. This work entails reestablishment of the wetlands on the south side of Savannah Road. Extensive clearing. exotic removal, floating vegetation removal, earthwork and re-nourishment of wetland plantings will be part of this work. Work also includes recreational amenities in both phase I and phase II. All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Description	*Unit*	*Qty*	*Unit Price*	*Amount*
Site Development	LS	1	$1,872,103	$1,872,103
Signing and Marking	LS	1	$71,750	$71,750
Landscaping	LS	1	$296,852	$296,852
NET INCREASE BY THIS CHANGE ORDER				**$2,240,705**

III. JUSTIFICATION:

Cost savings were realized by utilizing the same contractor as Phase I. Contractor was able to maintain unit prices as established by the original contract.

IV. PAYMENT:

The additional work will be encumbered by the Stormwater Management Utility Account No. 403-4300-538-3490, with reimbursement coming from the Florida Communities Trust Grant for Heathcote Botanical Gardens previously obtained.

V. APPROVAL AND CHANGE AUTHORIZATION:

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Contract other than the matters expressly provided herein.

RECOMMENDED BY:

John R. Andrews, P.E.
City Engineer

By: _____
Signature

Date: 5/22/15

APPROVED AS TO FORM AND CORRECTNESS:

Robert V. Schwerer, Esq.
City Attorney

By: _____
Signature

Date: _____

APPROVED BY:

Linda Hudson
Mayor

By: _____
Signature

Date: _____

ACCEPTED BY:

Michael Jacquin, President
Paul Jacquin and Sons, Inc.

By: _____
Signature

Date: _____

SECTION 017
BID BLANK
OPTION 1

PROJECT: HEATHCOTE BOTANICAL PARK AND GARDENS - PHASE II STORMWATER IMPROVEMENT PROJECT

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
	SITE DEVELOPMENT				
101-1	MOBILIZATION	LS	1	$30,000	$30,000
104-2A	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1	$30,250	$30,250
108-1	CONSTRUCTION LAYOUT/RECORD DRAWINGS	LS	1	$23,650	$23,650
110-1-1	SELECT CLEARING & GRUBBING	LS	1	$42,000	$42,000
110-1-2	EXOTIC/ NUISANCE VEGETATION REMOVAL	LS	1	$24,000	$24,000
120-1	EXCAVATION	CY	67,781	$3.08	$208,765
120-6	EMBANKMENT	CY	8,584	$2.20	$18,885
160-4	TYPE 'B' STABILIZATION	SY	1,510	$5.50	$8,305
285-715	CEMENTED COQUINA (LBR 100) (18")	SY	57	$33.00	$1,881
327-70-6	MILLING EXISTING ASPHALT PAVEMENT (1.5")	SY	2,040	$4.80	$9,792
334-1-131	TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (1.5")	TN	170	$150.00	$25,500
334-1-132	TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC C) (2.5")	TN	8	$209.00	$1,672
425-1521	TYPE 'C' DBI (<10')	EA	1	$4,150.00	$4,150
430-174-115	HDPE PIPE PIPE CULVERT (15" CD)	LF	40	$33.60	$1,344
430-174-118	RCP PIPE PIPE CULVERT (18" CD) (CL III)	LF	80	$36.30	$2,904
430-174-136	RCP PIPE PIPE CULVERT (36" CD) (CL III)	LF	80	$95.00	$7,600
430-175-115	CORRUGATED ALUMINUM PIPE (15" SD)	LF	38	$43.20	$1,642
470-1	TREATED TIMBER STRUCTURE (8 FT WIDE, 20 FT LONG, H-5 LOADING)	EA	2	$14,900	$29,800
470-2	TREATED TIMBER STRUCTURE (8 FT WIDE, 60 FT LONG, H-5 LOADING)	EA	1	$44,400	$44,400
470-3	TREATED TIMBER STRUCTURE (10 FT WIDE, 42 FT LONG, H-10 LOADING)	EA	1	$43,840	$43,840
470-4	TREATED TIMBER STRUCTURE (10 FT WIDE, 80 FT LONG, H-10 LOADING)	EA	1	$81,600	$81,600
470-5	TREATED TIMBER BOARDWALK (8 FT WIDE)	EA	1	$52,608	$52,608
470-6	ALUMINUM FLOATING DOCK WITH EASY LAUNCH (15'X35')	EA	1	$54,978	$54,978
470-7	ALUMINUM GANGWAY (50'X8')	EA	1	$37,022	$37,022
470-8	PAVILION SHELTER (16'X20')	EA	3	$42,132	$126,396
470-9	PAVILION SHELTER (20'X20')	EA	1	$50,432	$50,432
470-10	TREATED TIMBER OBSERVATION PIER (15'X30')	EA	1	$22,600	$22,600
480-1	STRAIGHT BACK BENCH (6')	EA	5	$1,442	$7,210
480-2	PICNIC TABLE	EA	6	$1,612	$9,672
480-2A	HANDICAP ACCESSIBLE PICNIC TABLE	EA	4	$1,558	$6,232
480-3	CURVED BENCH (8')	EA	1	$2,857	$2,857
480-4	HANDICAP ACCESSIBLE RECREATIONAL GRILL	EA	4	$650	$2,600
480-5	BIKE RACK	EA	1	$1,370	$1,370
480-6	TRASH RECEPTACLE	EA	9	$1,430	$12,870
				SUB-TOTAL SITE DEVELOPMENT PAGE 1 =	$1,028,827

SECTION 017
BID BLANK
OPTION 1

PROJECT: HEATHCOTE BOTANICAL PARK AND GARDENS - PHASE II STORMWATER IMPROVEMENT PROJECT

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
	SITE DEVELOPMENT (CONT.)				
481-1	EXERCISE STATION 1	EA	1	$13,152	$13,152
481-2	EXERCISE STATION 2	EA	1	$6,190	$6,190
481-3	EXERCISE STATION 3	EA	1	$8,848	$8,848
481-4	EXERCISE STATION 4	EA	1	$7,168	$7,168
481-5	EXERCISE STATION 5	EA	1	$6,874	$6,874
481-6	EXERCISE STATION 6	EA	1	$6,490	$6,490
481-7	EXERCISE STATION 7	EA	1	$7,780	$7,780
519-78	FOLDING BOLLARD SYSTEM	EA	10	$728	$7,280
520-2-2	TYPE 'B' CURB	LF	872	$12.65	$11,031
520-2-4	TYPE 'D' CURB	LF	158	$12.95	$2,046
520-3	CONCRETE HEADER CURB (6"X12" DEEP)	LF	58	$35.85	$2,079
522-2	CONCRETE SIDEWALK (6" THICK) (ROCK SALT FINISH)	SY	530	$33.10	$17,543
522-3A	STABILIZED COQUINA NATURAL TRAIL (4" THICK)	SY	3,280	$8.91	$29,225
526-1-3	PERVIOUS PAVERS	SY	1,450	$91.30	$132,385
527-2	DETECTABLE WARNING DOMES (COLOR: BRICK RED)	SF	30	$27.50	$825
530-3-3	RUBBLE RIP RAP	TN	372	$71.50	$26,598
550-10-109	2-RAIL SPLIT RAIL FENCE (2'-10")	LF	864	$26.35	$22,766
550-10-110	3-RAIL SPLIT RAIL FENCE (4')	LF	495	$34.60	$17,127
550-10-220A	TYPE 'B' FENCE (BLACK VINYL COATED) (6')	LF	51	$23.40	$1,193
550-10-220B	TYPE 'B' FENCE (BLACK VINYL COATED) (6') (W/ BOTTOM LOCKING WALL SLATS)	LF	831	$31.19	$25,919
550-60-123	6-BAR STEEL DOUBLE SWING GATE (16' OPENING)	EA	1	$1,617	$1,617
550-600-211	TYPE 'B' SINGLE SWING GATE (3' OPENING) (W/ BOTOM LOCKING SLATS)	EA	1	$968.00	$968
550-60-223A	TYPE 'B' FENCE DOUBLE SWING GATE (15' OPENING)	EA	1	$1,039.50	$1,040
550-60-223B	TYPE 'B' FENCE DOUBLE SWING GATE (20.5' OPENING) (W/ BOTTOM LOCKING WALL SLATS)	EA	1	$1,890.00	$1,890
550-60-225	TYPE'B' FENCE DOUBLE SWING GATE (24' OPENING) (W/BOTTOM LOCKING WALL SLATS	EA	1	$2,269.00	$2,269
Alternate	UNSUITABLE MATERIAL DISPOSAL	CY	15,801	$8.00	$126,408
Alternate	OFF SITE HAULING & COORDINATION TO H.D. KING POWER PLANT SITE	CY	15,000	$14.43	$189,750
Alternate	CONTRACTOR SOIL REMOVAL/DISPOSAL	CY	37,070	$4.50	$166,815
				SUB-TOTAL SITE DEVELOPMENT PAGE 2 =	$843,276
	SIGNING AND MARKING				
700-1-11	SINGLE POST SIGN (F&I)	EA	8	$300.00	$2,400
700-2A	MONUMENT SIGN 1	EA	2	$17,224	$34,448
700-2B	MONUMENT SIGN 2	EA	1	$18,124	$18,124
702-1	BLINKER BEAM PEDESTRIAN CROSSING SYSTEM	EA	2	$7,200	$14,400
711-11-121	THERMOPLASTIC SOLID TRAFFIC STRIPE (6" WHITE)	LF	500	$0.88	$440
711-11-123	THERMOPLASTIC SOLID TRAFFIC STRIPE (12" WHITE)	LF	48	$2.25	$108
711-11-124	THERMOPLASTIC SOLID TRAFFIC STRIPE (18" WHITE)	LF	45	$3.00	$135
711-11-125	THERMOPLASTIC SOLID TRAFFIC STRIPE (24" WHITE)	LF	115	$4.57	$526
711-11-421	THERMOPLASTIC SOLID TRAFFIC STRIPE (6" BLUE)	LF	18	$3.30	$59
711-11-160	THERMOPLASTIC PAVEMENT MESSAGE (WHITE)	EA	1	$165.00	$165
711-11-221	THERMOPLASTIC SOLID TRAFFIC STRIPE (6" YELLOW)	LF	756	$1.25	$945
				SUB-TOTAL SIGNING AND MARKING=	$71,750

SECTION 017
BID BLANK
OPTION 1

PROJECT: HEATHCOTE BOTANICAL PARK AND GARDENS - PHASE II STORMWATER IMPROVEMENT PROJECT

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
	LANDSCAPING				
	CANOPY TREES				
162-1-12	PREPARED SOIL MIXTURE	CY	210	55.00	$11,550
580-1-A	ACER RUBRUM / RED MAPLE (100 GAL) (14'-15' X 7'-8') (3" CAL)	EA	2	275.00	$550
580-1-B	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA (100 GAL) (12'-13' X 7'-8') (3.5" CAL)	EA	4	385.00	$1,540
580-1-C	PINUS ELLIOTTII / SAND PINE (7 GAL) (10'-12' O.A.)	EA	29	44.00	$1,276
580-1-D	QUERCUS GEMINATA / SAND LIVE OAK (30GAL) (2-2.5" CAL)	EA	57	319.00	$18,183
580-1-E	QUERCUS GEMINATA / SAND LIVE OAK (65GAL) (3-3.5" CAL)	EA	7	357.50	$2,503
580-1-F	QUERCUS VIRGINIANA / LIVE OAK (30 GAL) (10'-12' X 4'-5') (2" CAL)	EA	6	302.50	$1,815
580-1-G	QUERCUS VIRGINIANA / LIVE OAK (65 GAL) (13'-14' X 6'-7') (3" CAL)	EA	29	302.50	$8,773
580-1-H	TAXODIUM ASCENDENS / POND CYPRESS (65 GAL) (11'-12' X 5'-6') (3.5"-4" CAL)	EA	187	247.50	$46,283
580-1-I	TAXODIUM DISTICHUM / BALD CYPRESS (65 GAL) (11'-12' X 5'-6') (3.5" -4" CAL)	EA	79	247.50	$19,553
	PALMS				
580-1-J	ROYSTONEA REGIA / FLORIDA ROYAL PALM (18' C.T.)	EA	4	$880.00	$3,520
580-1-N	SABAL PALMETTO / CABBAGE PALM (8' C.T.)	EA	53	$148.50	$7,871
580-1-K	SABAL PALMETTO / CABBAGE PALM (10' C.T.)	EA	80	$148.50	$11,880
580-1-L	SABAL PALMETTO / CABBAGE PALM (12' C.T.)	EA	60	$148.50	$8,910
580-1-M	SABAL PALMETTO / CABBAGE PALM (14' C.T.)	EA	32	$148.50	$4,752
	SUBMERGENT				
580-1-O	NUPHAR LUTEUM / SPATTER DOCK (BARE ROOT) (HEALTHY)	EA	4,303	$1.60	$6,885
580-1-P	NYMPHAEA ODORATA / WITE WATER LILY (BARE ROOT) (HEALTHY)	EA	4,188	$1.60	$6,701
580-1-Q	SCRIPUS CALIFORNICUS / BULRUSH (BARE ROOT) (HEALTHY)	EA	5,651	$0.83	$4,690
580-1-R	THALIA GENICULATA / FIRE FLAG (BARE ROOT) (HEALTHY)	EA	7,270	$0.83	$6,034
	SEMI-EMERGENT				
580-1-S	CRINUM AMERICANUM / SWAMP LILY (1 GAL) (FULL)	EA	255	$3.30	$842
580-1-T	CANNA FLACCIDA / YELLOW CANNA (1 GAL) (FULL)	EA	474	$3.30	$1,564
580-1-U	CEPHILANTHUS OCCIDENTALIS / BUTTONBUSH (1 GAL) (FULL)	EA	588	$3.30	$1,940
580-1-V	ELEOCHARIS INTERSTINCTA / JOINTED SPIKE RUSH (4" LINER) (FULL)	EA	791	$1.65	$1,305
580-1-W	IRIS HEXAGONA / PRAIRE IRISH (BARE ROOT) (HEALTHY)	EA	845	$0.67	$566
	EMERGENT				
580-1-X	CLADIUM JAMAICENSE / SAWGRASS (1 GAL) (FULL)	EA	2,072	$3.30	$6,838
580-1-Y	JUNCUS EFFUSUS / COMMON RUSH (1 GAL) (FULL)	EA	1,907	$3.30	$6,293
580-1-Z	PANCIUM HEMITOMON / MAIDENCANE (1 GAL) (FULL)	EA	1,717	$3.30	$5,666
580-1-AA	PONTEDERIA CORDATA / PICKERELWEED (4" LINER) (FULL)	EA	1,862	$1.65	$3,072
580-1-BB	SAGITTARIA LATIFOLIA / DUCK POTATO (4" LINER) (FULL)	EA	816	$1.65	$1,346
580-1-CC	SAGITTARIA LANCIFOLIA / ARROWHEAD (4" LINER) (FULL)	EA	1,465	$1.65	$2,417
	SHRUBS				
580-1-DD	ARISTIDA STRICTA / WIREGRASS (1 GAL) (12"-14" HT) (FULL)	EA	3,345	$3.58	$11,975
580-1-EE	LIATRIS SPICATA / BLAZING STAR (1 GAL) (18"-24" HT) (FULL)	EA	2,939	$4.95	$14,548
580-1-FF	MUHLENBERGIA CAPILLARIS / PINK MUHLY (1 GAL) (12"-18" X 12"-18") (FULL)	EA	3,023	$3.30	$9,976
580-1-GG	SPARTINA BAKERI / SAND CORDGRASS (1 GAL) (16"-18" HT) (FULL)	EA	3,069	$3.30	$10,128
580-1-HH	SERENOA REPENS / SAW PALMETTO (1 GAL) (14") (FULL) (3 HEADS MIN)	EA	969	$7.15	$6,928
Alternate	SERENOA REPENS / SAW PALMETTO (1 GAL) (14") (FULL) (3 HEADS MIN)	EA	969	$13.20	
580-1-II	TRIPSACUM DACTYLOIDES / FLORIDA GAMMA GRASS (1 GAL) (36" HT) (FULL)	EA	1,388	$3.30	$4,580
	SOD				
570-1-2	PASPALUM NOTATUM / BAHIAGRASS (SOLID SOD)	SY	6,000	$1.75	$10,500
581-1-4	MULCH (FLORIMULCH) (4" DEPTH)	CY	500	$46.20	$23,100
				SUB-TOTAL LANDSCAPING =	$296,852
				UB-TOTAL SITE DEVELOPMENT PAGE1	**$1,028,827**
				B-TOTAL SITE DEVELOPMENT PAGE 2	**$843,276**
				SUB-TOTAL SIGNING AND MARKING	**$71,750**
				SUB-TOTAL LANDSCAPING	**$296,852**
				PROJECT GRAND TOTAL	**$2,240,705**

HEATHCOTE BOTANICAL PARK AND GARDENS - PHASE II

FORT PIERCE, FLORIDA

City Commission Regular Meeting **Agenda Item # 10. a.**

Meeting Date: 06/01/2015

Re: Annexation - Village at Midway - 9850 Midway Road

SUBJECT:

Ordinance No. 15-001 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 9850 Midway Road, known as the Village At Midway. SECOND READING

SUMMARY:

Requesting approval of the annexation with comparable zoning and FLU designation and transmit the proposed annexations to DEO.

RECOMMENDATION:

Approval

ALTERNATIVES:

Approval with Conditions; Denial

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Estimated Tax Revenue: $210, while currently vacant with an Ag Exemption.

Attachments

Staff Report
Ordinance 15-001
Ordinance 15-001 Exhibits
Location Map
Application
Cover Letter
Warranty Deed

Legal Description
Survey
CC&R's
Capacity Analysis
DEO Comments
FDOT Comments
SFWMD Comments
TCRPC Comments
Representative Response to Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	01/27/2015 02:25 PM

Form Started By: Clarissa Davis Started On: 12/22/2014 03:34 PM
Final Approval Date: 05/26/2015

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Annexation – Village at Midway – 9850 Village at Midway

DATE: May 22nd, 2015

STAFF REPORT

Owner/ Applicant:	Walton Acquisitions FL, LLC 4800 North Scottsdale Rd., Suite 4000 Scottsdale, Arizona 85251
Representative:	Mark E. Jacobson 8390 Champions Gate Blvd., Suite 315, Champions Gate, FL 33896
Requested Action:	Approval of the proposed annexation with comparable zoning and FLU designations.
Location:	9850 Midway Road
Parcel Ids:	2334-340-0000-000-7
Current Zoning:	AG-1, Agriculture / AG-2.5, Agriculture / PNRD, Planned Non-Residential Development
Current Future Land Use:	AG-2.5, Agriculture / MXD, Mixed Use Development
Proposed Zoning:	AG-1, Agriculture / AG-2.5, Agriculture / PUD, Planned Development
Proposed Future Land Use:	MXD, Mixed Use Development

Surrounding Zoning/FLU:

North	East	South	West
AG-2.5 (County)/ AG-2.5	PNRD-AG 2.5/	n/a	AG 2.5 (County)/ AG 2.5

Parcel(s) Size: 116.61 acres

Staff Analysis:

The applicant is requesting the approval to annex the property located at 9850 Midway Road (parcel number 2334-340-0000-000-7). Staff has confirmed that the property is located within an unincorporated part of St. Lucie County and is contiguous to the Fort Pierce City municipal boundary.

Currently, the property has an overlapping zoning of AG-1, Agriculture, AG-2.5, Agriculture, and PNRD, Planned Non-Residential Development within St. Lucie County. The parcel will receive comparable zoning of AG-1, Agriculture, AG-2.5, Agriculture and PUD, Planned Unit Development. Currently 39.05 acres of the parcel is under the AG 2.5 Future Land Use while the remaining parcel is MXD, Mixed Used Development. The Future Land Use will be comparable to the St. Lucie County Future Land Use designation of MXD, Mixed Use Development which will be applied to the entire parcel. Historically, the City of Fort Pierce will keep the zoning or Future Land Use of the County in the unique circumstance where the City does not have a comparable designation established. This parcel is included in a future proposal to amend the zoning designation along with a number of other parcels abutting in hopes to establish a uniform '*PD, Planned Development'* zoning once such zoning is codified. This proposal will be heard at a later date.

The property is within the St. Lucie County Utilities service area and encroaches upon the Urban Service Boundary; however, if St. Lucie County cannot service the property, FPUA will consider serving them directly. Staff will coordinate with the applicant and the County to discuss shifting the Urban Service Boundary to include the entire parcel.

UPDATE

After the first reading of this item, the annexation was transmitted to State reviewing agencies. Staff received comments and attached them to this staff report. The applicant's representative, Brian Nolan ASLA, APA, has submitted a narrative (attached) to respond to these comments as well as coordinated with the respective departments. Furthermore, On May 26th, 2015 a meeting is scheduled to discuss the Florida Department of Transportation's comments that were received. Strategies will be discussed on how to address the comments. The City is prepared to address some of the concerns made by FDOT in regards to the Midway Road interchange as a proper and formal proposal is submitted to the City by the applicant. Staff has also contacted the St. Lucie County Transportation Planning Organization for additional information on the extension of what is now called Eleven Mile Road to provide a roadway the will run parallel to I-95 on the west side of the Urban Service Boundary. FDOT's comments in regards to an approval process needed to approve transportation infrastructure causing interchange modification is noted.

St. Lucie County School District stated that there were concerns in regards to school sittings on the west side of I-95 and accommodating the scattered houses that exist and the residential component that could be proposed in the applicant's submittal. The representative responded and discussed entering into a Contribution Agreement that would require the developer to pay the school District a contribution for each building permit pulled for residential units in excess of the number of units allowed under the current land use. Staff has reviewed this response and agrees with the Contribution Agreement's terms and conditions.

TRC Comments:

FPUA Water/Wastewater: Within bulk area which is served by St. Lucie County Utilities. FPUA will look into serving parcel directly if St. Lucie County Utilities is not able to serve.

FPUA Electric: Parcel is within FPL territory.

Other departments supplied no comment.

Comprehensive Plan

Consistent with Objective 1.11and Policies, 1.11.5 and 1.11.6 of the City Comprehensive Plan, the City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

Properties annexed shall receive a future land use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities and the elimination of the municipal boundary irregularities to improve service delivery.

Planning Board Recommendation:

At the December 9th, 2014 meeting, the Planning Board gave a recommendation of **approval.**

City Commission Decision:

On first reading, the City Commission approved the annexation at their February 2nd, 2015 meeting.

Staff Comments:

Staff recognizes that services may be provided by St. Lucie County Utilities, with FPUA Water/Wastewater willing to provide services if needed. As the proposed annexation meets the above standards, staff recommends that the City Commission **approve** the annexation application on second reading.

ORDINANCE NO. 15-001

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTIES LOCATED AT 9850 MIDWAY ROAD, 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 HEREWTIH; 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;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISION 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:

a) 9850 Midway Road, Parcel ID 2334-340-0000-000-7

Legal Description:

1. THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY;
2. THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

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 Exhibit A hereof 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 AG-1, Agriculture, AG-2.5, Agriculture and PUD, Planned Unit Development, and assigned the Fort Pierce future land use designation MXD, Mixed Use Development, as shown on Exhibit B; and the property will be assigned a City zoning

classification in accordance with the zoning Ordinance of the City of Fort Pierce, Florida, before the commencement of development activity in the City.

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:

_____
Robert V. Schwerer, City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-001 was duly advertised in accordance with Section 171.044(2) of the Florida Statues in the St. Lucie News Tribune on January 26, 2015, and on _____; 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 February 2, 2015; and was duly introduced, read by title only and passed on second and final reading on _____, 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 ____ day of _____, 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

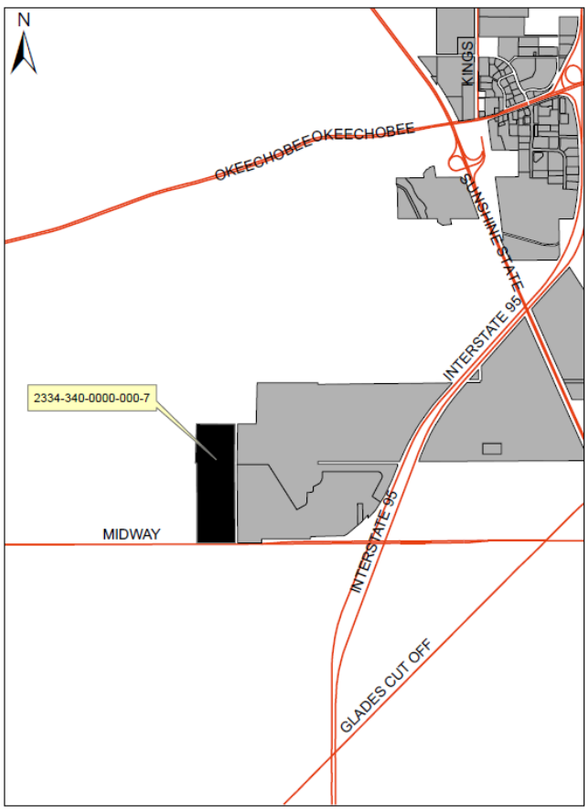
EXHIBIT A to ORDINANCE No. 15-001

Parcel ID and Legal Description of Parcel Included in Annexation

Parcel ID: 2334-340-0000-000-7
Legal Description: 34 35 39 SE 1/4 OF SW 1/4-LESS E 39 FT FOR CANAL R/W-AND E 1/2 OF NW 1/4
OF 3 36 39- LESS RD R/W AS IN OR 44-447 AND LESS E 39 FT FOR CANAL R/W-(116.61 AC -
5,079,532 SF) (OR 3589-1086: 3629- 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 3630-1 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633-
2001thru 2295; 3634-614 thru 956; OR 3640 954 thru 1470; 2509 thru 2581; 2593 thru 2977 ; 3641- 899 thru
1205; 1605 thru 2859; 3642-2688 thru 2916; 3643-77 thru 251; 3645-1347 thru 1485; 1768 thru 1876 ; 2132 thru 2396 ; 3647-2082, thru 2196 ; 3648 - 360 thru 456 ; 3655-808 thru 910 ; 1000 thru 1072 ; 1168 thru
1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661-1515 thru 1605 ; 3664-916 thru 922 thru 988 ;
1032 thru 1122 ; 3670-2079 thru 2163 ; 3672 - 962 thru 1016 ; 3672 - 1037 ; 3681-1069 thru 1081)

EXHIBIT B to ORDINANCE No. 15-001

Location Map

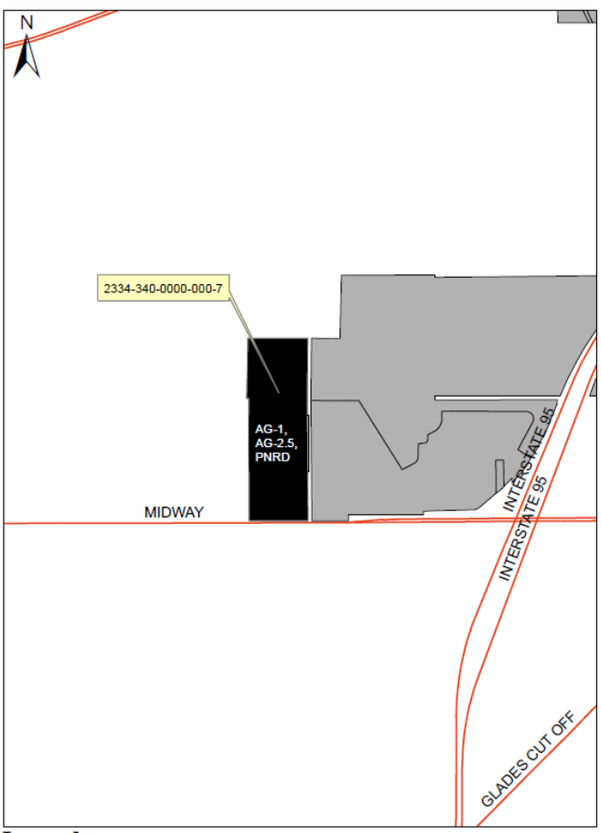


Legend

Annexed Parcel

City Limits

Current Zoning Map



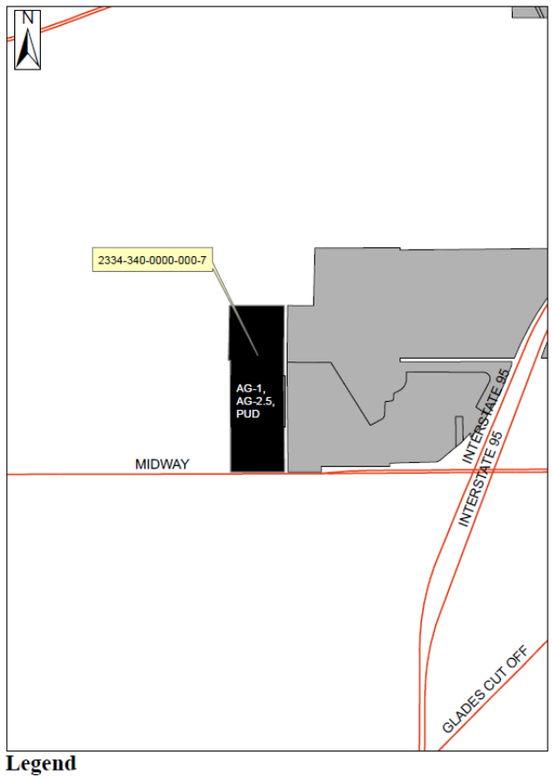
Legend

Annexed Parcel

City Limits

EXHIBIT B to ORDINANCE No. 15-001

Proposed Zoning Map

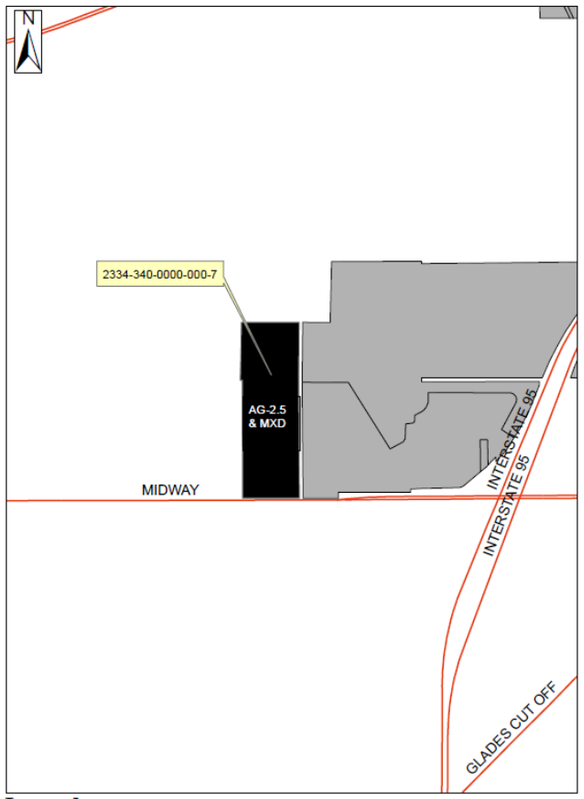


Legend

Annexed Parcel

City Limits

Current FLU Map



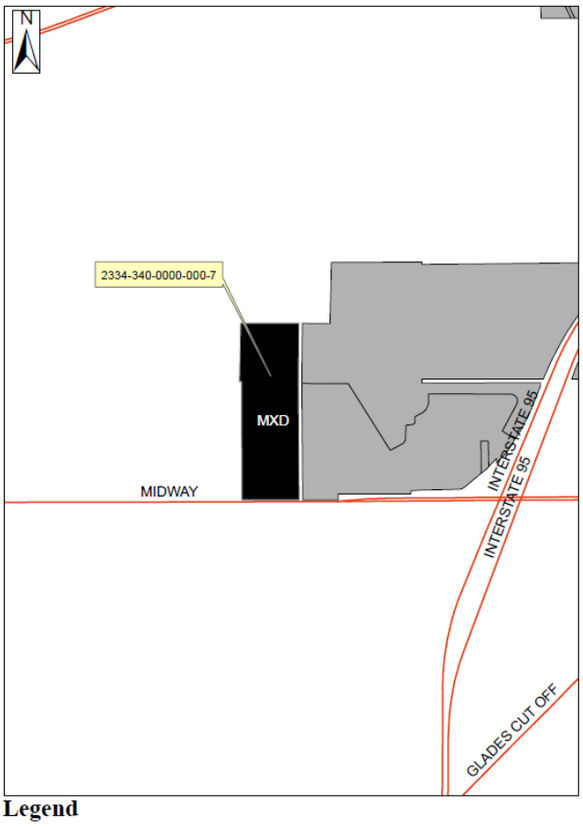
Legend

Annexed Parcel

City Limits

EXHIBIT B to ORDINANCE No. 15-001

Proposed FLU Map

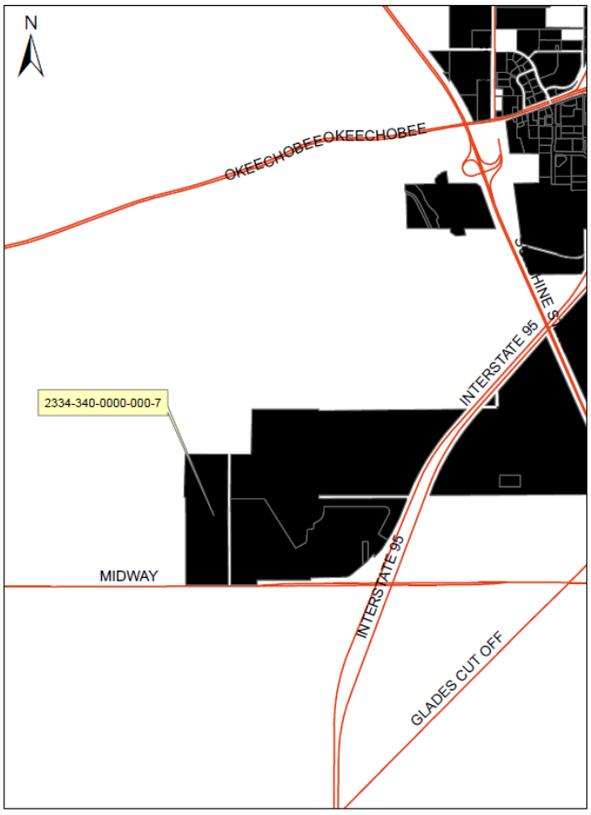


Legend

Annexed Parcel

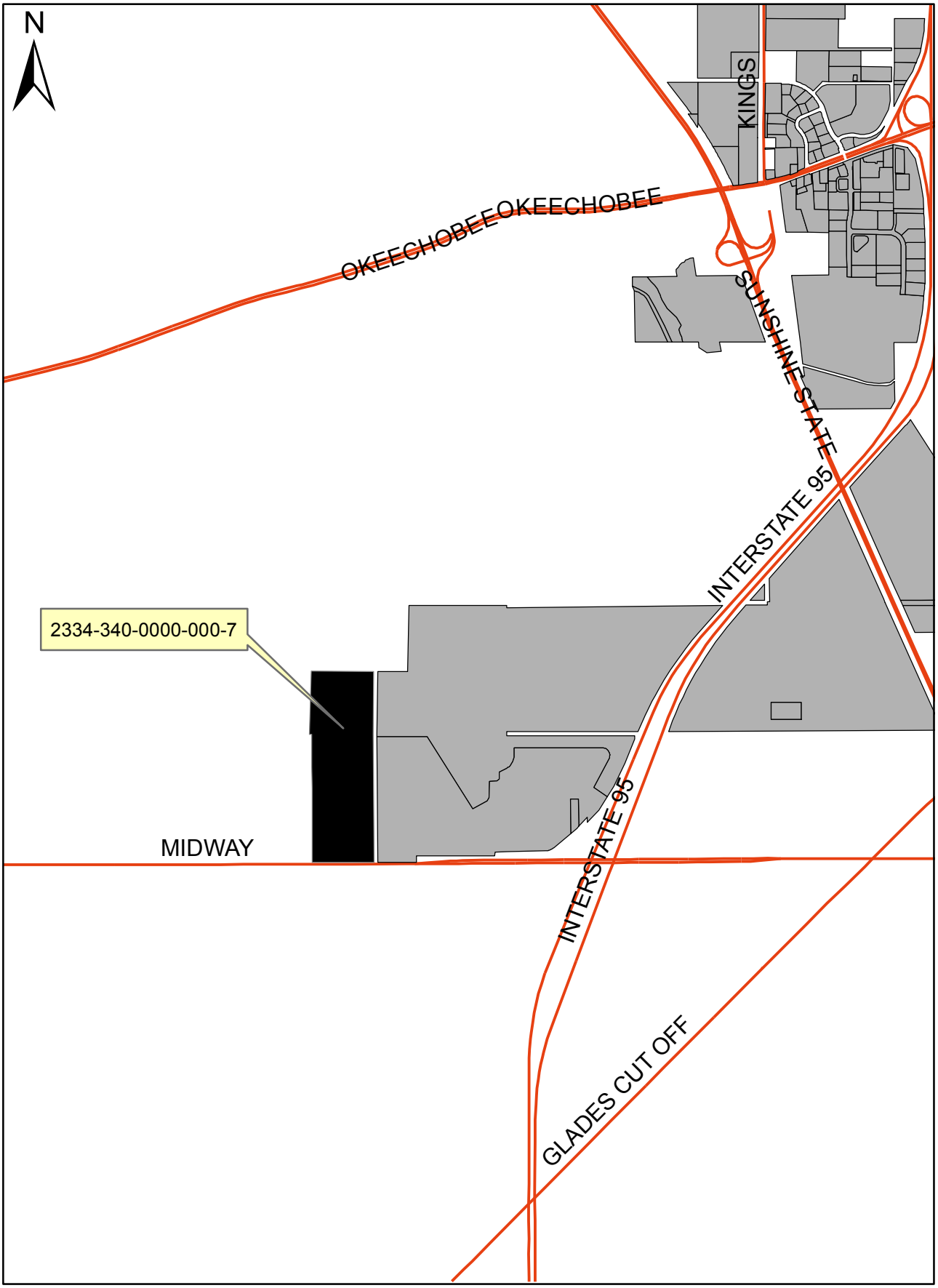
City Limits

City Limits After Annexation



Legend

City Limits



Legend

Annexed Parcel

City Limits

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING · DEVELOPMENT REVIEW
HISTORIC PRESERVATION · URBAN DESIGN · URBAN FORESTRY · ZONING

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: N/A
2. Legal description of real property for which annexation is being requested:
   See Attached

   Property Tax ID: 2334 - 340 - 0000 - 000 - 7
3. Size of described property: 116.6 Ac
4. Project description: _____
5. Current St. Lucie County Future Land Use Designation: MXD / AG-2.5
6. Current St. Lucie County Zoning: AG-2.5 / AG-1 / PNRD
7. Is this a Historic property? NO
8. Appraised value: $492,030 (2013 before Ag Credit)
9. Name of Owner(s): Walton Acquisitions FL, LLC

   Signature of Owner(s): x Wayne Rogers / [signature] EACH AN AUTHORIZED SIGNATORY OF THE OWNER'S MANAGER
   Mailing Address: 8390 CHAMPIONSGATE BLVD., SUITE 315
   City CHAMPIONSGATE State FL Zip 33896
   Phone 727-744-7283 Fax _____

10. Name of Representative: Mark E. Jacobson, Senior Planning & Development Manager

Signature of representative: [signature]

Mailing Address: 8390 Champions Gate Blvd., Suite 315

City) ChampionsGate State FL Zip 33896

Phone 727.744.7283 Fax

E-mail: Mjacobson@wallon.com

OFFICE USE:		
DATE RECEIVED:	Signed:	
File Number:	Check No:	Receipt No:
TRC Review:	Planning Board Review:	City Commission:
Ordinance No:	Date Approved:	

lucido&associates

September 30, 2014

Rebecca Grohall, AICP
Planning Manager, City of Fort Pierce
City Hall
100 N US 1
Fort Pierce, FL 34950

Re: Village at Midway – Application for Annexation
Our Reference Number: 14-290
Parcel ID Number: 233434000000007

Dear Ms. Grohall,

It is with great pleasure that on behalf of ***Walton Acquisitions FL, LLC*** ("Walton"), ***Lucido & Associates*** presents to you on the attached Application for Annexation for 116.6 ac. (mol) of land lying north of Midway Road and west of I-95 in St. Lucie County, more particularly described in the attached legal description.

Walton controls approximately 404.9 ac. of land immediately east of and adjacent to the proposed lands to be annexed; this 404.9 ac. of land is currently within the limits of the City of Fort Pierce. The purpose of the proposed annexation is to bring into the City of Fort Pierce all lands under the control of Walton for the purposes of potential future development.

The existing future land use designation of the subject land is MXD (Mixed Use Development) and AG-2.5 (Agricultural – 1 unit per 2.5 acres); existing zoning designation is AG-2.5 (Agricultural - 1 unit per 2.5 acres), AG-1 (Agricultural – 1 unit per acre) and PNRD (Planned Non-residential Development).

The existing future land use designation of the adjacent 404.9 ac. of land under the control of Walton is MXD (Mixed Use Development - 15 DU/ac. max); existing zoning designation is AG-2.5 (Agricultural – 1 unit per 2.5 ac. (St. Lucie County designation)).

Walton is the controlling entity of the entire 521.5 ac. (mol) of land with plans to potentially develop all of the lands under a unified planned development master plan; therefore, it is requested that the 116.6 ac. (mol) of land covered under this application be assigned the MXD future land use designation and PD (Planned Development) zoning designation concurrent with annexation. It is understood the City is currently in the process of drafting a PD (Planned Development) zoning district, which would replace the PUD zoning district; when this new PD district is formally adopted by the City it is requested that the PD zoning designation be assigned to the newly annexed lands.

In summary, it is the request of the applicant to voluntarily annex approximately 116.6 ac. (mol) of land into the City of Fort Pierce and for said land to be assigned the MXD future land use designation and PD zoning designation concurrent with annexation.

Again, it is our pleasure to submit to you the proposed annexation and we greatly look forward to being incorporated into the great City of Fort Pierce. Should you have any questions or concerns, please do not hesitate to contact me directly.

Respectfully,

Brian Nolan, ASLA, APA
Senior Project Manager

C/c: file
Mark Jacobson – Walton Acquisitions FL, LLC
Chris Forbes – Walton Acquisitions FL, LLC
Howard Ehrsam – Bowman Consulting

This instrument was prepared by:

Richard G. Cherry, Esquire
Cherry, Edger & Smith, P.A.
8409 N. Military Trail, Suite 123
Palm Beach Gardens, FL 33410

Upon recording, this instrument should be returned to:

c/o Walton International Group (USA), Inc.
4800 North Scottsdale Road, Suite 4000
Scottsdale, Arizona 85251
Attn: Todd Hall, Esq.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3908898 12/19/2013 at 03:29 PM
OR BOOK 3589 PAGE 1086 - 1088 Doc Type: DEED
RECORDING: $27.00
D DOC STAMP COLLECTION: $9800.00

Property Control No.: 2334-340-0000-000-7
3303-210-0000-000-4

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 19th day of December, 2013, between SB FLORIDA CRE HOLDINGS, LLC, a Florida limited liability company ("Grantor"), whose address is 5310 E SR 64, Bradenton, FL 34208, and WALTON ACQUISITIONS FL, LLC, a Florida limited liability company ("Grantee"), whose address is c/o Walton International Group (USA), Inc., 4800 North Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251;

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of St. Lucie, State of Florida:

See Exhibit "A" attached hereto and by this reference made apart hereof.

together with all tenements, hereditament, and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;

3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises, and

easements or claims of easements not shown by the public records;

4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

Brenda Gallivan
Print Name Brenda Gallivan

Richard G. Cherry
Print Name Richard G. Cherry

SB FLORIDA CRE HOLDINGS, LLC, a Florida limited liability company

By: IB SPE Management, Inc., a Delaware corporation, its sole Manager

By: _____
Jason Block, Authorized Representative

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18 day of December, 2013, by Jason Block, the Authorized Representative of IB SPE Management, Inc., a Delaware corporation, in its capacity as the sole manager of SB FLORIDA CRE HOLDINGS, LLC, a Florida limited liability company, on behalf of the company and corporation. He (*check one*) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

BRENDA J. GALLIVAN
MY COMMISSION # EE 060636
EXPIRES: January 31, 2015
Bonded Thru Notary Public Underwriters

Brenda J. Gallivan
Print Name: _____
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

Exhibit "A"

PARCEL 1:

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

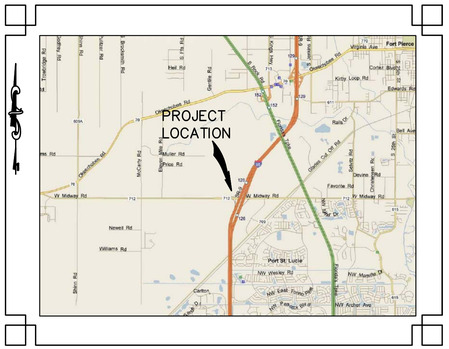
PARCEL 1:
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:
THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS.

ALTA/ACSM LAND TITLE SURVEY
WALTON ACQUISITIONS FL., LLC
LYING IN A PORTIONS OF SECTIONS 3 AND 34, TOWNSHIP 35 & 36 SOUTH, RANGE 39 EAST
SAINT LUCIE COUNTY, FLORIDA



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:
THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS.

ALTA COMMITMENT
FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II
TITLE COMMITMENT: FILE NO. 5011612-NCS-641890-PHX1, EFFECTIVE DATE: DECEMBER 19TH, 2013.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
NOT A SURVEY ITEM.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
NONE APPARENT.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
SEE SURVEY NOTE #9.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
NOT A SURVEY ITEM.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
THIS PARCEL OF LAND DOES NOT ABUT ANY NAVIGABLE RIVERS OR STREAMS. THERE ARE DRAINAGE CANALS ADJACENT TO THE PROPERTY BOUNDARY.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT A SURVEY ITEM.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
NOT A SURVEY ITEM.

8. Taxes and assessments for the year 2013, which are not yet due and payable, but not yet delinquent.
NOT A SURVEY ITEM.

9. 200-foot easement in favor of Florida Power & Light Company as described in that certain Order of Taking recorded in Book 377, Page 2069 as affected by Book 564, Page 15 and Stipulated Judgment - Parcel 49 recorded in Book 582, Page 2901 and Book 616, Page 1590.
THIS IS A FLORIDA POWER & LIGHT COMPANY EASEMENT - NO BUILDINGS OR STRUCTURES ALLOWED. AFFECTS THE PROPERTY AS SHOWN.

10. The terms, provisions and conditions contained in that certain Ordinance No. 95-039 establishing a "Library Impact Fee" recorded in Book 981, Page 1615; Book 992, Page 2862, and as amended in Book 1301, Page 2302.
THESE ORDINANCES CREATE AND AMEND ST. LUCIE COUNTY LIBRARY IMPACT FEES. THIS IS NOT A SURVEY MATTER.

11. The terms, provisions and conditions contained in that certain Resolution 01-012 regarding granting a preliminary planned nonresidential development recorded in Book 1389, Page 1236, and amended in Book 1403, Page 2281.
THIS IS A RESOLUTION GRANTING A PRELIMINARY PLANNED NONRESIDENTIAL DEVELOPMENT AND CHANGE OF ZONING. AFFECTS PARCEL 1 AND PARCEL 2 AS SHOWN.

12. The terms, provisions and conditions contained in that certain Preliminary Development Agreement for the Provences Development of Regional Impact recorded in Book 2399, Page 1777.
THIS IS AN AGREEMENT BETWEEN WILLOW LAKE LLC, RED RIVER PROPERTIES LLC AND THE DEPARTMENT OF COMMUNITY AFFAIRS (STATE OF FLORIDA) WHICH DISCUSSES DEVELOPMENT PLANS FOR PARCEL 2. AFFECTS PARCEL 2 AS SHOWN.

13. The terms, provisions and conditions contained in that certain Provences Developer's Agreement recorded in Book 2956, Page 2462.
THIS IS AN AGREEMENT BETWEEN MIDWAY PROPERTIES, RED RIVER, AND WILLOW LAKES WHICH DISCUSSES THE COSTS, DEDICATION OF LANDS, AND ALSO CONVEYANCE OF ANY PROPERTIES. HOWEVER, THE LEGAL DESCRIPTIONS ARE NOT COMPLETE AND THE LANDS IT AFFECTS CANNOT BE PLOTTED.

14. The terms, provisions and conditions contained in that certain Lease as referenced by that certain Lease for Grazing of Cattle recorded in Book _____, Page _____.
AFFECTS PARCEL 1 AND PARCEL 2 AS SHOWN.

15. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
SEE TITLE EXCEPTION #14.

16. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Creech Engineers, Inc. on December 4, 2013, designated Job Number 13184.00:
Overhead utilities along West boundary line without an apparent easement thereto.

SURVEYOR'S NOTES:

1. THIS IS AN ALTA BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AND INCLUDE ITEMS 1, 3, 4, 6A, 8, 10(A), 10(B), 11B, 13, 14, 16, 17, 18, 19, 20A, 20B, AND 21 OF THE ALTA STANDARDS OUTLINED WITHIN TABLE "A" AND WAS PERFORMED IN ACCORDANCE WITH THE "ACCURACY STANDARDS FOR LAND TITLE SURVEYS", AS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND THE AMERICAN LAND TITLE ASSOCIATION. SAID BOUNDARY SURVEY WAS PREPARED UTILIZING FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-NCS-641890-PHX1, EFFECTIVE DATE DECEMBER 19, 2013. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

IN REFERENCE TO TABLE "A" ITEM 10(A) & 10(B): THIS ITEM IS NOT APPLICABLE TO THIS SURVEY.

IN REFERENCE TO TABLE "A" ITEM 11(B): ABOVE GROUND EVIDENCE OF UTILITIES WAS SURVEYED, NO UTILITY PLANS WERE PROVIDED TO THIS OFFICE.

IN REFERENCE TO TABLE "A" ITEM 14: PARCEL 2 LIES ADJACENT TO COUNTY ROAD NO. 712 (MIDWAY ROAD).

IN REFERENCE TO TABLE "A" ITEM 16: NO EVIDENCE OF EARTHWORK WAS OBSERVED

IN REFERENCE TO TABLE "A" ITEM 17: NO PROPOSED CHANGES IN STREET RIGHTS-OF-WAY WERE PROVIDED TO THIS OFFICE.

IN REFERENCE TO TABLE "A" ITEM 18: NO EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED.

IN REFERENCE TO TABLE "A" ITEM 20(A): MULTIPLE FPL TRANSMISSION LINES AS SHOWN HEREON.

IN REFERENCE TO TABLE "A" ITEM 20(B): NO MONUMENTATION WAS SET FOR OFFSITE EASEMENTS.

2. THE BEARINGS SHOWN HEREON ARE DEED BEARINGS, RELATIVE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, BEING NORTH 89°46'35" WEST.

3. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL POSITIONAL TOLERANCE OF 0.10 FEET.

4. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAPS NUMBER 12111C0169J AND 12111C0170J, BOTH DATED FEBRUARY 16, 2012. NOTE: ALL ELEVATIONS SHOWN PER THESE FLOOD INSURANCE RATE MAPS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

5. THE EXPECTED USE OF THE LANDS BOUND BY THIS SURVEY, AS CLASSIFIED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS" IS "RURAL" WITH THE MINIMUM LINEAR CLOSURE FOR THIS TYPE OF BOUNDARY SURVEY TO BE 1 FOOT IN 5,000 FEET (1:5,000). THE ACCURACY OBTAINED BY MEASUREMENT, OBSERVATION AND CALCULATION OF THE CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS DETERMINED TO MEET SAID REQUIREMENT.

6. SUBSURFACE OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.

7. THE ZONING OF THIS PROPERTY IS "AG", BUILDING SETBACKS PER ST. LUCIE COUNTY ARE:
FRONT : 50' FROM PROPERTY LINE
SIDE: 20' FROM PROPERTY LINE
REAR: 30' FROM PROPERTY LINE

8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

9. APPARENT PHYSICAL USES:
1) A) 4' BARBED WIRE FENCE MEANDERS 1.4' EAST OF PROPERTY LINE.
B) 4' BARBED WIRE FENCE MEANDERS 2.0' EAST OF PROPERTY LINE.
C) 4' BARBED WIRE FENCE MEANDERS 4.0' EAST OF PROPERTY LINE.
2) A) 8' WIDE TRAIL CENTERLINE 13' EAST OF PROPERTY LINE. APPEARS TO BE INGRESS/ EGRESS FOR SUBJECT PROPERTY.
B) 8' WIDE TRAIL CENTERLINE 13' WEST OF PROPERTY LINE. APPEARS TO BE INGRESS/ EGRESS FOR SUBJECT PROPERTY.

10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PART OR PARTIES.

11. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP ARE FOR INFORMATIONAL PURPOSES ONLY.

12. CANALS SHOWN HEREON ARE BASED UPON THE LEGAL DESCRIPTION AND SUPPORTED BY THE "GENERALIZED CANAL ELEVATIONS MAP FOR THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT" FOUND ON THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT WEBSITE: nslrwcd.org.

LEGEND

A = ARC LENGTH	LTD = LIMITED	34-35-39 = SECTION-TOWNSHIP-RANGE	
A.P.U. = APPARENT PHYSICAL USE	(M) = MEASURED	△ = CENTRAL ANGLE	
ALTA = AMERICAN LAND TITLE ASSOCIATION	M = METER	-x-x-x- = FENCE	
ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING	NAD = NORTH AMERICAN DATUM	= CONCRETE POWER POLE	
(C) = CALCULATED DATA	NGS = NATIONAL GEODETIC SURVEY	= WOOD POWER POLE	
CCR = CERIFIED CORNER RECORD	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	—OHUL— = OVERHEAD UTILITY LINE	
C.R. = COUNTY ROAD	NO. = NUMBER	= GUY ANCHOR	
(D) = DEED DATA	# = NUMBER	⊡ = FOUND 4X4 CONCRETE MONUMENT	
D.B. = DEED BOOK	N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT	○ = FOUND IRON ROD	
E = EASTING	O.R.B. = OFFICIAL RECORDS BOOK		
EL. = ELEVATION	PCN = PARCEL CONTROL NUMBER		
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	PG. = PAGE		
FL. = FLORIDA	PK = PARKER KALON		
FPL = FLORIDA POWER AND LIGHT	PVC = POLYVINYL CHLORIDE PIPE		
FT = FEET	R = RADIUS		
G.P.S. = GLOBAL POSITIONING SYSTEM	R.T.K. = REAL TIME KINEMATICS		
H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE	R/W = RIGHT-OF-WAY		
I.D. = IDENTIFICATION	S.R. = STATE ROAD		
INC. = INCORPORATED	TYP. = TYPICAL		
KM = KILOMETER	U.S. = UNITED STATES		
LB = LICENSED BUSINESS			

SURVEYOR'S CERTIFICATION:

WALTON ACQUISITIONS FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WALTON INTERNATIONAL GROUP (USA), INC., AN ARIZONA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED AND APPROVED BY ALTA, ACSM AND NSPS ON FEBRUARY 23, 2011, AND INCLUDES ITEMS 1, 3, 4, 6A, 8, 10A, 10B, 11B, 13, 14, 16, 17, 18, 19, 20A, 20B, AND 21OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

ALSO

I HEREBY CERTIFY THAT THE ATTACHED "ALTA/ACSM LAND TITLE SURVEY" OF THE HEREIN-DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AS SURVEYED IN THE FIELD ON AUGUST 7, 2014. I FURTHER CERTIFY THAT THIS "ALTA/ACSM LAND TITLE SURVEY" MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

AUGUST 7, 2014
DATE OF LAST FIELDWORK

PATRICK B. MEEDS
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 4728

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\010230 – Village at Midway\010230-01-001 (SUR)\Survey\IBERIA AND WALTON PARCEL ACAD 2008\dwg\IBERIA ALTA.dwg 8/8/2014

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS; CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS; CERTIFICATE OF AUTHORIZATION NO. 30462

Bowman Consulting Group, Ltd., Inc.
7881 SW Ellipse Way
Stuart, FL 34997
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
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WALTON ACQUISITIONS FL., LLC
ALTA BOUNDARY SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-001

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK	PAGE
13-115	19-28
	30-39
13-116	47-48

D.J.I., D.A.L.	P.B.M.
DRAWN	CHKD

SCALE H: N.T.S. V: N.T.S.

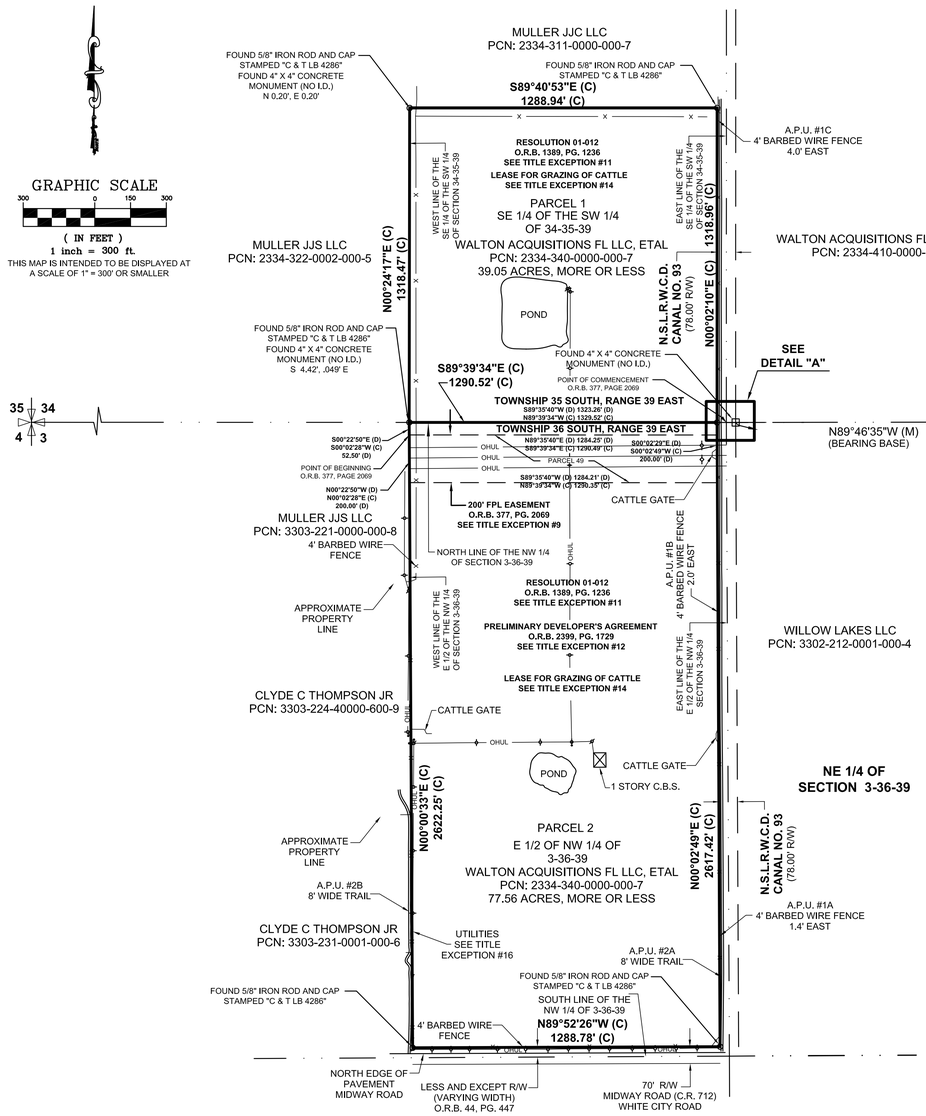
JOB No. 010230-01-001

DATE AUG. 7, 2014

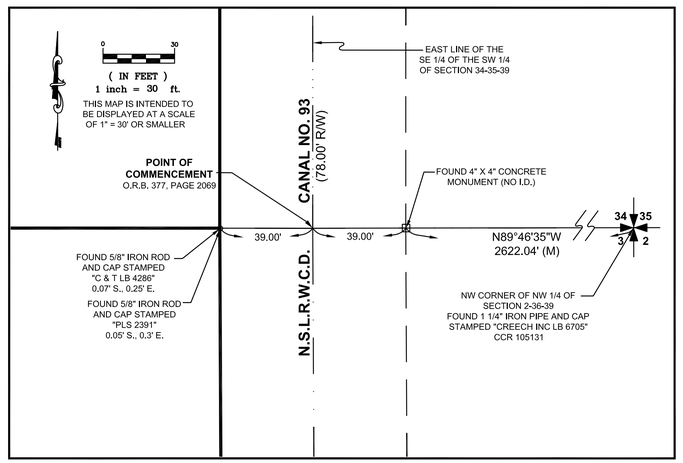
FILE No. IBERIA ALTA

SHEET 1 OF 2

ALTA/ACSM LAND TITLE SURVEY
WALTON ACQUISITIONS FL., LLC
LYING IN A PORTIONS OF SECTIONS 3 AND 34, TOWNSHIP 35 & 36 SOUTH, RANGE 39 EAST
SAINT LUCIE COUNTY, FLORIDA



DETAIL "A"



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY BOWMAN CONSULTING GROUP, LTD. SHALL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\010230 – Village at Midway\010230-01-001 (SUR)\Survey\IBERIA AND WALTON PARCEL ACAD 2008\dwg\IBERIA ALTA.dwg 8/8/2014

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS; CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS; CERTIFICATE OF AUTHORIZATION NO. 30462

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WALTON ACQUISITIONS FL., LLC
ALTA BOUNDARY SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-001

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK	PAGE
13-115	19-28, 30-39
13-116	47-48

D.J.I., D.A.L. DRAWN	P.B.M. CHKD

SCALE H: 1" = 300' V: N/A

JOB No. 010230-01-001

DATE AUG. 7, 2014

FILE No. IBERIA ALTA

Upon recording, please return to:

Return to:
First American Title Insurance Co.
2425 E. Camelback Rd., Ste 300
Phoenix, AZ 85016

Parcel Identification Nos.:
2334-340-0000-000-7
3303-210-0000-000-4
2334-410-0000-000-1

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3913748 01/08/2014 at 03:33 PM
OR BOOK 3594 PAGE 557 - 573 Doc Type: DEC
RECORDING: $146.00

635627 V1

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

VILLAGE AT MIDWAY

This Declaration of Covenants, Conditions and Restrictions (the "**CC&R**") is effective as of January 2, 2013 and is made and executed by **WALTON ACQUISITIONS FL, LLC**, a Florida limited liability company, whose address is c/o Walton International Group (USA), Inc., 4800 N. Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251 ("**Walton**").

RECITALS

A. Walton is the beneficial and record owner of that certain tract or parcel of real property located in St. Lucie County, Florida consisting of approximately 516.320 gross acres, more particularly described on **Schedule "A"** attached hereto and made a part hereof (the "**Property**");

B. Walton intends to sell undivided interests in the Property as tenancies-in-common with all other owners thereof, while retaining at least a five percent (5%) ownership interest in the Property as a Unit Owner (as defined in Recital D herein); and

C. This CC&R is to run with the title to the Property and with the title to each Unit (as hereinafter defined) and is imposed thereon for the purpose, among others, of providing for the effective operation, leasing, positioning, marketing, sale and conveyance of the Property;

D. This CC&R shall be binding upon each and every cotenant owning an undivided interest in and to the Property and their successors and assigns and is for the benefit of each such cotenant as well as his, her or its successors and assigns (with each such cotenant's undivided interest in the Property being herein referred to as a "**Unit**" and with the owners of Units being herein sometimes referred to as "**Cotenants**" or as "**Unit Owners**"); and

E. Title to each Unit is to be deeded to and held by the trustee of a revocable trust (each a "**Trust**") with the initial settlor being the initial trustee and sole beneficiary during such settlor's lifetime.

DECLARATION

NOW, THEREFORE, for and in consideration of the premises and the reliance of the Cotenants herein, Walton hereby imposes upon and subjects the title to the Property to this CC&R, and hereby declares as follows:

ARTICLE A
OPERATIONS

A.1. Walton shall be the initial operator of each Unit and of the Property as a whole, Walton having been or to be so appointed by the owner of each Unit under the terms of those certain Agreements of Purchase and Sale pursuant to which each of the Unit Owners acquired from Walton his, her or its Unit (hereinafter Walton and/or such other party as shall be appointed a successor operator is sometimes referred to as the "**Operator**").

A.2. None of the Cotenants shall have the right to use, possess or occupy all or any portion of the Property either exclusively or in common with the other Cotenants, each such Cotenant having assigned (and each hereby assigns) to the Operator all such rights. Accordingly, the Operator is and shall be fully authorized to operate the Property and may, but shall not be obligated to, enter into and make, sign, execute and deliver, in recordable or unrecordable form, on behalf of each and all Unit Owners, without the need to submit such matters to the Unit Owners for vote of approval, any and all (i) leases, (ii) licenses, (iii) easements, (iv) rights-of-way, (v) conveyances of any interest in the Property to any city, county, town, state or other public or quasi-public authority or entity (collectively, "**Governmental Authorities**") for any public purpose (including any deed in lieu of condemnation or in lieu of the exercise of the right of eminent domain before or in response to a threat of condemnation) in order to facilitate the Unit Owners' cooperation with such Governmental Authorities, or any sale or exchange with any party of less than 10% of the entire Property in order to facilitate cooperation with neighboring property owners and to obviate contentions and risk-related liability to the Unit Owners, (vi) covenants, (vii) inclusion of the Property or any portion thereof in a facilities, utility or improvement district and the conveyance of less than 10% of the entire Property to any third party in order to facilitate the creation of a facilities, utility or improvement district to benefit the Property, or (viii) any arrangements benefiting or burdening all or any portion of the Property as the Operator shall, in its sole discretion, deem advisable. If the Property is subject to a lease or other encumbrance at the time the title thereto is acquired by the Cotenants, then the Operator shall assume the Cotenants' obligations thereunder.

A.3. Income from and operating expenses of the Property shall be handled in accordance with this Section A.3.

(i) For purposes of this CC&R, the following terms shall be defined as set forth below:

(a) "**Property Expenses**": All costs and expenses of the Property, which are normally associated with the purchase, ownership and sale of real property, including, but not limited to, (a) real property taxes, insurance premiums, utilities, operating expenses and costs of maintenance and repair; (b) all costs, expenses and fees incurred in connection with the conveyance of the Units from Walton to the Unit Owners; (c) all real estate transfer and recording taxes due and owing in connection with the conveyance of the Units from Walton to the Unit Owners; and (d) all costs, fees, premiums and other expenses (including, without limitation, Walton's reasonable legal fees) associated with obtaining: (x) a new policy of title insurance in favor of each Unit Owner as a named insured with respect to its interest in its Unit upon such Unit Owner's purchase of its Unit from Walton, and (y) a policy of general liability or similar insurance, or any interest in a master policy of general liability insurance, which the Operator shall have the right, but not the obligation, to bind and procure with respect to the Property and the respective interest of the Owners therein.

(b) "**Planning Activities**": Any and all activities undertaken by or at the direction of the Operator in connection with planning the potential future development of the Property, including, without limitation, predevelopment concept planning, and/or application for rezoning and various development approvals by the Operator on behalf of the Unit Owners, and obtaining assurances from utility providers to provide utility services to the Property. The Operator is hereby authorized to undertake any Planning Activities that the Operator deems desirable, in its discretion.

(c) "**Planning Costs**": Any and all costs and expenses incurred by Operator in connection with any Planning Activities.

(ii) All rental or other income generated by or through the Property shall be paid to the Operator and shall be used by the Operator to pay the Property Expenses and/or the Planning Costs. To the extent that Property income in any calendar year or other appropriate period exceeds Property Expenses and Planning Costs, such excess may be held by the Operator to defer future Property Expenses and/or Planning Costs until such time as the Property may be sold, at which time any such surplus will be accounted for and distributed as provided in Section C.6 below.

(iii) If the Property Expenses and Planning Costs are in excess of any Property income received by the Operator in any calendar year or other appropriate period, Walton will make available to the Operator an amount equal to a minimum of 17.964% of the purchase price of each Unit of the Property (the "**Initial Amount**"), which may be utilized by the Operator for the payment of Property Expenses and/or Planning Costs. Any portion of the Initial Amount not used by the Operator for the payment of Property Expenses and/or Planning Costs shall be returned to the Unit Owners upon a sale of the

Property (or, if the Operator is entitled to reimbursement pursuant to Section A.3(vi) below, such unused portion may be credited against the Reimbursable Amount).

(iv) If the Property Expenses and Planning Costs are in excess of the sum of (A) any Property income received by the Operator in any calendar year or other appropriate period; and (B) the Initial Amount, then the Operator may, in its discretion, and without seeking any approval of the Unit Owners, make available an additional amount not to exceed the aggregate sum of (1) Property income; and (2) the Initial Amount; and (3) 10% of the Purchase Price of the Units of the Property (item (3) above being defined as the "**Discretionary Amount**"), all for the payment of Property Expenses and/or Planning Costs . The Operator shall provide written notice to the Unit Owners when it first advances any portion of the Discretionary Amount pursuant to this subsection, such notice to be provided within 120 days of such advance occurring. The Discretionary Amount shall be reimbursable to the Operator in accordance with Section A.3(vi) below.

(v) If the Property Expenses and Planning Costs are in excess of the sum of (A) any Property income received by the Operator in any calendar year or other appropriate period; and (B) the Initial Amount; and (C) the Discretionary Amount (such excess amount referred to herein as the "**Excess Costs and Expenses**"), then the Operator may, from time to time, upon a Unit Owners' Vote (defined in Section F.15) make available an amount equal to the Excess Costs and Expenses.

(vi) The Operator shall be entitled to withhold an amount from the proceeds of the sale of the Property to pay and reimburse itself for:

(a) The Discretionary Amount referred to in Section A.3(iv)

(b) The Excess Costs and Expenses, pursuant to Section A.3(v) above; and

(c) legal fees actually incurred by the Operator; and

(d) any other amounts expended by the Operator, not previously reimbursed and which are specifically stated to be reimbursable to it.

(such amounts, plus interest accruing thereon as set out below, collectively referred to as the "**Reimbursable Amount**"). The Reimbursable Amount is to be paid to the Operator by the Operator deducting it from the proceeds which would have been otherwise distributable to the Unit Owners upon sale of the Property. To the extent of each Unit Owner's respective prorata share of the Reimbursable Amount, each Unit Owner hereby irrevocably assigns, sets aside, transfers and sets over to the Operator, and further hereby irrevocably assigns and pledges as collateral to secure payment to the Operator of the Reimbursable Amount such Unit Owner's interest in the proceeds of any such sale for the purpose of fully repaying the Reimbursable Amount to the Operator. The Reimbursable Amount shall earn interest payable to the sole benefit of the Operator at the rate of Wells Fargo Prime, calculated monthly, in respect of each cost forming a part of the Reimbursable Amount paid by the Operator, from the date that each such cost is paid by the Operator on behalf of

the Unit Owners pursuant to this CC&R until sale of the Property. For the purposes of this paragraph, "**Wells Fargo Prime**" means, for any day, the prime rate expressed as a rate per annum which Wells Fargo Bank (or its successor) adopts and adjusts from time to time as the variable reference rate of interest in order to determine interest rates it will charge for commercial loans made in the U.S. in U.S. dollars as the same is in effect from time to time. Each Unit Owner hereby consents to the execution, acknowledgment and recordation by the Special Signatory Co-Trustee (as defined in each Trust), on behalf of each Unit Owner, of such documents and instruments authorized under Section A.2 above, and such documents and/or instruments necessary to perfect the Operator's lien associated with the Reimbursable Amount, notwithstanding such Unit Owner's election to vote against or failure to vote for any such expenditure, in accordance with Section A.3(vi) above.

A.4. The Operator's rights, authority and obligations concerning the sale of the Property and collection and distributions of sale proceeds are and shall be as set forth in this CC&R.

A.5. **Cotenants voting, in the aggregate, undivided cotenancy interests representing 60% or more of the undivided cotenancy interests in the Property in favor of termination of the Operator, shall have the right to terminate the appointment of the Operator and to appoint a new operator from time to time. Upon the delivery of such a notice of termination, the appointment of Walton as the Operator shall terminate on the first business day to occur thirty (30) days thereafter. Such termination of Walton as the Operator shall immediately release Walton from its obligations to make any payments by reason of the applicability of Section A.3(iv) and A.3(v) above, accruing from and after the time of termination.**

A.6. An Operator may resign from its obligations as the Operator by giving written notice of resignation to the Cotenants. The resignation of the Operator shall become effective upon the earlier of: (i) the appointment of a successor Operator, or (ii) the sixtieth (60^{th}) day following the notice of resignation. If the Operator shall provide notice of resignation, be removed or become incapable of acting, or if a vacancy shall occur in the office of the Operator for any reason, the Unit Owners shall promptly appoint a successor Operator and provide notice of such appointment to the prior Operator. A prior Operator shall have no further obligation hereunder except as set forth in Section A.7 below.

A.7. Upon termination or resignation of an Operator, such Operator shall cause to be made an accounting of the costs and expenses of the Operator in performance of its duties hereunder. Such accounting and any amounts owed by the Operator to the Cotenants (along with a copy of all books and records of the Operator relating to its performance hereunder) shall be promptly delivered to any successor Operator or to the Unit Owners. **Notwithstanding a termination or resignation of Walton as the Operator, Walton shall still be entitled to the Reimbursable Amount upon the sale or exchange of the Property or any portion thereof. The Reimbursable Amount constitutes funds advanced by Walton on the Unit Owners' behalf and is an indebtedness due to Walton secured by a lien on the title to the Property.**

A.8. Until such time as Walton concludes selling Units in the Property (in Walton's sole and absolute discretion), the allocation of all Property Expenses and Planning Costs shall be 95%

to the Unit Owners and 5% to Walton (the "**Initial Allocation**"). At such time as Walton concludes selling Units (in Walton's sole and absolute discretion), Walton shall determine the final allocation of ownership of the Property as between Walton and the Unit Owners (the "**Final Allocation**"). From and after such time, the allocation of all Property Expenses and Planning Costs shall be based upon the Final Allocation. If the Initial Allocation differs from the Final Allocation, then the party benefitting therefrom (either Walton on the one hand or the Unit Owners collectively on the other) shall be responsible for paying all Property Expenses and Planning Costs until the ratio of the amount expended by each such party is equal to the Final Allocation. Thereafter, all Property Expenses and Planning Costs shall be allocated based on the Final Allocation described above.

A.9. Notwithstanding anything herein to the contrary, it is the express intention and understanding of the Unit Owners and Walton that given the nature of the direct deeded, undivided ownership interest of each Unit Owner in and to the Property, management, by Walton, of the Property is not required and will not be undertaken.

ARTICLE B
RESTRICTIONS ON TRANSFER

B.1. Except in connection with an Accepted Purchase Offer (as hereinafter defined) or as a result of being a beneficiary of a Trust, no Unit or any portion thereof or interest therein may be owned by a person that is a U.S. Person, (as defined in Section F.5 below), and no Unit Owner, other than in connection with an Accepted Purchase Offer, shall sell or otherwise dispose (other than as a beneficiary of a Trust) of his, her or its Unit any portion thereof or any interest therein to any person that is a U.S. Person, with any such purported sale or disposition to be of no force or effect.

B.2. Other than in connection with an Accepted Purchase Offer, no person shall obtain an interest in the Unit or any portion thereof: (i) unless and until such person has expressly assumed in writing this CC&R and agreed in writing that it, and its successors and assigns are and shall be bound hereby, and (ii) unless such person has expressly in writing assumed and agrees to comply with all terms and agreements of the Agreement of Purchase and Sale pursuant to which the original Unit Owner purchased the Unit from Walton (the "**Purchase Agreement**"). Subject to Section D.2 below a Unit Owner may sell his, her or its Unit to a non-U.S. Person but only if the purchaser of such Unit complies with Section B.1 above and only so long as such sale would not violate Section B.1 above or Section B.3 below; provided, however if such purchaser is an entity and not a natural person, then such purchaser shall not be required to establish a revocable trust or contribute the Unit to a revocable trust and shall not be bound by provisions of Sections 2(h) or 2(i) of the Purchase Agreement.

B.3. It is acknowledged that Walton sold the Units without registration under any state or federal law relating to the registration of securities and the reliance on certain exemptions from registration under applicable state and federal laws. Other than in connection with an Accepted Purchase Offer, no Unit or any portion of or interest in a Unit can be offered for sale, sold or transferred in the United States or to a U.S. Person (unless such transfer is the result of such

transferee being named as a beneficiary of a Trust) unless the transfer of the Unit is registered under the Securities Act (as defined in Section F.5 below) or otherwise in compliance with the Securities Act.

ARTICLE C
SALE

C.1. The Operator is authorized to market the Property on such terms and conditions as it deems advisable, provided that the marketing materials contain a statement that any sale is conditioned upon a Unit Owners' Vote in approval of such sale. The Operator's marketing activities may include, without limitation, accepting nonbinding letters of intent or offers.

C.2. The Operator is authorized to enter into a contract for the sale of the Property on such terms and conditions as the Operator deems desirable; provided that such contract (unless it is a conveyance or sale to a city, county, town, state or other public or quasi-public entity for any public purpose or any sale or exchange with any party of less than 10% of the entire Property, which matters, pursuant to Section A.2 above, are within the power of the Operator to complete without obtaining the Unit Owners' Approval Procedure, as defined below) must contain a provision that the sale of the Property is conditioned upon (and the Operator is not authorized to sell the Property unless it first obtains) an affirmative vote to accept the contract for sale and the terms and conditions contained therein by Cotenants voting 60% or greater of the undivided cotenancy interests in the Property actually casting votes on the matter (pursuant to the "Unit Owners' Approval Procedure" described in Section C.4 below). A contract so approved is herein referred to as an "**Accepted Purchase Offer**". Any third party purchasing the Property pursuant to such contract shall be entitled to rely conclusively upon the Operator's written, signed certificate that it has received the necessary Unit Owners' approvals for such sale ("**Certificate of Approval**"). Upon Operator's receipt of an Accepted Purchase Offer, all Unit Owners whether or not they have approved the terms of such contract shall be bound by such contract and shall be bound to convey their Units pursuant to such contract. The Operator is authorized to sign deeds conveying all Units at a properly approved sale pursuant to the powers of attorney granted to it by the Unit Owners on their acquisition of the Units, or each Special Signatory Co-Trustee (as defined in Section E.3 below) is authorized to execute any and all such deeds and other documents necessary to consummate the sale pursuant to an Accepted Purchase Offer.

C.3. Any purchaser of the Property shall be entitled to pay the purchase price therefor directly to the Operator which is unconditionally and irrevocably authorized to accept the same on behalf of the Unit Owners; and no such purchaser shall have any responsibility or obligation with respect to the distribution of the net sales proceeds by the Operator to the Unit Owners.

C.4. The Operator shall submit the terms of any contract for sale of the Property (other than those within that specified in Section A.2 above) for approval by the Unit Owners by delivering a copy of such contract together with a form providing space for the Unit Owner to indicate its acceptance or rejection of the contract for sale, and for each Unit Owner owning more than one

undivided cotenancy interest in the Property, the ability for such Unit Owner to submit separate votes for each (or any subset of) undivided cotenancy interest that it owns (a "**Ballot**"). Such notice shall be mailed to the address of each Unit Owner in accordance with the terms of any separate agreement executed by the Unit Owner and the Operator or, if no such agreement exists, to the last address provided to the Operator by the Unit Owner. The Unit Owner shall return its Ballot indicating partial or complete acceptance or rejection of the contract to the Operator, and the Operator shall keep a record of such Ballots until the first to occur of: (i) the sale of the Property, or (ii) the contract for sale has been terminated. Any Unit Owner not returning its Ballot within the timeframe for submission of the Ballot specified thereon shall be deemed to have returned a Ballot rejecting the contract for sale of the Property. The Operator shall tabulate the total votes of the Unit Owners. If and only if the Ballots show an affirmative vote to accept the contract for sale by 60% or greater of the undivided cotenancy interests in the Property actually casting votes on the matter shall such Ballots be deemed the action of all of the Unit Owners and permit the Operator to proceed with the sale (an "**Accepted Purchase Offer**") of the Property. The foregoing process shall be referred to herein as the "**Unit Owners' Approval Procedure**".

C.5. Upon the closing of a sale of the Property with respect to which Operator issued to the purchaser its Certificate of Approval, no Unit Owner shall have any cause of action against or right to contest the sale or to bring any action against the purchaser at such sale for any reason which may be based upon or in any way connected with the Unit Owner's disapproval of such sale, the terms and conditions of such sale, the procedure followed by Operator in obtaining approval of such sale or for any other reason whatsoever in any way relating to the sale itself. In the event any Unit Owner believes that it has been wronged in some way related to the sale of such Property, any and all remedies such Unit Owner may have at law or equity may be sought only against the Operator and only then on the grounds that the Operator made a material misrepresentation as to the terms and conditions of such a sale or that the Operator did not have the requisite Unit Owners' Vote for such sale. It is hereby acknowledged and agreed that the purchaser at an approved sale and any title insurance company insuring the purchaser's title or the title of any lender financing purchaser's acquisition of the Property shall have the right to rely unconditionally upon this CC&R.

C.6. At the closing of the sale of the Property pursuant to an Accepted Purchase Offer, the sales price, after adjustments and prorations as provided for in the Accepted Purchase Offer, shall be paid to the Operator as agent for the Unit Owners. Upon receipt of such sales price, the Operator shall distribute to each Unit Owner a sum equal to such Unit Owner's allocable share of such sales price less: (i) any withholding of a portion of the sales proceeds required under applicable state or federal laws and regulations, and (ii) such Unit Owners allocable share of costs of closing and the Reimbursable Amount. The Operator shall provide each Unit Owner with an accounting of any withholding, the costs of closing and the Reimbursable Amount. Such distribution shall occur within a reasonable time after the closing of the sale of the Property and pursuant to such procedure as the Operator shall deem, in its reasonable business judgment, the most efficient after soliciting from the Unit Owners information such as identification of bank accounts, addresses, wire transfer instructions and the like.

C.7. In addition to the rights of Walton specified in Article D (below) and not in limitation or constriction thereof, Walton, or any one or more entities directly or indirectly affiliated with it, including any one or more principals, members, shareholders, partners (general or limited), officers or directors of any one or more of the foregoing, or Walton in combination with any one or more of the foregoing, shall have the right, but not the obligation, to tender and offer a contract to purchase all or any portion of the Property on such price, terms and conditions as such offeror may elect, in its sole discretion, provided, however, such offer to purchase shall, at all times, remain subject to and conditioned upon a Unit Owners' Vote as is provided for in Section F.15 hereof.

ARTICLE D
RIGHT OF FIRST REFUSAL

D.1. (i) Walton, in its personal capacity, shall have a right of first refusal ("**ROFR**") to purchase the Property or any part thereof at such purchase price and on such financial and other material terms as set out in the Accepted Purchase Offer, and Walton shall have ten (10) days from the Acceptance Date (as defined below) to exercise its ROFR to purchase the Property, or any part thereof, on the terms and conditions of the Accepted Purchase Offer, such right to be exercised by giving written notice to the Unit Owners;

(ii) If Walton fails to give the Unit Owners written notice of exercise of the ROFR within ten (10) days of the Acceptance Date, or otherwise waives its ROFR within such time, then the Operator shall on behalf of all of the Unit Owners conclude the sale on the terms set out in such Accepted Purchase Offer, provided, however, that if the Unit Owners: (A) do not sell the Property to the buyer identified in the Accepted Purchase Offer as specified in the Accepted Purchase Offer within 365 days of the Acceptance Date, or (B) agree to vary the sales price of the Property, or other financial terms, or (C) vary any other material term of the Accepted Purchase Offer, or (D) otherwise fail to sell the Property in accordance with the Accepted Purchase Offer, then Walton shall have a renewed ROFR in accordance with this Section D.1; and

(iii) If Walton notifies the Unit Owners of the exercise of such ROFR within the ten (10) day period provided in this Section D.1, then Walton shall purchase the Property or portion thereof subject to the terms and conditions of the Accepted Purchase Offer.

D.2. (i) No Unit Owner may sell its Unit or any interest therein without first providing Walton the right of first refusal as described below. Accordingly, any offer to purchase a Unit which that Unit's Owner wishes to accept (an "**Accepted Unit Purchase Offer**") must be transmitted to the Operator and cannot be accepted by the Unit Owner without first providing Walton its right of first refusal. Walton, in its personal capacity, shall have a ROFR to purchase the Unit or any portion thereof at such purchase price and on such financial and other material terms as set out in the Accepted Unit Purchase Offer, and Walton shall have ten (10) days from the Acceptance Date (as defined below) to exercise its ROFR to purchase the Unit, or any part thereof, on the terms and conditions of the Accepted Unit Purchase Offer, such right to be exercised by giving written notice to the Unit Owner;

(ii) If Walton fails to give the Unit Owner written notice of exercise of the ROFR within ten (10) days of the Acceptance Date, or otherwise waives its ROFR within such time, then the Operator shall on behalf of the Unit Owner conclude the terms of the purchase on the terms set out in such Accepted Unit Purchase Offer, provided, however, that if the Unit Owner: (A) does not sell the Property to the buyer identified in the Accepted Purchase Offer as specified in the Accepted Purchase Offer within 365 days of the Acceptance Date, or (B) agrees to vary the sales price of the Unit, or other financial terms, or (C) varies any other material term of the Accepted Unit Purchase Offer, or (D) otherwise fails to sell the Unit in accordance with the Accepted Unit Purchase Offer, then Walton shall have a renewed ROFR in accordance with this Section D.2; and

(iii) If Walton notifies the Unit Owner of the exercise of such ROFR within the ten (10) day period provided in this Section D.2 then Walton shall purchase the Unit or portion thereof subject to the terms and conditions of the Accepted Unit Purchase Offer;

D.3. "**Acceptance Date**" shall mean: (A) the date upon which Unit Owners pursuant to a Unit Owners' Vote have advised the Operator that they have accepted the Property offer as contemplated in Section C.2, or (B) the date upon which the Unit Owner has advised the Operator that he, she or it wishes to accept a Unit purchase offer as contemplated in Section D.2(i).

ARTICLE E
TRUSTS

E.1. Each Unit constitutes an undivided interest in the Property at least initially to be held by the trustee of a trust ("**Trust**") as a tenant in common with all other Unit Owners.

E.2. While each Trust is a revocable trust, by its terms and pursuant to these restrictions and requirements no purported revocation of the Trust shall be effective or shall be deemed in any way to have occurred unless and until the trustee of such Trust has executed and recorded in the real property records of St. Lucie County, Florida a deed conveying legal title to the Unit to the Trust settlor or beneficiary. Absent the execution and recordation of such a deed, Operator and all third parties may rely upon the continued existence of the Trust and upon authority of such Trust's trustee or its attorney in fact. The foregoing restriction as it is contained in each Trust, along with certain other provisions of such Trust, may not be modified since such provisions are intended to be for the common benefit of all of the Cotenants by providing, among other things, a system for the authorization and consummation of any sale of the Property which may be relied upon by the Operator and third parties.

E.3. Any purchaser of the Property or any interest therein shall be entitled to rely upon the Operator's written certificate as to the existence and status of each of the Trusts and as to the trustee or successor trustee therein and as to the authority of any Special Signatory Co-Trustee (as defined in each Trust Agreement) to execute deeds, documents of conveyance, and other documents necessary to consummate the sale of the Property and/or the conveyance of each

and all of the Units.

E.4. Each Trust instrument provides that certain of its provisions are not subject to amendment, which provisions include without limitation the appointment and method of appointment of the Special Signatory Co-Trustee (as that term is defined in each Trust Agreement).

E.5. Each Trust instrument provides that the Special Signatory Co-Trustee is irrevocably granted the authority to execute, acknowledge, deliver and record such documents and instruments authorized under Section A.2 above, and such documents and/or instruments as may be necessary to perfect the Operator's lien associated with the Reimbursable Amount.

ARTICLE F
GENERAL PROVISIONS

F.1. The provisions of this CC&R and the terms of each Trust including without limitation the provisions dealing with the Special Signatory Co-Trustee (as that term is defined in each Trust Agreement) are for the benefit of the Operator and each of the Cotenants, and are necessary for the orderly operation, marketing and disposition of the Property of which each Unit comprises a part. This CC&R runs with the title to the Property and each Unit.

F.2. Notwithstanding any law granting the Unit Owners, as tenants-in-common, a right to petition any court or governing authority to divide the Property among the Cotenants or to force a sale of the Property and the distribution of the proceeds of such sale among the unit holders, no Cotenant shall have any right to petition the court to grant or to receive such a division or disposition of the property; and each Cotenant hereby waives any and all rights of partition. This provision is for the benefit of the Operator and each of the Cotenants, and is necessary for the orderly operation, marketing and disposition of the Property of which each Unit comprises a part.

F.3. The costs and expenses of the Operator and its attorneys arising: (i) in connection with the performance of its duties as Operator, or (ii) from any lawsuit arising under this CC&R or relating to the Property shall be reimbursable to the Operator and shall be included in the Reimbursable Amount hereunder to the extent that they are not directly caused by the gross negligence or willful misconduct of the Operator.

F.4. In the event the Property or any Cotenant's interest in the Property is offered for sale pursuant to the United States Bankruptcy Code, Sections 363(h) and 363(i), or is offered under the bankruptcy, insolvency or similarly identified laws of a country other than the United States of America, then, each and all of the Cotenants do and hereby unconditionally transfer and assign to Operator any and all rights each may have to purchase the Property or any other Cotenant's interest therein.

F.5. For purposes of this CC&R, the term "**U.S. Person**" means (i) any natural person resident in the United States; (ii) any partnership or corporation organized or incorporated under the laws of the United States; (iii) any estate of which any executor or administrator is a U.S. Person;

(iv) any trust of which any trustee is a U.S. Person; (v) any agency or branch of a foreign entity located in the United States; (vi) any non-discretionary account or similar account (other than an estate or trust) held by a dealer or similar fiduciary for the benefit of or account of a U.S. Person; (vii) any discretionary account or similar account (other than an estate or trust) held by a dealer or other fiduciary organized, incorporated, or (if an individual) resident in the United States; and (viii) any partnership or corporation if (A) organized or incorporated under the laws of any foreign jurisdiction; and (B) formed by a U.S. Person principally for the purpose of investing in securities not registered under the Securities Act, unless it is organized or incorporated, and owned, by accredited investors (as defined in Rule 501(a) under the Securities Act) who are not natural persons, estates or trusts; all as further defined and pursuant to the rules contained in Regulation S of the *United States Securities Act of 1933*, as amended (the "**Securities Act**").

F.6. In no event shall the terms of this CC&R in any way related to (a) the Operator's right to be repaid the Reimbursable Amount; or (b) the lien created by this CC&R securing the Reimbursable Amount be modified, amended, waived or otherwise revised without Walton's prior, express, written and recorded consent, granted or withheld in Walton's sole and absolute discretion.

F.7 For purposes of any matter that requires a vote or approval by the Unit Owners hereunder, any particular Unit Owner whose Unit is composed of more than one undivided cotenancy interest in the Property, may, in its sole discretion, issue a separate vote or approval as to each of his, her or its undivided cotenancy interests in the Property, which vote or approval need not be the same as the vote or approval issued for any other undivided cotenancy interest owned by such Unit Owner. For example, if a Unit Owner's Unit is composed of ten (10) undivided cotenancy interests in the Property, the Unit Owner shall not be required to cast all of its undivided cotenancy interests for or against any matter requiring a vote or approval hereunder, but instead may elect to cast all or any part of its ten (10) undivided cotenancy interests for and the remainder of its (10) undivided cotenancy interests against the matter (e.g. seven (7) votes in favor of the matter and three (3) votes in opposition of the matter).

F.8. In addition to the specific amendment rights set forth elsewhere in this CC&R, Walton may unilaterally amend this CC&R or any portion thereof, on its own motion, to: (a) satisfy the requirements of any local, state or federal government agency; (b) correct typographical errors or to eliminate scrivener's errors; or (c) bring any provisions into compliance with any applicable governmental statute, rule, regulation, or judicial determination. As to other types of proposed amendments, except as otherwise specifically provided elsewhere herein, this CC&R may be amended only by an affirmative Unit Owners' Vote. All proposed amendments which are subject to the vote of Unit Owners shall be submitted to a vote to the Unit Owners in the same manner as the Unit Owner's Approved Procedure referenced above.

F.9. Walton reserves the right to assign, and/or delegate, any of its rights and obligations in this CC&R in whole or in part to affiliated or unaffiliated entities.

F.10. If any provision of this CC&R would violate the rule against perpetuities or any other

limitation on the duration of the provisions contained herein and imposed by law, then such provision shall be deemed to remain in effect only for the maximum period permitted by law or until twenty-one (21) years after the death of the last survivor of the now living descendants of former President George W. Bush and the original Owners of Units in the Property.

F.11. In all cases, the provisions of this CC&R shall be given that reasonable interpretation or construction which will best effect consummation of the general plan of effective administration of the Property, which will carry out the intent as expressed in the recitals of the CC&R.

F.12. Failure to enforce any provision of this CC&R shall not operate as a waiver of any such provision or of any other provisions of this CC&R.

F.13. In the event of the consummation of the sale of all or a portion of the subject Property pursuant to an Accepted Purchase Offer, Walton shall have the ability, in its sole discretion, to terminate this CC&R, in whole or in part, and reflect such termination of record in St. Lucie County.

F.14. Walton is not licensed to sell or otherwise deal in or with any real property located in Hong Kong. This transaction does not deal in or with any real property located in Hong Kong.

F.15. For all purposes of this CC&R and except where otherwise provided herein, whenever any matter is the subject of a vote of Unit Owners, then the affirmative vote of 60% or greater of the undivided cotenancy interests in the Property *actually casting votes* on the matter shall be deemed the action of all of the Unit Owners and shall be binding upon all Unit Owners (known herein as a "***Unit Owners' Vote***").

[SIGNATURE PAGE COMMENCES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Declarant has caused this document to be executed as of the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Yvette Ratliff
Print Name: Yvette Ratliff
First Witness

Christine Silver
Print Name: Christine Silver
First Witness

WALTON ACQUISITIONS FL, LLC,
a Florida limited liability company

By: Walton International Group, Inc.,
a Nevada corporation,
its Manager

By: Gordon A. Price
Name: GORDON A. PRICE
Title: AUTHORIZED SIGNATORY

By: Wayne G. Souza
Name: WAYNE G. SOUZA
Title: AUTHORIZED SIGNATORY

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this 2nd day of January, 2014, by Gordon A. Price and Wayne G. Souza, each an Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of the company. Both such persons are personally known to me.

VANESSA CHIZMESHYA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My commission Expires
June 20, 2017

[SEAL]

Notary Public, State of Arizona
Print Name: Vanessa Chizmeshya
Commission No.: 525394
My Commission Expires: June 20, 2017

SCHEDULE "A"

PROPERTY DESCRIPTION – *VILLAGE AT MIDWAY*

Parcel 1:

Parcel 1:

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OFWAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06'37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229.66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.65 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY

LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

Parcel 2:

Parcel A:

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Containing 1,701,018 square feet or 39.05 acres, more or less.

Parcel B:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Containing 3,378,514 square feet or 77.56 acres, more or less.

lucido & associates

November 5, 2014

Clarissa Davis, Planner
Planning Department
City of Fort Pierce
PO Box 1480
Fort Pierce, FL 34954

Re: Village At Midway – Annexation Capacity Analysis
Our Reference Number: 14-290

Dear Clarissa,

At your request, please find enclosed herewith one (1) original and eight (8) hardcopies of the completed Capacity Analysis worksheet and supporting Traffic Impact Report, along with water/waste water capacity letters from St. Lucie County Water and Waste Water Utility District and Fort Pierce Utilities Authority. Additionally, you have also been copied on emails with regard to the public school capacity and solid waste capacity; at your request, hard copies of said correspondence can be provided to you should you require it.

Please do not hesitate contact me directly with any questions, comments or concerns that you may have regarding the documents provided herein.

Respectfully,

Brian Nolan, ASLA, APA
Senior Project Manager
Lucido & Associates

C/c:
Rebecca Grohall – Planning Manager
Mark Jacobson – Walton Development (Applicant)
Chris Forbes – Walton Development (Applicant)
Lee Dobbins – Dean Mead
Howard Erhsam – Bowman Consulting
Susan O'Rourke – Susan E. O'Rourke, P.E., Inc.

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	AG-2.5	AG-2.5
South	Vacant	MXD	PNRD
East	Vacant	MXD	AG-2.5
West	Vacant	AG-2.5	AG-2.5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	AG-2.5	AG-2.5	16 DU's / 850,509 sf. (aquaculture)	39.05 ac.	X
****Proposed**	MXD	PD	425 DU's (10.8 DU's/ac.) / 750,000 sf.	39.05 ac.	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) 425 x 2.6 x 100 = 110,500 gpd / 750,000 x 0.125 = 93,750 gpd Other: 0.125 gallons per day per square foot 110,500 + 93,750 = 204,250 gpd
Demand Analysis	Maximum ADF x 1.5 = 204,250 gpd x 1.5 = 306,375 gpd
Current Zoning/FLU	Total gallons per day 16 x 2.6 x 100 = 4,160 + 850,509 x 0.125 = 110,474 gpd
**Proposed Zoning/FLU	Total gallons per day 204,250 gpd
**Change in Demand	Total gallons per day +93,776 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) 425 x 2.6 x 100 = 110,500 gpd 750,000 x 0.10 = 75,000 gpd Other: 0.1 gallons per day per square foot 110,500 + 75,000 = 185,500 gpd
Demand Analysis	Maximum ADF x 1.5 = 185,500 x 1.5 = 278,250 gpd
Current Zoning/FLU	Total gallons per day 16 x 2.6 x 100 = 4,160 + 850,509 x 0.10 = 89,211 gpd
**Proposed Zoning/FLU	Total gallons per day 185,500 gpd
**Change in Demand	Total gallons per day +96,289 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	885 ac.	907 ac.	+22 ac.
Urban District	5 acres per 1,000 people	221 ac.	226 ac.	+5 ac.
Community	2.5 acres per 1,000 people	111 ac.	113 ac.	+2 ac.
Neighborhood	1.36 acres per 1,000 people	60 ac.	62 ac.	+2 ac.

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gains Academy (TBD)	Fort Pierce Central (TBD)
City	Fort Pierce	Fort Pierce
Distance	5 miles	5 miles
Current Zoning/FLU Enrollment Demand	5 Students	2 Students
****Proposed Zoning/FLU Enrollment Demand**	225 SF = 64 Students 200 MF = 29 Students	225 SF = 27 Students 200 MF = 12 Students
****Change in Demand**	+88 Students	+37 Students

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	16 Units: 4 yds.
****Proposed Zoning/FLU**	425 Units: 56 yds. (8 yds./60 Units = X yds./425 Units = 56 yds.)
***Change in Demand**	+ 52 yds.

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Pre-development Runoff: 25.10 ac. ft. Post-development Runoff: 27.31 ac. ft. Difference in Pre/Post-development: +1.6 ac. ft.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	3,107	268/234
****Proposed Zoning/FLU**	9,375	749/938
***Change in Demand**	6,268 Trips	Trips 481/704
Impact to Capacity	Capacity available within LRTP; see attached Traffic Impact Report.	

IV. Project Description

PHASING N/A for Annexation
Is this project (phase) part of a larger project? [ ] Yes [ ] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [X] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [X] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

BOARD OF COUNTY COMMISSIONERS

ST. LUCIE COUNTY FLORIDA

UTILITIES

October 30, 2014

Walton Acquisitions FL, LLC
c/o W. Lee Dobbins, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

Dear Mr. Dobbins:

RE: Utility Service Availability Letter – Village of Midway

You have requested the St. Lucie County Water and Wastewater Utility District (the "District"), provide you a utility service availability status letter regarding the District's water and wastewater utility system. You own, control or represent property as generally described on Attachment A to this letter (the "Property"). This Property lies within the areas of St. Lucie County that will be served by the District. Please note that the provision and availability of utility service by the District is governed by the District's Utility Policies and Procedures, including the Utility Service and Extension Policies and Rate Resolutions, (the "Utility Governing Documents"). The Utility Governing Documents are incorporated in and made a part of this letter and shall control any inconsistencies between this letter and the Utility Governing Documents. Please read the Utility Governing Documents carefully with your legal adviser to understand the process for obtaining a utility service commitment from the District.

This utility service availability letter is intended to provide a non-binding generic statement of the current status of utility service availability in the areas of St. Lucie County that will be served by the District. [If applicable: The District currently has a Bulk Service Agreement with the Fort Pierce Utility Authority (the "FPUA") to provide water supply and treatment and/or wastewater treatment and disposal utility capacity to the District, as available as determined by the FPUA. The terms of the Bulk Service Agreement are incorporated in and made a part of this letter.] The District will determine the best way to serve the Property.

The District currently has utility lines in the vicinity of your Property; at the current time, these utility lines have available capacity. Additional infrastructure needs will be finalized when demand projections for the property are provided to the District and the standard development agreement executed.

This letter is not a reservation of utility capacity and may not be relied upon by you as a representation from the District to you as to the availability of utility service to your Property. In order to reserve capacity to serve your Property, you will need to execute a standard development agreement with the District in accordance with the Utility Governing Documents.

Please let me know if you require additional information regarding this matter.

Sincerely,

Laurie Waldie

Laurie Waldie
Utility Director

cc: Raymond Murankus, SLCU Project Manager
Mark Satterlee, Planning & Development Services Director

CHRIS DZADOVSKY, District No. 1 • TOD MOWERY, District No. 2 • PAULA A. LEWIS, District No. 3 • FRANNIE HUTCHINSON, District No. 4 • KIM JOHNSON, District No. 5
2300 Virginia Avenue • Fort Pierce, FL 34982 • Phone (772) 462-1150 • FAX (772) 462-1153
web site: www.stlucieco.gov

Attachment "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:
THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS.

715 South 25th Street (34947)
PO Box 3191 (34948)

Phone: 772.466.1600, Ext. 3475
Fax: 772.468.2411

Director of Water/Wastewater Systems
"Committed to Quality"

November 3, 2014

tperkins@fpua.com

Howard Ehrsam, P.E.
Bowman Consulting
10815 SW Tradition Square
Port St. Lucie, FL 34987

Subject: The northern 39.05 acres of Parcel No. 2334-340-0000-000-7
Villages of Midway

Dear Mr. Ehrsam:

As requested, FPUA has water treatment capacity and wastewater treatment capacity available for the above referenced project. We can make no statement regarding water or wastewater transmission capacity as this project is located in the St. Lucie County Water and Wastewater Bulk Service Area and they are responsible for all transmission capacity improvements required to serve the proposed project.

Should you have additional questions, please contact me at 772-466-1600 Ext. 3475.

Sincerely,

Timothy E. Perkins, P.E.
Director W/WW Systems

ec: Bill Thiess, Director of Utilities
Valerie Schulte, Supervising Engineer
Laurie Waldie, SLC Utilities Director

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

Villages at Midway LUPA

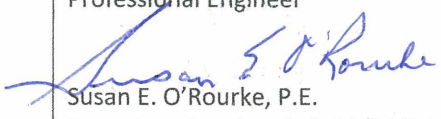
Prepared for:

Walton Development and Management

Prepared by

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

SR14091.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 10/31/14 License #: 42684

428 SW Akron Avenue
Suite 1A
Stuart, Florida 34994

772.781.7918
772.781.9261 fax

SEORourke@comcast.net

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

October 31, 2014

Mr. Mark Jacobson

Walton Development and Management
8390 ChampionsGate Bloulevard
Suite 315
Champions Gate, FL 33896

Re: Village at Midway

Dear Mr. Jacobson:

Susan E. O'Rourke, P.E., Inc. has completed the analysis of the proposed land use plan amendment from AG 2.5 to MXD. The land use amendment affects a parcel with a total of 39.05 acres generally north of Midway Road in St. Lucie County, Florida. The parcel is the subject of an Annexation into the City of Ft. Pierce. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
Susan E. O'Rourke, P.E., Inc.

Susan E. O'Rourke, P.E.
Registered Civil Engineer - Traffic

969 SE Federal Highway
Suite 402
Stuart, FL 34994
772 781 7918

428 SW Akron Avenue
Suite 1A
Stuart, Florida 34994

772.781.7918
772.781.9261 fax

SEORourke@comcast.net

INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed land use amendment of 39.05 acres of land with a land use category of AG-2.5 allowing up to 16 dwelling units or 850,509 square feet of Aquaculture. The proposal is to change the land use to MXD which is a flexible mixed use land use category that is implemented via the adoption of a Planned Development (PD) Agreement. However, the development cannot exceed an FAR of 1.5 and the residential portion must comprise 40% of the total square footage of development. To that end, the proposal is to develop a maximum of: 500,000 square feet of warehouse; 150,000 square feet of general office; 100,000 square feet of retail; 225 single family units and 200 multi- family units. The purpose of this report is to determine the impact on the surrounding roadway system associated with the change in land use. The following analytical steps were taken:

- summary of the project description; existing land use and proposed land use
- summary of existing/ 2035 lane geometrics
- assessment of the change in trip generation
- summary of 2035 traffic volumes

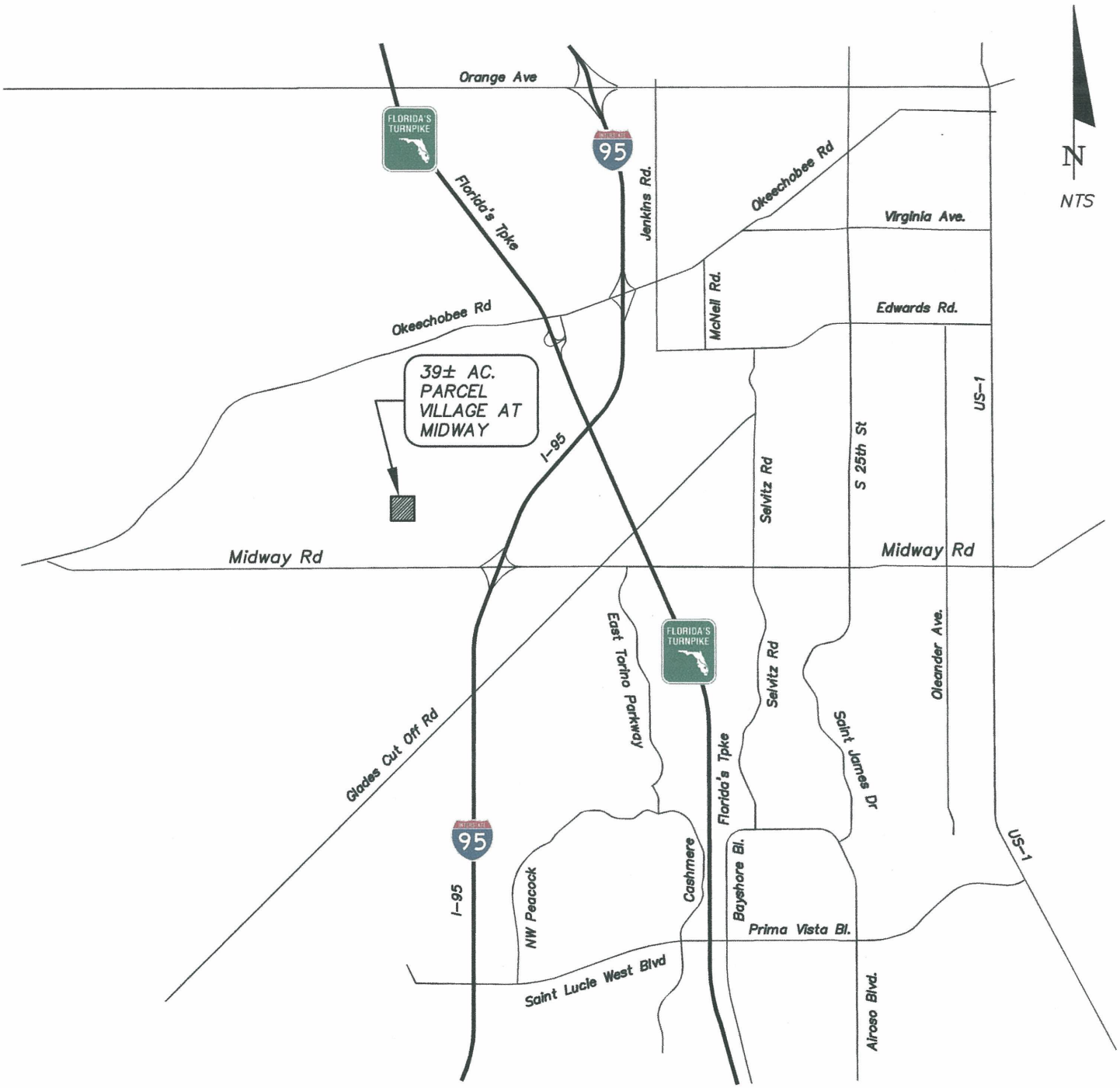
Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed land use amendment involves a parcel of land located generally north of Midway Road. **Figure 1** shows the project's location.

The existing land use designation for the site is AG-2.5 allowing up to 16 dwelling units or 850,509 square feet of Aquaculture. The proposal is to change the land use to MXD which is a flexible, mixed use land use category that is implemented via the adoption of a Planned Development (PD) Agreement. However, the development cannot exceed an FAR of 1.5 and the residential portion must comprise 40% of the total square footage of development. To that end, the proposal is to develop a maximum of: 500,000 square feet of warehouse; 150,000 square feet of general office; 100,000 square feet of retail; 225 single family units and 200 multi- family units.

The analysis of the project impacts in the long range scenario, 2035 are discussed herein.



Susan E. O'Rourke, P.E., Inc.
Traffic Engineering, Transportation Planning

772-781-7918
969 SE Federal Highway Suite 402
Stuart, Florida 34994

FIGURE 1

PROJECT LOCATION

THE VILLAGE AT MIDWAY

OCT 2014

TRIP GENERATION

To estimate the trips generated by the existing future land use the land use the existing zoning of Agriculture was considered. Two scenarios could be implemented, residential at 1 unit per 2.5 acres resulting in 16 dwelling units or agriculture uses such as Aquaculture. The aquaculture use could allow up to 850,509 square feet of use. Warehouse trip rates were applied for this use. The aquaculture would result in a higher trip generation so it was used in the analysis. The trip generation for the land use under the existing future land use category is shown in **Table 1**.

For the proposed future land use, given the parameters within the MXD land use, a land development program was created that will be memorialized in the PD agreement at a later date. The program of : warehouse- 500,000 square feet,; general office – 150,000 square feet, retail- 100,000 square feet; single family dwelling units – 225; multi family dwelling units l 200 were analyzed/ **Table 2a** summarizes the trip generation associated with the proposed future land use. **Table 2b** shows the internal capture. **Appendix A** includes trip generation and internal capture for the AM and PM peak hours.

The change in land use is the subject of the land use plan amendment. As shown in **Table 3**, there will be a potential increase of 6268 daily trips, 483 AM peak hour trips and 704 PM peak hour trips.

LANE GEOMETRICS

The study area was reviewed to determine the existing number and type of lanes along the roadway. Each roadway is described below.

Midway Road is a two lane arterial with an east/west alignment in the vicinity of the project. It is a four lane roadway from just west of I-95 to Selvitz Road. The roadway is included in the Cost Feasible Long Range Plan to be widened to 4 lanes from SR 70 to just west of I-95. From Selvitz to US 1, the FDOT is in the processing of constructing the entire roadway as a four lane section.

I-95 is a 6 lane interstate highway with a north/south alignment. The road is included in the cost feasible plan as an 8 lane interstate highway north of Okeechobee Road.

Figure 2 illustrates the existing roadway conditions.

Table 1 Warehouse Existing Future Land Use Trip Generation

	ITE Code	Intensity		Trip Generation Rate	Directional Split		Gross Trips		
					% In	% Out	In	Out	Total
Daily	850	406000	SF	Ln(t)=0.86ln(x)+2.24					1645
AM	850	406000	SF	Ln(t)=0.55Ln(x)+1.88	79%	21%	141	37	178
PM	850	406000	SF	Ln(t)=0.64Ln(x)+1.14	25%	75%	37	109	146

TABLE 2a Trip Generation - Daily

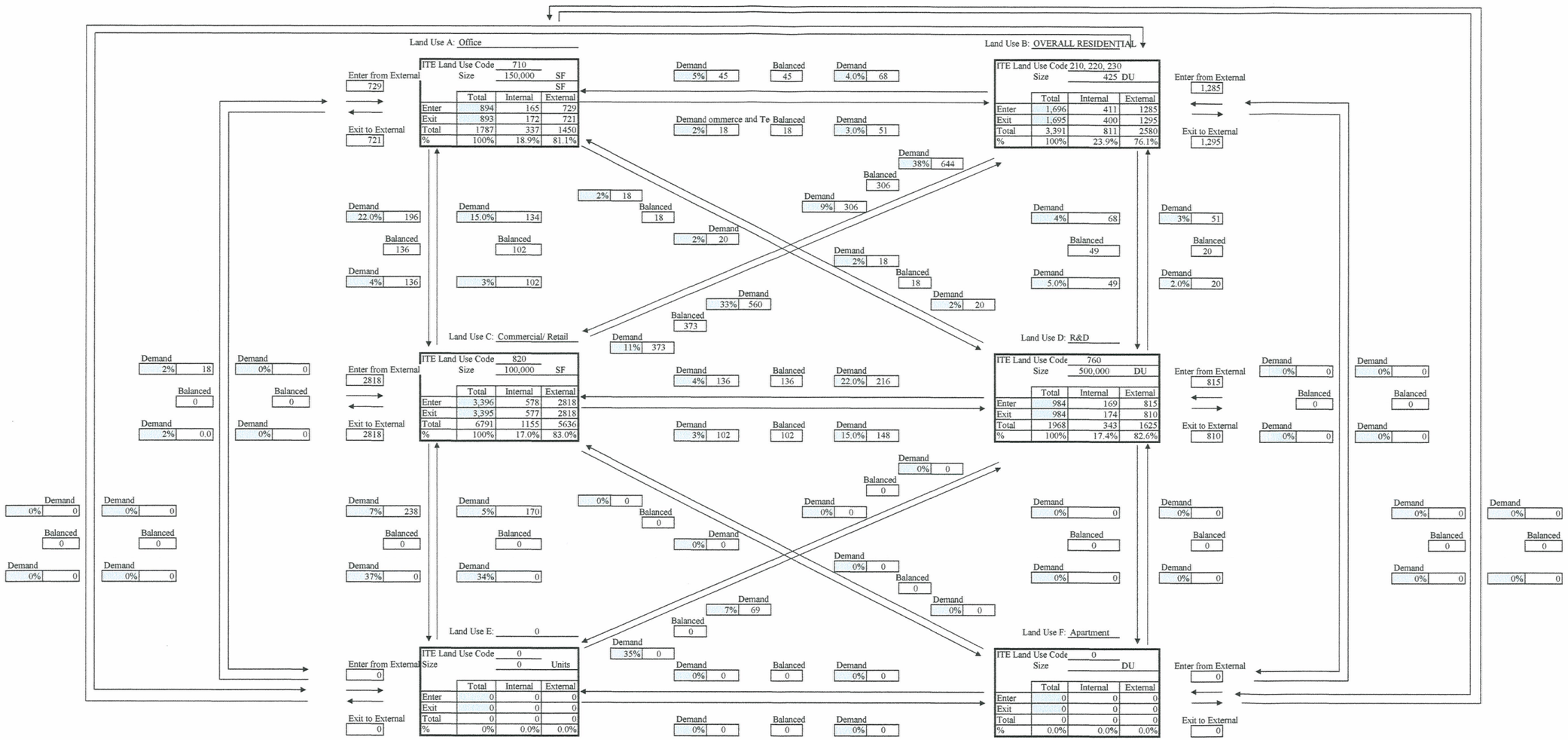
Land Use	ITE Code	Intensity	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Residential Single-Family	210	225 DU	Ln(T)=0.92(x)+2.72	50%	50%	1,108	1,107	2,215	268	261	529	23.9%	840	846	1,686	0	0.0%	840	846	1,686
Residential Multi-Family	230	200 DU	Ln(T)=0.87ln(x)+2.46	50%	50%	588	588	1,176	143	139	282	24.0%	445	449	894	0	0.0%	445	449	894
Commercial/ Retail	820	100,000 SF	Ln(T)=0.65ln(x)+5.83	50%	50%	3,396	3,395	6,791	578	577	1,155	17.0%	2,818	2,818	5,636	1916	34.0%	1,860	1,860	3,720
Warehouse	150	500,000 SF	Ln(T)=0.86Ln(x)+2.24	50%	50%	984	984	1,968	169	174	343	17.4%	815	810	1,625	0	0.0%	815	810	1,625
Office	710	150,000 SF	Ln(T)=0.76Ln(x)+3.68	50%	50%	894	893	1,787	165	172	337	18.9%	729	721	1,450	0	0.0%	729	721	1,450
TOTAL						**6,971**	**6,968**	**13,938**	**1,323**	**1,323**	**2,646**	**19.0%**	**5,647**	**5,644**	**11,291**	**1916**	**17.0%**	**4,689**	**4,686**	**9,375**

Table 2b Trip Generation: Daily

Village at Midway 39.05 acres LUPA
TRIP INTERNALIZATION - Daily

Analyst AAA
Date Nov-14

Name of Devlpt Village at Midway 39.05 acres LUPA
Time Period Daily

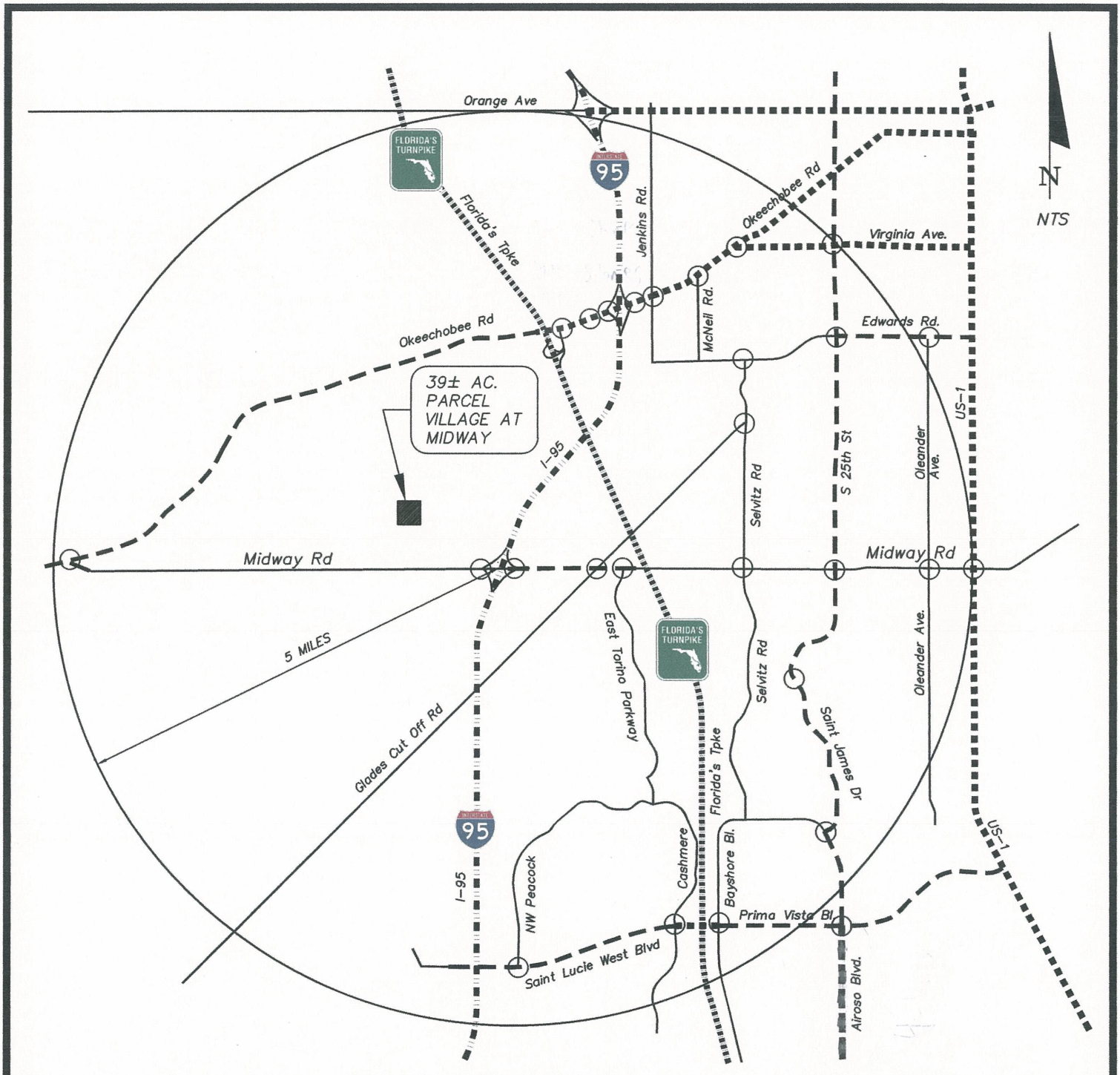


Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total	
Enter	729	1285	2818	815	0	0	5647	
Exit	721	1295	2818	810	0	0	5644	Internal
Total	1450	2580	5636	1625	0	0	11291	Capture
Single-Use Trip Gen Estimate	1787	3391	6791	1968	0	0	13937	19.0%

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

Table 3: Net Trip Generation			
	Existing	Proposed	Net Increase
Daily	3107	9375	6268
AM- Total	268	751	483
AM-In	212	295	83
AM-Out	56	458	402
PM- Total	234	938	704
PM- In	59	461	402
PM - Out	175	477	302



LEGEND

= 2 LANE ARTERIAL
= 4 LANE ARTERIAL
= 6 LANE ARTERIAL
= 4 LANE EXPRESSWAY
= 6 LANE EXPRESSWAY
= SIGNALIZED INTERSECTION

Susan E. O'Rourke, P.E., Inc.
Traffic Engineering, Transportation Planning

772-781-7918
969 SE Federal Highway Suite 402
Stuart, Florida 34994

FIGURE 2

EXISTING ROADWAY NETWORK

THE VILLAGE AT MIDWAY

OCT 2014

PROJECT ASSIGNMENT

The project traffic was distributed using the TCRPC Model. The resultant assignment is shown in **Appendix B**. The project percent assignment is shown in **Figure 3**.

STUDY AREA/ PROJECT IMPACT

Based on the project assignment and the impact to the network, the study area was determined. The study area is defined to include the roadways where the project has an impact of 5% or greater of project volume to capacity. The adjacent street is required to be addressed when the impact is 1% or greater.

Table 4 summarizes the project impact on the area network

As shown, the project study area includes just 1 link based on the 5%/1% criteria.

FUTURE TRAFFIC VOLUMES

The links along Midway Road were analyzed in the study, although only LTC Ranch to I-95 is required. The links were analyzed for the long term conditions. The long term analysis coincides with the Long Range Transportation Plan which is 2035. For the 2035 horizon, the network includes the components that are included in the cost feasible roadway network.

2035 Horizon

The proposals to amend the comprehensive plan must demonstrate that the impacts created by the new project can be accommodated on the long range circulation plan that has been adopted for the existing future land use.

To determine the impact created by the change in land use, the traffic volumes from the 2035 Long Range Transportation Plan were used. **Table 5** summarizes the 2035 volumes with the project traffic added. The total traffic volumes were compared to the capacity of the roadway under the 2035 conditions. All roadways will operate at acceptable levels of service with the proposed future land use amendment in place.

Appendix C contains the 2035 volumes and network data.

CONCLUSION

The proposed land use will result in an increase in trips of 6268 daily trips, 483 AM peak hour trips and 704 PM peak hour trips. The proposed land use amendments will not adversely impair the surrounding network.

Susan E. O'Rourke, P.E., Inc.
Traffic Engineering, Transportation Planning

772-781-7918
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Stuart, Florida 34994

FIGURE 3

PROJECT % ASSIGNMENT

THE VILLAGE AT MIDWAY

OCT 2014

Table 4: Project Percent Impact

Segment	From	To	Existing Lanes	2035 Lanes	Functional Classification	Existing LOS D/E (Daily)(1)	2035 LOS D/E (Daily) (1)	Project % Assignment	Project Traffic	Project % of Existing Capacity	Is project % of Existing Capacity > 5%	Project % of 2035 Capacity	Is project % of 2035 Capacity > 5%	Is total traffic less than capacity?
Midway Road	Okeechobee Rd	Shinn Rd	2L	4LD	Rural Principal Arterial- uninterrupted	14300	39800	6.0%	376	2.6%	NO	0.9%	NO	YES
	Shinn Rd	McCarty Rd	2L	4LD	Rural Principal Arterial- uninterrupted	14300	39800	8.0%	501	3.5%	NO	1.3%	NO	YES
	McCarty Rd	Arterial A	2L	4LD	Urban Principal Arterial	17700	39800	8.0%	501	2.8%	NO	1.3%	NO	YES
	Arterial A	I95	2L	4LD	Urban Principal Arterial	17700	39800	78.0%	4889	27.6%	Yes	12.3%	Yes	YES
	I95	Glades Cut off Rd	4LD	4LD	Urban Minor Arterial	32400	32400	16.0%	1003	3.1%	NO	3.1%	NO	YES
	Glades Cut off Rd	NW East Torino Pkwy	4LD	4LD	Urban Minor Arterial	32400	32400	11.0%	689	2.1%	NO	2.1%	NO	YES
	NW East Torino Pkwy	Florida's Turnpike	2L	4LD	Urban Minor Arterial	14800	32400	10.0%	627	4.2%	NO	1.9%	NO	YES
	Florida's Turnpike	S. Jenkins Rd	2L	4LD	Urban Minor Arterial	14800	32400	9.0%	564	3.8%	NO	1.7%	NO	YES
	S Jenkins Rd	Selvitz Rd	2L	4LD	Urban Minor Arterial	14800	32400	6.0%	376	2.5%	NO	1.2%	NO	YES
	Selvitz Rd	S 25th St	2L	4LD	Urban Minor Arterial	14800	32400	5.0%	313	2.1%	NO	1.0%	NO	YES
									0					
Okeechobee Rd	Midway Rd	Shinn Rd	4LD	4LD	Rural Principal Arterial- uninterrupted	51000	51000	0.0%	0	0.0%	NO	0.0%	NO	YES
	Shinn Rd	McCarty Rd	4LD	4LD	Rural Principal Arterial- uninterrupted	51000	51000	0.0%	0	0.0%	NO	0.0%	NO	YES
	McCarty Rd	Florida's Turnpike	4LD	4LD	Urban Principal Arterial	39800	39800	2.0%	125	0.3%	NO	0.3%	NO	YES
	Florida's Turnpike	S King's Hwy	4LD	4LD	Urban Principal Arterial	39800	39800	1.0%	63	0.2%	NO	0.2%	NO	YES
	S King's Hwy	Crossroads Pkwy	4LD	4LD	Urban Principal Arterial	39800	39800	1.0%	63	0.2%	NO	0.2%	NO	YES
	Crossroads Pkwy	I95	4LD	4LD	Urban Principal Arterial	39800	39800	3.0%	188	0.5%	NO	0.5%	NO	YES
	I95	Jenkins Rd	6LD	6LD	Urban Principal Arterial	59900	59900	9.0%	564	0.9%	NO	0.9%	NO	YES
	Jenkins Rd	McNeil Rd	6LD	6LD	Urban Principal Arterial	59900	59900	7.0%	439	0.7%	NO	0.7%	NO	YES
	McNeil Rd	Virginia Ave	6LD	6LD	Urban Principal Arterial	59900	59900		0	0.0%	NO	0.0%	NO	YES
									0					
Florida's Turnpike	North	Okeechobee Rd	4LD	4LD	Urban Principal Arterial	74400	74400	0.0%	0	0.0%	NO	0.0%	NO	YES
	Okeechobee Rd	South	4LD	4LD	Urban Principal Arterial	74400	74400	0.0%	0	0.0%	NO	0.0%	NO	YES
									0					
I95	Orange Ave	Okeechobee Rd	4LD	8LD	Urban Principal Arterial	74400	148700	19.0%	1191	1.6%	NO	0.8%	NO	YES
	Okeechobee Rd	W. Midway Rd	4LD	6LD		74400	111800	33.0%	2068	2.8%	NO			
	W Midway Rd	St Lucie West Blvd	4LD	6LD	Rural Principal Arterial	74400	111800	29.0%	1818	2.4%	NO	1.6%	NO	YES
									0					
									0					
Glades Cut off Rd	Range Line Rd	Reserve Blvd	2L	2L	Urban Minor Arterial	17700	17700	5.0%	313	1.8%	NO	1.8%	NO	YES
	Reserve Blvd	LTC Parkway	2L	2L	Urban Minor Arterial	17700	17700	5.0%	313	1.8%	NO	1.8%	NO	YES
	LTC Parkway	W. Midway Rd	2L	2L	Urban Minor Arterial	17700	17700	7.0%	439	2.5%	NO	2.5%	NO	YES
	W Midway Rd	Florida's Turnpike	2L	2L	Urban Minor Arterial	17700	17700	3.0%	188	1.1%	NO	1.1%	NO	YES

Note: The Tables for LRTP show Glades cut-off as 4LD but unfunded. Midway was shown as funded in 2021.

Daily Trips
6,268

Table 5: Link Analysis - 2035 W/ Proposed Future Land Use

Segment	From	To	Existing Lanes	2035 Lanes	Functional Classification	Existing LOS D/E (Daily)(1)	2035 LOS D/E (Daily) (1)	2035 Volume without Project	Project % Assignment	Project Traffic	2035 with Project	Project % of Existing Capacity	Is project % of Existing Capacity > 5%	Project % of 2035 Capacity	Is project % of 2035 Capacity > 5%	Is total traffic less than capacity?
Midway Road	Okeechobee Rd	Shinn Rd	2L	4LD	Rural Principal Arterial- uninterrupted	14300	39800	5060	6.0%	376	5436	2.6%	NO	0.9%	NO	YES
	Shinn Rd	McCarty Rd	2L	4LD	Rural Principal Arterial- uninterrupted	14300	39800	5531	8.0%	501	6032	3.5%	NO	1.3%	NO	YES
	McCarty Rd	Arterial A	2L	4LD	Urban Principal Arterial	17700	39800	8077	8.0%	501	8578	2.8%	NO	1.3%	NO	YES
	Arterial A	I95	2L	4LD	Urban Principal Arterial	17700	39800	23180	78.0%	4889	28069	27.6%	Yes	12.3%	Yes	YES
	I95	Glades Cut off Rd	4LD	4LD	Urban Minor Arterial	32400	32400	12545	16.0%	1003	13548	3.1%	NO	3.1%	NO	YES
	Glades Cut off Rd	NW East Torino Pkwy	4LD	4LD	Urban Minor Arterial	32400	32400	15775	11.0%	689	16464	2.1%	NO	2.1%	NO	YES
	NW East Torino Pkwy	Florida's Turnpike	2L	4LD	Urban Minor Arterial	14800	32400	28396	10.0%	627	29023	4.2%	NO	1.9%	NO	YES
	Florida's Turnpike	S. Jenkins Rd	2L	4LD	Urban Minor Arterial	14800	32400	28396	9.0%	564	28960	3.8%	NO	1.7%	NO	YES

	Daily Trips
Incremental Inc.	6,268

APPENDIX A
AM and PM Trip Generation
Proposed Future Land Use

TABLE 1a Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Residential Single-Family	210	225 DU	T=0.70(x)+9.74	25%	75%	42	125	167	6	10	16	9.6%	36	115	151	0	0.0%	36	115	151
Residential Multi-Family	230	200 DU	Ln(T)=0.80Ln(x)+0.26	17%	83%	15	75	90	3	5	8	8.9%	12	70	82	0	0.0%	12	70	82
Commercial/ Retail	820	100,000 SF	Ln(T)=0.61Ln(x)+2.24	62%	38%	97	59	156	9	7	16	10.3%	88	52	140	57	41.02%	60	23	83
Warehouse	150	500,000 SF	Ln(T)=0.55Ln(x)+1.88	79%	21%	158	42	200	13	3	16	8.0%	145	39	184	0	0.0%	145	39	184
Office	710	150,000 SF	Ln(T)=0.80Ln(x)+1.57	17%	83%	45	220	265	5	11	16	6.0%	40	209	249	0	0.0%	40	209	249
TOTAL						**357**	**521**	**878**	**36**	**36**	**72**	**8.2%**	**321**	**485**	**806**	**57**	**7.1%**	**293**	**456**	**749**

Pass-by Calculation (3)

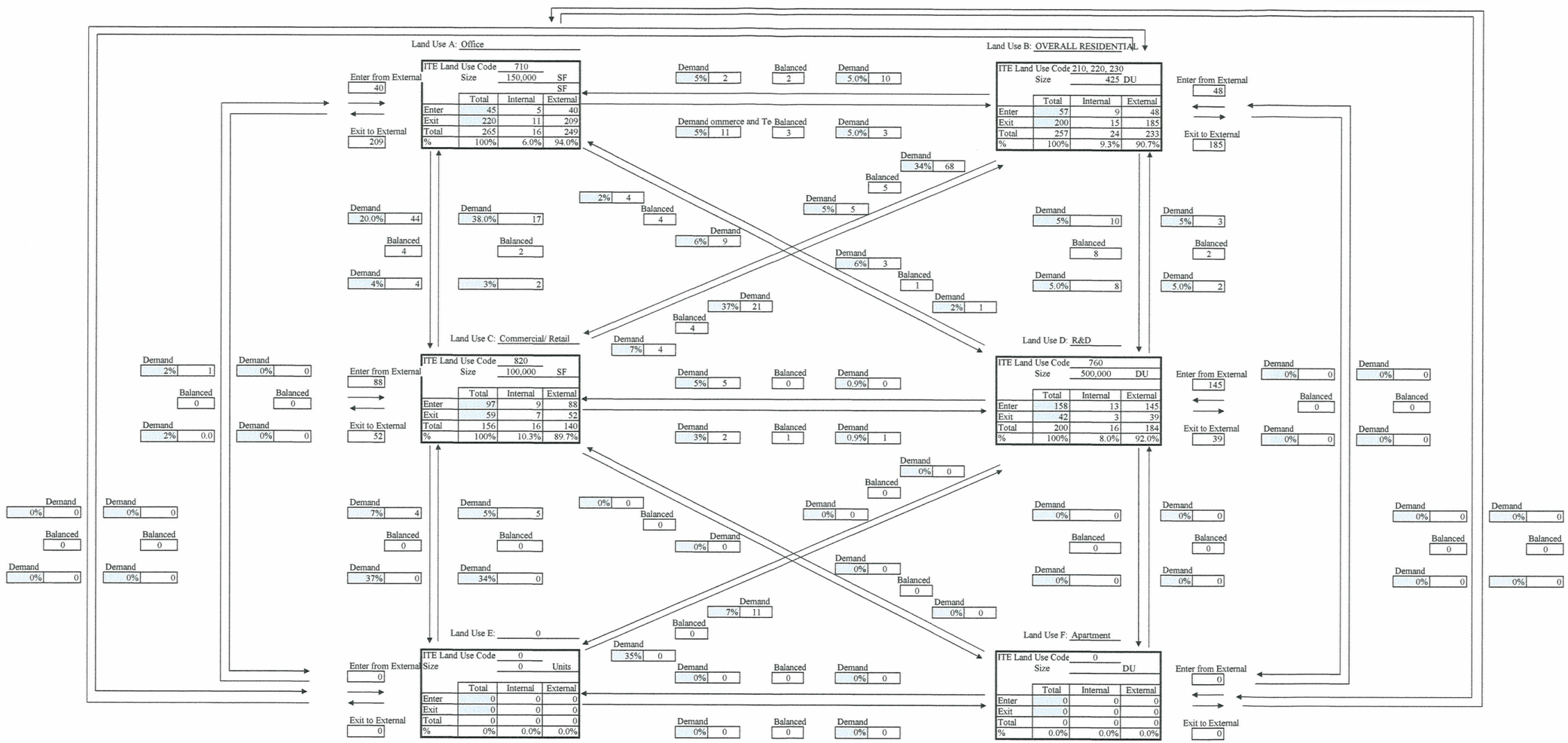
Description	ITE Code	Intensity	Pass-by Equation	Pass-by %
General Commercial Pass-by	820	100,000 SF	T=94.49-11.61 Ln(A)	41.02

Table 1b Trip Generation: AM Internal Traffic

Village at Midway 39.05 acres LUPA
TRIP INTERNALIZATION - AM PEAK HOUR- East

Analyst AAA
Date Nov-14

Name of Devlpt Village at Midway 39.05 acres LUPA
Time Period AM Peak Hour



Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total	
Enter	40	48	88	145	0	0	321	
Exit	209	185	52	39	0	0	485	Internal
Total	249	233	140	184	0	0	806	Capture
Single-Use Trip Gen Estimate	265	257	156	200	0	0	878	8.2%

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

Table 3a Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips		Net New Trips		
				In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Residential Single-Family	210	225 DU	Ln(T)=0.90Ln(x)+0.51	63%	37%	137	81	218	28	17	45	20.6%	109	64	173	0	0.0%	109	64	173
Residential Multi-Family	230	200 DU	Ln(T)=0.82Ln(x)+0.32	67%	33%	71	35	106	14	9	23	21.7%	57	26	83	0	0.0%	57	26	83
Commercial/ Retail	820	100,000 SF	Ln(T)=0.67Ln(x)+3.31	48%	52%	288	311	599	39	48	87	14.5%	249	263	512	210	41.02%	143	159	302
Warehouse	150	500,000 SF	Ln(T)=0.64Ln(x)+1.14	25%	75%	42	125	167	3	11	14	8.4%	39	114	153	0	0.0%	39	114	153
Office	710	150,000 SF	T=1.12(x)+78.45	17%	83%	123	123	246	10	9	19	7.7%	113	114	227	0	0.0%	113	114	227
TOTAL						**661**	**675**	**1,336**	**94**	**94**	**188**	**14.1%**	**567**	**581**	**1,148**	**210**	**18.3%**	**461**	**477**	**938**

Pass-by Calculation

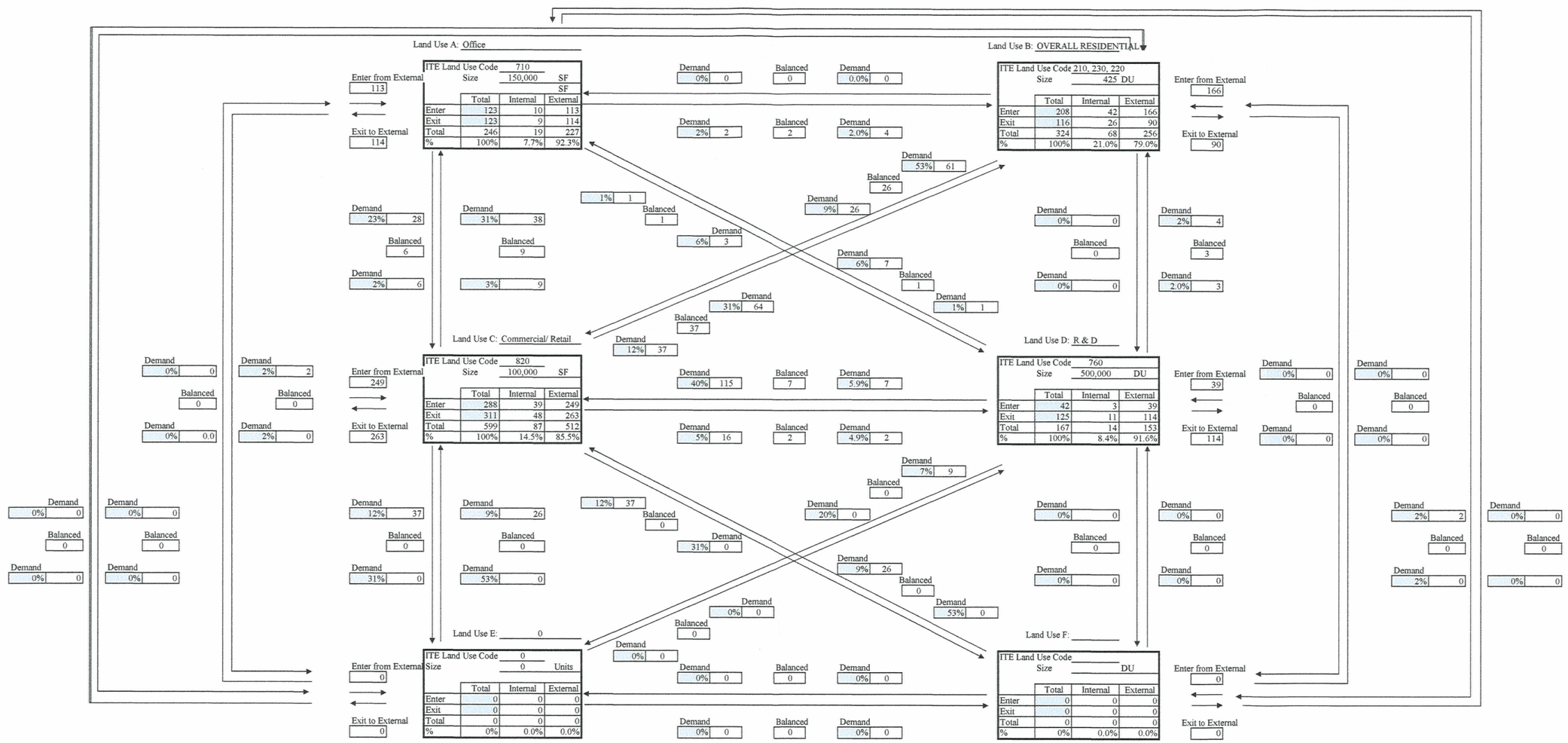
Description	ITE Code	Intensity	Equation	Pass-by %[3]
General Commercial Pass-by	820	100,000 SF	T=94.49-11.61 Ln(A)	41.02

Table 3b Trip Generation: PM Internal Traffic

Village at Midway 39.05 acres LUPA
TRIP INTERNALIZATION - PM

Analyst AAA
Date Nov-14

Name of Devlpt Village at Midway 39.05 acres LUPA
Time Period PM Peak Hour



Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total	
Enter	113	166	249	39	0	0	567	
Exit	114	90	263	114	0	0	581	Internal
Total	227	256	512	153	0	0	1148	Capture
Single-Use Trip Gen Estimate	246	324	599	167	0	0	1336	14.1%

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

APPENDIX B

Model Assignment

Cube

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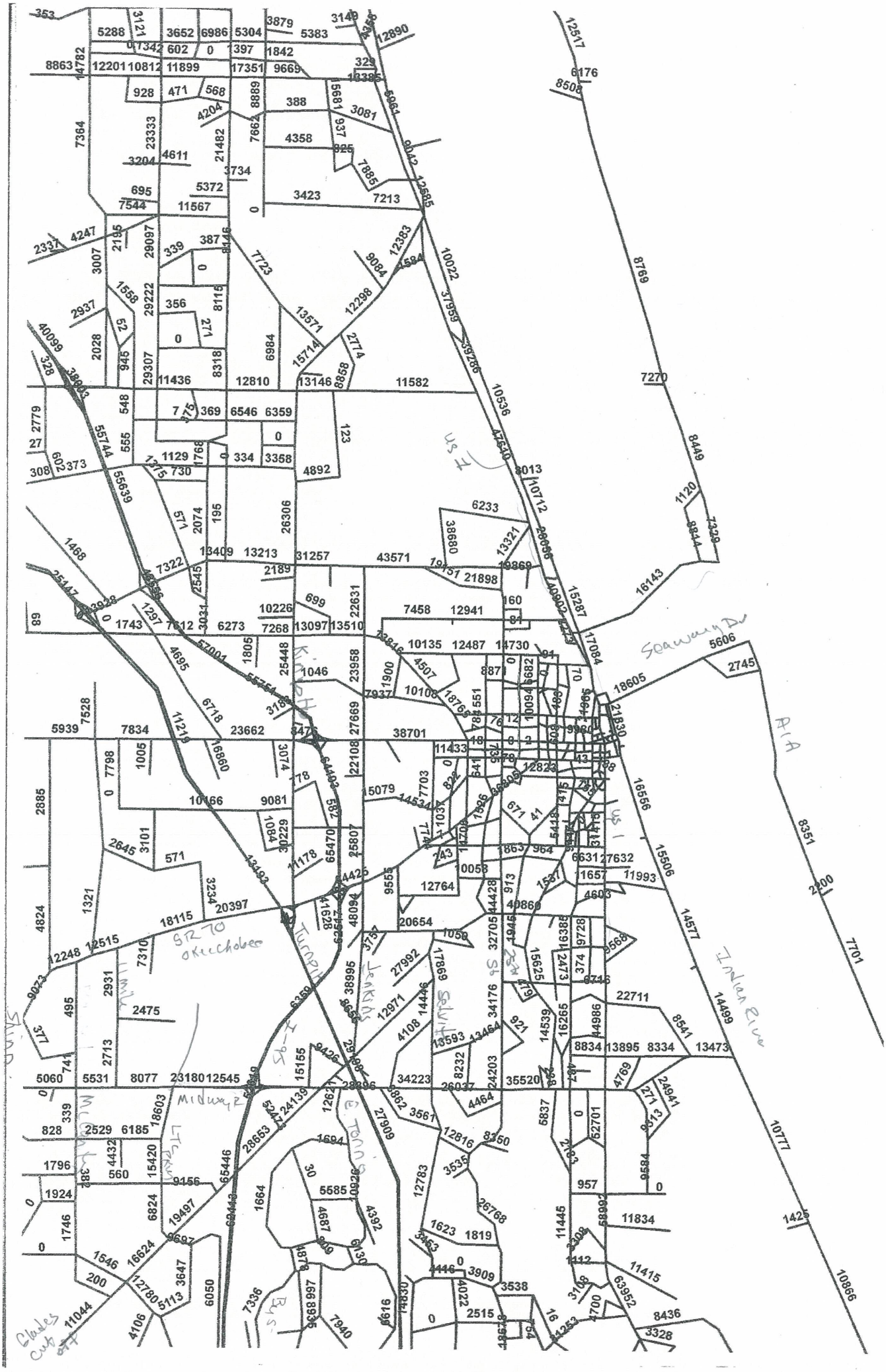
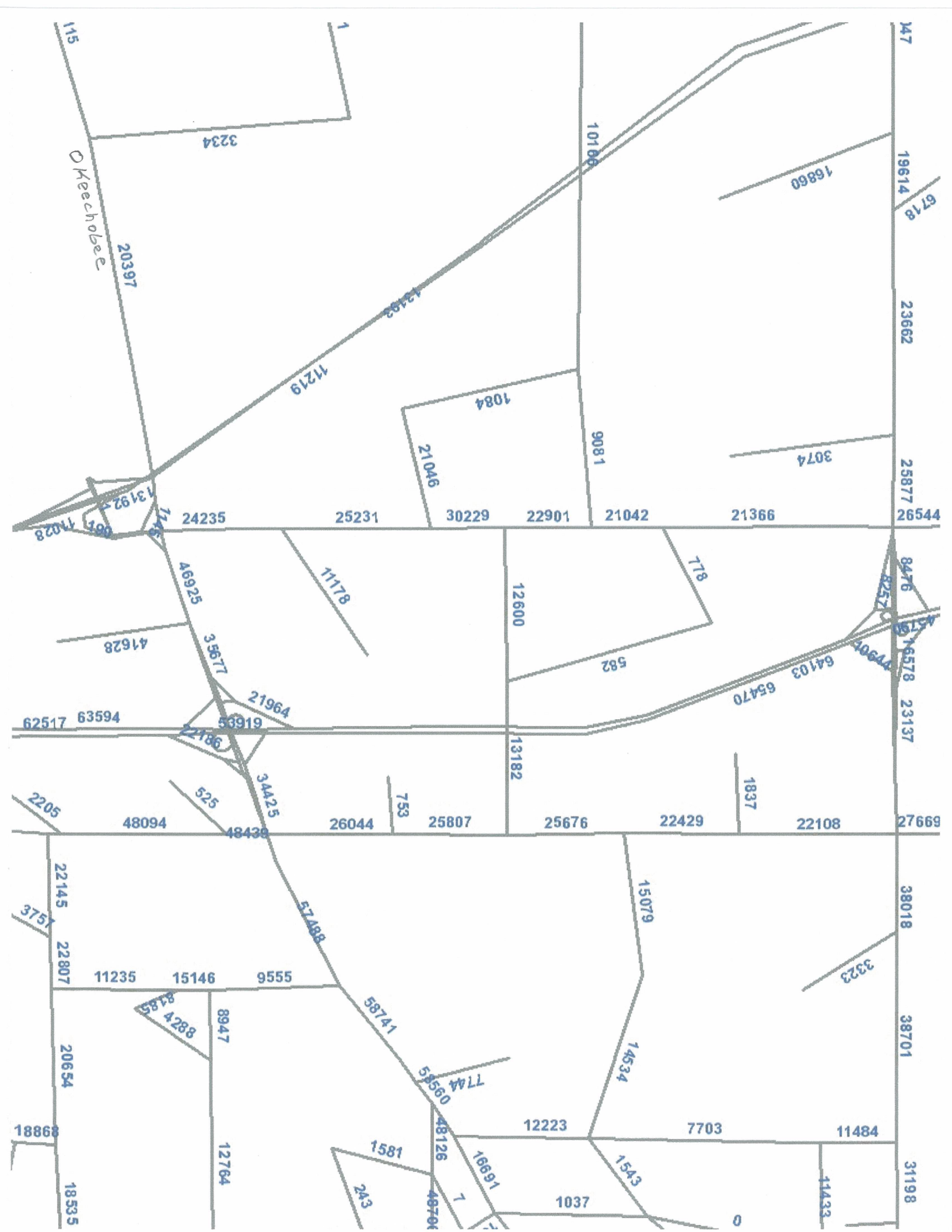
APPENDIX C
2035 TRAFFIC VOLUME and NETWORK DATA


SR 70
Okeechobee
Midway Rd
Indian River
Seaway Dr
A1A
Glades Cut Off


Okeechobee
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58741
14534
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48126
12223
7703
11484
18868
1581
16691
1543
31198
12764
18535
243
1037
11433

Table 2-1 Local Roadway System

Local Name	Location	Federal Functional Classification
7th Street South		Urban Collector
13th Street South		Urban Collector
13th Street North		Urban Collector
25th Street North		Urban Principal Arterial
25th Street South		Urban Principal Arterial
25th Street South /		Urban Principal Arterial
Airoso Blvd		Urban Principal Arterial
Angle Rd	W. of Johnston Rd	Urban Collector
	W. of Kings Hwy	Urban Local
	E. of Kings Hwy	Urban Minor Arterial
Avenue D	E. of 25th St	Urban Collector
	W. of 25th St	Urban Collector
Bayshore Blvd		Urban Minor Arterial
Becker Rd	E. of Florida's Turnpike	Urban Minor Arterial
	W. of Florida's Turnpike	Urban Principle Arterial
Bell Ave		Urban Collector
California Blvd	W. of Savona Blvd	Urban Minor Arterial
	E. of Savona Blvd	Urban Collector
Cashmere Blvd		Urban Collector
Citrus Ave		Urban Collector
Darwin Blvd		Urban Collector
Del Rio Blvd		Urban Collector
Delaware Ave		Urban Collector
East Torino Pkwy	N. of N. Torino Pkwy	Urban Minor Arterial
	S. of N. Torino Pkwy	Urban Collector
Edwards Rd		Urban Minor Arterial
Emerson Ave	N. of Indrio Rd	Urban Minor Arterial
	S. of Indrio Rd	Urban Local
Farmer's Market Rd		Urban Collector
Floresta Dr	W. of Airoso Blvd	Urban Collector
	E. of Airoso Blvd	Urban Minor Arterial
Florida's Turnpike		Urban Principal Arterial - Freeway

Local Name	Location	Federal Functional Classification
Fort Pierce Blvd		Urban Collector
Gatlin Blvd		Urban Principal Arterial
Georgia Ave		Urban Collector
Glades Cut-Off Rd	E. of Rangeline Rd	Urban Minor Arterial
	W. of Rangeline Rd	Rural Major Collector
Green River Pkwy		Urban Collector
Header Canal Rd		Rural Major Collector
Indian River Dr	N. of Citrus Ave	Urban Collector
	S. of Citrus Ave	Urban Minor Arterial
Indrio Rd	W. of Kings Hwy	Urban Principal Arterial
	E. of Kings Hwy	Urban Minor Arterial
Interstate 95		Urban Principal Arterial - Interstate
Jenkins Rd South		Urban Minor Arterial
Johnston Rd		Urban Collector
Juanita Ave		Urban Collector
Keen Rd		Urban Collector
Kings Hwy North	N. of Indrio Rd	Urban Collector
	S. of Indrio Rd	Urban Principal Arterial
Kings Hwy South		Urban Principal Arterial
Lennard Rd		Urban Minor Arterial
Mariposa Ave		Urban Collector
Midport Rd		Urban Minor Arterial
Midway Rd East		Urban Minor Arterial
Midway Rd West	W. of McCarty Rd	Rural Principal Arterial
	E. of McCarty Rd	Urban Principal Arterial
Morningside Blvd	E. of Westmoreland Blvd	Urban Collector
	W. of Westmoreland Blvd	Urban Local
Okeechobee Rd	W. of McCarty Rd	Rural Principal Arterial
	E. of McCarty Rd	Urban Principal Arterial
	N. of Virgina Ave	Urban Minor Arterial
Old Dixie Hwy		Urban Minor Arterial
Oleander Ave	N. of Kitterman	Urban Minor Arterial
	S. of Kitterman Rd	Urban Collector
Orange Ave	W. of Keen Rd	Urban Minor Arterial
	E. of Keen Rd	Urban Principal Arterial
	E. of US 1 North	Urban Collector
Paar Drive	E. of Darwin Blvd	Urban Local
	W. of Darwin Blvd	Urban Collector
Port St Lucie Blvd		Urban Principal Arterial
Prima Vista Blvd		Urban Principal Arterial

Local Name	Location	Federal Functional Classification
Range Line Rd		Urban Minor Arterial
Rio Mar Dr		Urban Collector
SR A1A North		Urban Minor Arterial
SR A1A South		Urban Minor Arterial
Savage Blvd		Urban Collector
Savannah Rd		Urban Collector
Savona Blvd		Urban Minor Arterial
Shinn Rd		Rural Major Collector
Sneed Rd		Rural Major Collector
Southbend Blvd	S. of Floresta Dr	Urban Minor Arterial
St Lucie Blvd	W. of US-1	Urban Minor Arterial
	E. of US-1	Urban Collector
St Lucie West Blvd		Urban Principal Arterial
St. James Dr		Urban Principal Arterial
Sunrise Blvd	N. of Oleander Ave	Urban Minor Arterial
	S. of Oleander Ave	Urban Collector
Tiffany Ave		Urban Collector
US 1 North		Urban Principal Arterial
US 1 South		Urban Principal Arterial
Virginia Ave		Urban Principal Arterial
Walton Rd		Urban Minor Arterial
Weatherbee Rd		Urban Collector
West Torino Pkwy		Urban Minor Arterial
Westmoreland Blvd		Urban Collector

Strategic Intermodal System (SIS) Facilities

In 2003, the Strategic Intermodal System was established through Florida legislation. The state sets level of service standards for the SIS facilities. It is strongly recommended by the Florida Department of Transportation (FDOT) that local governments involve the FDOT in development review process at an early stage if the proposed development impacts any SIS facility.

A list of all designated and emerging SIS facilities in St. Lucie County are shown in Table 2-2.

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's **Urbanized Areas**

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	16,800	17,700	**
4	Divided	*	37,900	39,800	**
6	Divided	*	58,400	59,900	**
8	Divided	*	78,800	80,100	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	7,300	14,800	15,600
4	Divided	*	14,500	32,400	33,800
6	Divided	*	23,300	50,000	50,900
8	Divided	*	32,000	67,300	68,100

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	47,400	64,000	77,900	84,600
6	69,900	95,200	116,600	130,600
8	92,500	126,400	154,300	176,600
10	115,100	159,700	194,500	222,700
12	162,400	216,700	256,600	268,900

Urbanized

Lanes	B	C	D	E
4	45,800	61,500	74,400	79,900
6	68,100	93,000	111,800	123,300
8	91,500	123,500	148,700	166,800
10	114,800	156,000	187,100	210,300

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	8,600	17,000	24,200	33,300
4	Divided	36,700	51,800	65,600	72,600
6	Divided	55,000	77,700	98,300	108,800

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,900	7,600	19,700
50-84%	2,100	6,700	19,700	>19,700
85-100%	9,300	19,700	>19,700	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,800	9,500
50-84%	*	1,600	8,700	15,800
85-100%	3,800	10,700	17,400	>19,700

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

[1] Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

TABLE 3

Generalized **Annual Average Daily** Volumes for Florida's **Rural Undeveloped Areas** and **Developed Areas Less Than 5,000 Population**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Lanes	Median	B	C	D	E
2	Undivided	*	12,900	14,200	**
4	Divided	*	29,300	30,400	**
6	Divided	*	45,200	45,800	**

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Rural Undeveloped

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	1,300	2,000	3,200
50-84%	1,000	2,100	3,200	10,600
85-100%	2,600	3,900	18,500	>18,500

Developed Areas

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,300	4,900	15,600
50-84%	1,700	4,500	13,300	18,500
85-100%	5,900	18,500	>18,500	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,700	9,200
50-84%	*	1,500	8,400	14,900
85-100%	3,600	10,200	16,700	>19,200

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	28,800	43,000	52,300	60,000
6	43,000	64,000	78,300	92,500
8	57,500	85,400	104,400	123,500

Freeway Adjustments

Auxiliary Lanes Present in Both Directions + 20,000

UNINTERRUPTED FLOW HIGHWAYS

Rural Undeveloped

Lanes	Median	B	C	D	E
2	Undivided	4,700	8,400	14,300	28,600
4	Divided	25,700	40,300	51,000	57,900
6	Divided	38,800	60,400	76,700	86,800

Developed Areas

Lanes	Median	B	C	D	E
2	Undivided	8,700	16,400	23,100	31,500
4	Divided	25,900	40,700	52,400	59,600
6	Divided	38,800	61,000	78,400	89,500

Passing Lane Adjustments

Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

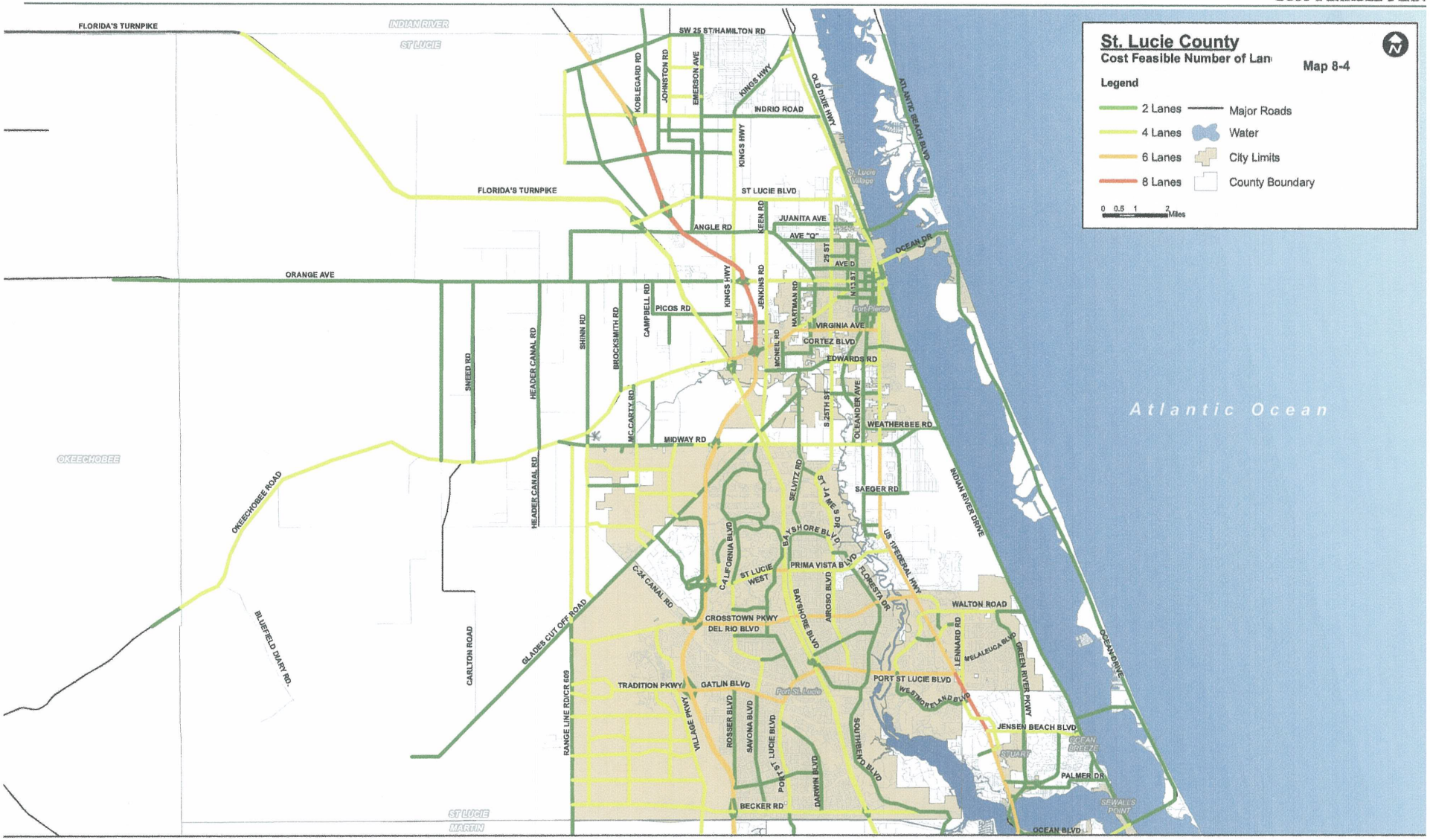
[1] Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

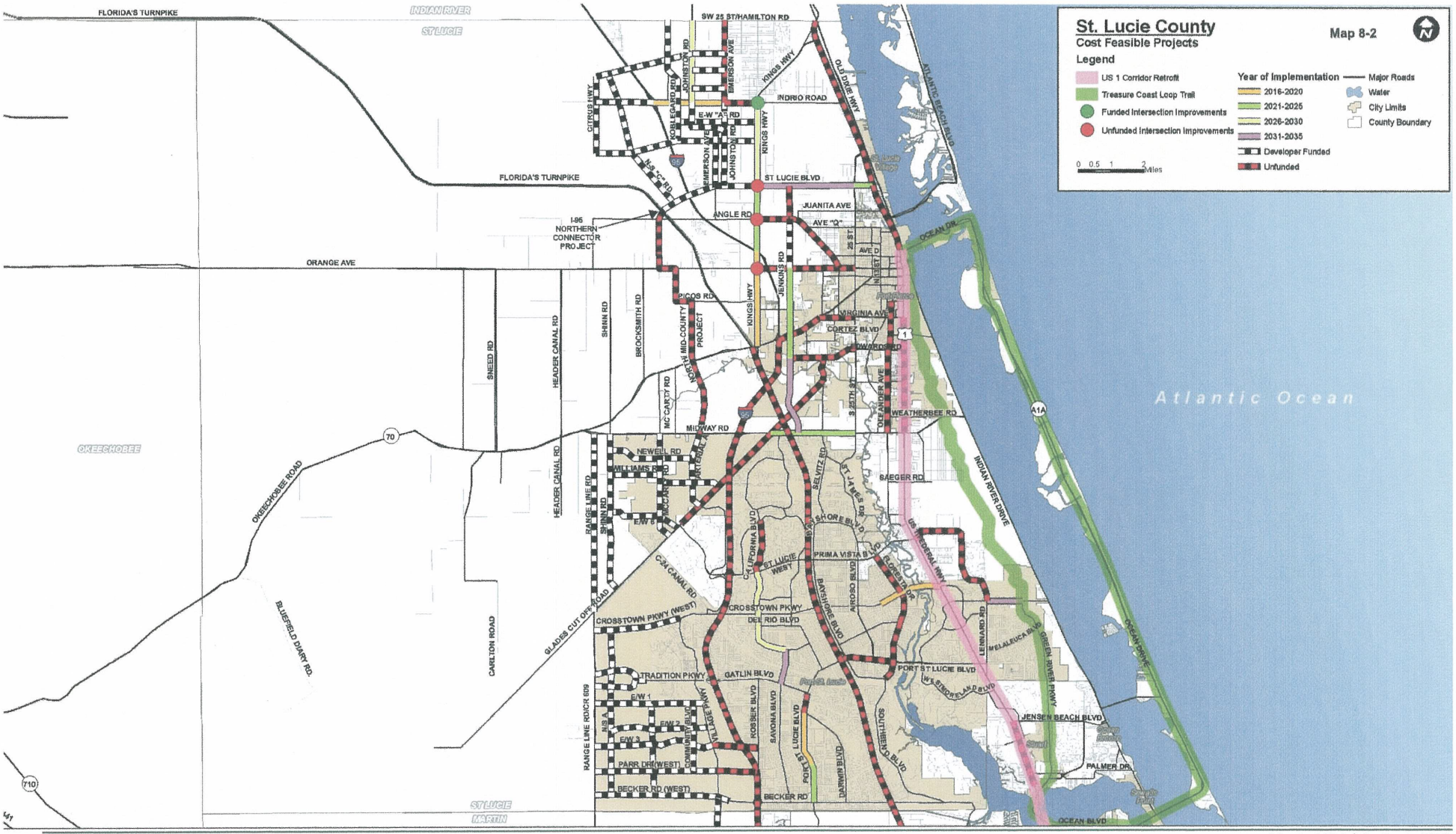
* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

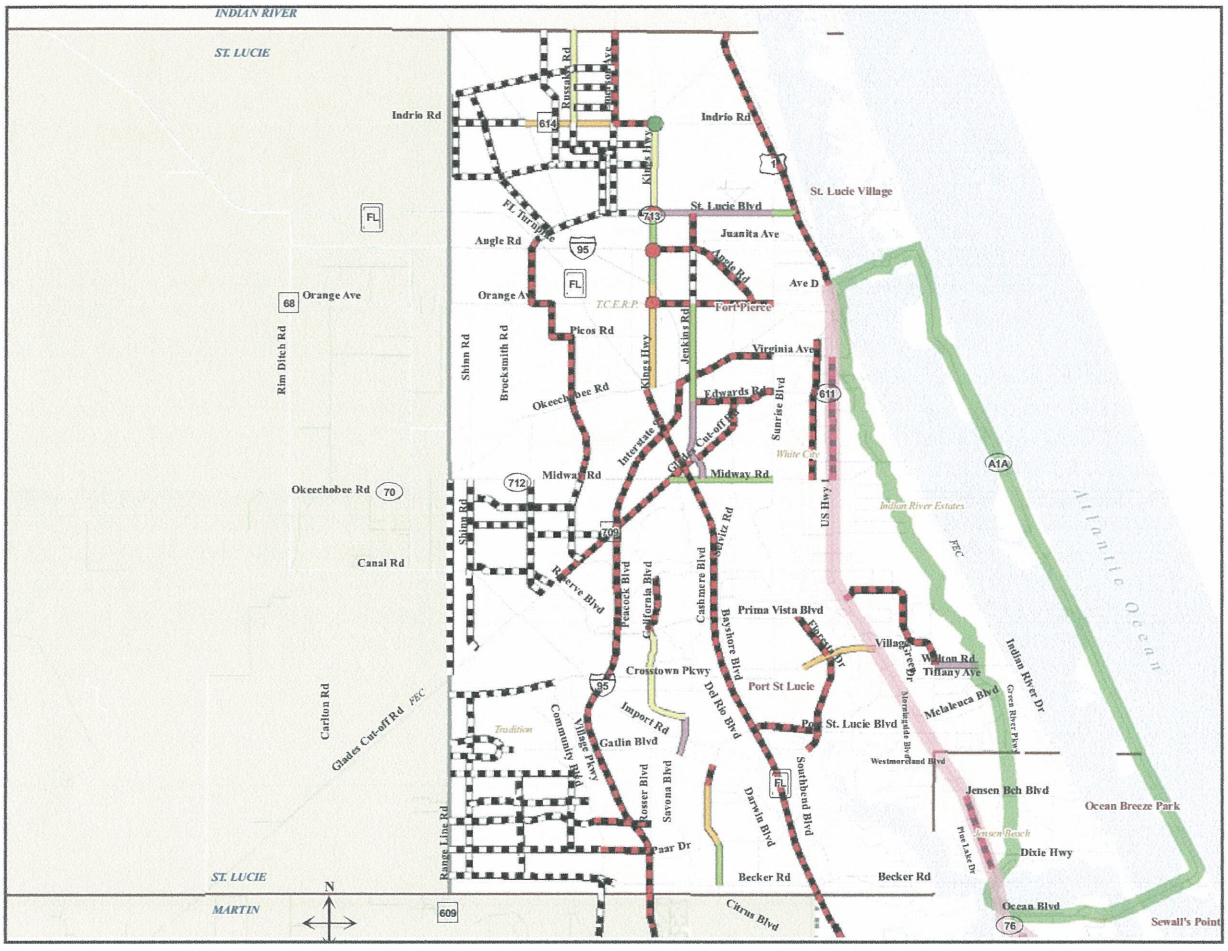
Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm



* This section should be 4LD. per table 8-4 and Tentative work Program.


St. Lucie County
Cost Feasible Projects
Map 8-2
Legend
US 1 Corridor Retrofit
Treasure Coast Loop Trail
Funded Intersection Improvements
Unfunded Intersection Improvements
Year of Implementation
2016-2020
2021-2025
2026-2030
2031-2035
Developer Funded
Unfunded
Major Roads
Water
City Limits
County Boundary
0 0.5 1 2 Miles
Atlantic Ocean
FLORIDA'S TURNPIKE
INDIAN RIVER
ST LUCIE
SW 25 ST/HAMILTON RD
INDRIO ROAD
ST LUCIE BLVD
JUANITA AVE
AVE "Q"
ANGLE RD
I-95 NORTHERN CONNECTOR PROJECT
ORANGE AVE
PICOS RD
VIRGINIA AVE
CORTEZ BLVD
EDWARDS RD
MIDWAY RD
WEATHERBEE RD
SAEGER RD
NEWELL RD
WILLIAMS RD
PRIMA VISTA BLVD
CROSSTOWN PKWY (WEST)
CROSSTOWN PKWY
DEL RIO BLVD
TRADITION PKWY
GATLIN BLVD
PORT ST LUCIE BLVD
JENSEN BEACH BLVD
PALMER DR
OCEAN BLVD
BECKER RD (WEST)
BECKER RD
PARR DR (WEST)
OKEECHOBEE
OKEECHOBEE ROAD
BLUEFIELD DAIRY RD.
CARLTON ROAD
GLADES CUT OFF ROAD
C-24 CANAL RD
HEADER CANAL RD
SNEED RD
SHINN RD
BROCKSMITH RD
RANGE LINE RD
RANGE LINE RD/CR 609
MC CARTY RD
NORTH MIDCOUNTY PROJECT
KINGS HWY
OLD DIXIE HWY
ATLANTIC BEACH BLVD
OCEAN DR
A1A
INDIAN RIVER DRIVE
OCEAN DRIVE
US FEDERAL HWY
SELVITZ RD
ST JAMES RD
CALIFORNIA BLVD
BAYSHORE BLVD
FLORESTA DR
ARAGON BLVD
LENNARD RD
MELALEUCA BLVD
GREEN RIVER PKWY
SAVONA BLVD
ROBERT BLVD
PORT ST LUCIE BLVD
DARWIN BLVD
SOUTHBEND BLVD
VILLAGE PKWY
COMMUNITY BLVD
E/W 1
E/W 2
E/W 3
N/S A
ST LUCIE WEST
ST LUCIE
MARTIN
70
710
95
1

2035
Cost Feasible Plan



2035 Regional Long Range Transportation Plan

Martin Metropolitan Planning Organization and

St. Lucie Transportation Planning Organization

Chapter 8

MARTIN MPO

METROPOLITAN PLANNING ORGANIZATION 2401 SE MONTEREY ROAD - STUART, FL 34996

Transportation Planning Organization

ST. LUCIE URBAN AREA

Table 8-4
St. Lucie TPO Cost Feasible Plan

Non-SIS State Highways

Project	Description	2016-2020	2021-2025	2026-2030	2031-2035	Developer Funded	Unfunded
Emerson Rd from Indrio Rd to Indian River Co Line	Widen 2 lanes to 4 lanes						X
Indrio Rd from I-95 Overpass to Emerson Ave	Widen 2 lanes to 4 lanes	X					
Indrio Rd from Emerson Ave to Kings Hwy	Widen 2 lanes to 4 lanes						X
Kings Hwy from Okeechobee Rd to I-95 Overpass	Widen 2 lanes to 4 lanes	X					
Kings Hwy from I-95 Overpass to St. Lucie Blvd.	Widen 2 lanes to 4 lanes		X				
Kings Hwy from St. Lucie Blvd. to Indrio Rd	Widen 2 lanes to 4 lanes			X			
St. Lucie Blvd from Kings Hwy to 25th St	Widen 2 lanes to 4 lanes				X		
St. Lucie Blvd from 25th St to Old Dixie Hwy	Widen 2 lanes to 4 lanes		X				
Orange Ave from Jenkins Rd to 25th Rd	Widen 4 lanes to 6 lanes						X
Orange Ave from Kings Hwy to Jenkins Rd	Widen 4 lanes to 6 lanes						X
US 1 from Midway Rd to Virginia Ave	Widen 4 lanes to 6 lanes						X
US 1	Corridor Retrofit Project	X	X	X	X		
US 1 from Indian River Co Line to Indrio Rd	Widen 4 lanes to 6 lanes						X
US 1 from Indrio Rd to St Lucie Blvd	Widen 4 lanes to 6 lanes						X
US 1 from St Lucie Blvd to Ocean Dr	Widen 4 lanes to 6 lanes						X
Okeechobee Rd from I-95 to Virginia Ave	Widen 6 lanes to 8 lanes						X
Port St. Lucie Blvd from FL Turnpike to Floresta Dr	Widen 6 lanes to 8 lanes						X
Virginia Ave from Okeechobee Rd to 25th St	Widen 6 lanes to 8 lanes						X
Kings Hwy at Indrio Rd	Intersection Improvements	X					

County and Municipal Roadways

Project	Description	2016-2020	2021-2025	2026-2030	2031-2035	Developer Funded	Unfunded
Emerson Ave from Immokolee Rd to Indrio Rd	New 2 lane road					X	
Koblegard Rd from E-W Koblegard Rd to SW 25th St/Hamilton Rd	New 2 lane road					X	
New E-W "A" Rd from Koblegard Rd to Kings Hwy	New 2 lane road					X	
New E-W "D" Rd from Citrus Hwy to New N-S "C" Rd	New 2 lane road					X	
New E-W "E" Rd from Citrus Hwy to New N-S "C" Rd	New 2 lane road					X	
New E-W "Koblegard" Rd from Citrus Rd to New N-S "C" Rd	New 2 lane road					X	
New E-W "Russos" Rd from Johnston Rd to Emerson Ave	New 2 lane road					X	
New North Fly-Over from New N-S "C" Rd to Johnston Rd	New 2 lane road					X	
New N-S "C" Rd from I-95 Northern Connector to North Fly-Over	New 2 lane road					X	
South Fly-Over from New N-S "C" Rd to New E-W Koblegard Rd	New 2 lane road					X	
Johnston Rd from Immokolee Rd to Indrio Rd	New 4 lane road					X	
Becker Rd (West) from Range Line Rd to Becker Rd	New 4 lane road					X	

Table 8-4 [Continued]

County and Municipal Roadways

Project	Description	2016-2020	2021-2025	2026-2030	2031-2035	Developer Funded	Unfunded
Citrus Hwy from New N-W "D" Rd to New E-W "E" Rd	New 4 lane road					X	
Community Blvd (West) from Parr Dr (West) to Community Blvd	New 4 lane road					X	
Crosstown Pkwy (West) from Range Line Rd to Existing Crosstown	New 4 lane road					X	
E/W 1 from Range Line Rd to Village Pkwy	New 4 lane road					X	
E/W 2 from N/S A to Village Pkwy	New 4 lane road					X	
E/W 3 (West) from Range Line Rd to Village Pkwy	New 4 lane road					X	
E/W 3 (West) from Village Pkwy to Rosser Blvd	New 4 lane road						X
I-95 Northern Connector from Florida Turnpike to Emerson Ave	New 4 lane road					X	
Immokolee Rd from Emerson Ave to Seminole Rd	New 4 lane road					X	
Indrio Rd from Citrus Hwy to I-95	New 4 lane road					X	
Jenkins Rd from Midway Rd to Edwards Rd	New 4 lane road				X		
Jenkins Rd from Orange Ave to Angle Rd	New 4 lane road					X	
N/S A from Becker Rd (West) to Crosstown Pkwy (West)	New 4 lane road					X	
N/S B from Becker Rd (West) to E/W 1	New 4 lane road					X	
New E-W "Sebastian" Rd from Johnston Rd to Emerson Ave	New 4 lane road					X	
New E-W "Tobias" Rd from Johnston Rd to Emerson Ave	New 4 lane road					X	
Parr Dr (West) from Range Line Rd to Village Pkwy	New 4 lane road					X	
Parr Dr (West) from Village Pkwy to Rosser Blvd	New 4 lane road						X
Tradition Pkwy Loop A from Range Line Rd to Tradition Pkwy	New 4 lane road					X	
Tradition Pkwy Loop B from Range Line Rd to Tradition Pkwy	New 4 lane road					X	
Angle Rd from Keen Rd to Orange Ave	Widen 2 lanes to 4 lanes						X
Angle Rd from Kings Hwy to Keen Rd	Widen 2 lanes to 4 lanes						X
California Blvd from St. Lucie West Blvd to Peacock Blvd	Widen 2 lanes to 4 lanes						X
California Blvd from Del Rio Blvd to St. Lucie West Blvd	Widen 2 lanes to 4 lanes			X			
California Blvd from Savona Blvd to Del Rio Blvd	Widen 2 lanes to 4 lanes			X			
Edwards Rd from Jenkins Rd to 25th St	Widen 2 lanes to 4 lanes						X
Floresta Dr from Oakridge Dr to Thornhill Dr	Widen 2 lanes to 4 lanes						X
Floresta Dr from Thornhill Dr to Crosstown Pkwy	Widen 2 lanes to 4 lanes						X
Floresta Dr from Crosstown Pkwy to Prima Vista Blvd	Widen 2 lanes to 4 lanes						X
Glades Cut-Off Rd from Reserve Blvd to Selvitz Rd	Widen 2 lanes to 4 lanes						X
Immokolee Rd from Seminole Rd to Kings Hwy	Widen 2 lanes to 4 lanes					X	
Jenkins Rd from Edwards Rd to Orange Ave	Widen 2 lanes to 4 lanes		X				
Johnston Rd from Indrio Rd to Indian River Co Line	Widen 2 lanes to 4 lanes			X			
Keen Rd from Angle Rd to St. Lucie Blvd	Widen 2 lanes to 4 lanes						X
Midway Rd from Glades Cut-Off Rd to Selvitz Rd	Widen 2 lanes to 4 lanes		X				

Table 8-4 [Continued]

County and Municipal Roadways

Project	Description	2016-2020	2021-2025	2026-2030	2031-2035	Developer Funded	Unfunded
Oleander Ave from Midway Rd to Sunrise Blvd	Widen 2 lanes to 4 lanes						X
Port St. Lucie Blvd from Paar Dr to Darwin Blvd	Widen 2 lanes to 4 lanes	X					
Port St. Lucie Blvd from Darwin Blvd to Gatlin Blvd	Widen 4 lanes to 6 lanes						X
Savona Blvd from Gatlin Blvd to California Blvd	Widen 2 lanes to 4 lanes				X		
Selvitz Rd from Glades Cut-Off Rd to Edwards Rd	Widen 2 lanes to 4 lanes						X
Walton Rd from Lennard Rd to Green River Pkwy	Widen 2 lanes to 4 lanes				X		
Crosstown Parkway from Manth Lane to US 1	New 6 lane bridge	X					
North/Mid-County Project from Midway Rd to I-95 Northern Connector	New 4 lane road						X
Arterial A from Glades Cut Off Rd to Midway Rd	New 4 lane road					X	
E/W 5 from McCarty Rd to Glades Cut Off Rd	New 4 lane road					X	
E/W 6 From Shinn Rd to Glades Cut-Off Rd	New 4 lane road					X	
McCarty Rd from Glades Cut Off Rd to Midway Rd	New 4 lane road					X	
Newell Rd from Shinn Rd to Arterial A	New 4 lane road					X	
Range Line Rd from Glades Cut Off Rd to Midway Rd	New 4 lane road					X	
Shinn Rd from Glades Cut Off Rd to Midway Rd	New 4 lane road					X	
Williams Rd from Shinn Rd to McCarty Rd	New 2 lane road					X	
Village Pkwy Extension from Martin Co Line to Becker Rd	New 4 lane road					X	
Port St. Lucie Blvd from Becker Rd to Parr Dr	Widen 2 lanes to 4 lanes		X				
Kings Hwy at Indrio Rd	Intersection Improvements	X					
Kings Hwy at St. Lucie Blvd	Intersection Improvements						X
Kings Hwy at Angle Rd	Intersection Improvements						X
Kings Hwy at Orange Ave	Intersection Improvements						X
Lennard Road from Walton Rd to Savanna Club Blvd	New 4 lane road						X
Lennard Road from Savanna Club Blvd to US 1	New 2 lane road						X

TMA Funded Roadways

Project	Description	2016-2020	2021-2025	2026-2030	2031-2035	Developer Funded	Unfunded
US 1	Corridor Retrofit Project	X	X	X	X		
Johnston Rd from Indrio Rd to Indian River Co Line	Widen 2 lanes to 4 lanes			X			
Indrio Rd from I-95 Overpass to Emerson Ave	Widen 2 lanes to 4 lanes	X					
Congestion Management Strategies	CMP Funds	X	X	X	X		
Livable Communities Initiative	LCI Projects	X	X	X	X		
Midway Rd from Selvitz Rd to 25th St	Widen 2 lanes to 4 lanes		X				
Treasure Coast Loop Trail Project	Bicycle and Pedestrian Trail				X		
Kings Hwy at Indrio Rd	Intersection Improvements	X					
Savona Blvd from Gatlin Blvd to California Blvd	Widen 2 lanes to 4 lanes				X		

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Jesse Panuccio
EXECUTIVE DIRECTOR

April 3, 2015

The Honorable Linda Hudson
Mayor, City of Fort Pierce
100 North US One
Fort Pierce, Florida 34950

Dear Mayor Hudson:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the City of Fort Pierce (Amendment 15-1ESR), which we received on March 4, 2015. We reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department of Economic Opportunity's authorized scope of review that will be adversely impacted by the amendment if adopted.

Pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the amendment(s) based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment(s) after adoption. The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment.

Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Erin Schaefer, at (850) 717-8498 or by email at Erin.Schaefer@deo.myflorida.com.

Sincerely,

Ana Richmond, Chief
Bureau of Community Planning

AR/es

Enclosure(s): Procedures for Adoption

cc: Rebecca Grohall, AICP, Planning Manager, City of Fort Pierce
Michael J. Busha, Executive Director, Treasure Coast Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.

Centennial FDOT 1915 ★ 2015

Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

March 27, 2015

Ms. Rebecca Grohall, AICP, Planning Manager
City of Fort Pierce
100 N. U.S. Hwy 1
Fort Pierce, FL 34954

Dear Ms. Grohall:

SUBJECT: Proposed City of Fort Pierce Plan Comprehensive Plan Amendment, DEO #15-1ESR

The Department has reviewed the proposed future land use amendment to the City of Fort Pierce Comprehensive Plan for the Village at Midway. In accordance with ss. 163.3184(3)(b), Florida Statutes, the focus of our review was on major transportation issues, including adverse impacts to the Strategic Intermodal System (SIS). Local governments with transportation concurrency are required under ss. 163.3180(5)(h)1.a., Florida Statutes, to consult with the Department when proposed amendments affect facilities on the SIS. The SIS enhances economic prosperity and competitiveness by moving people and goods efficiently over long distances within and across regions and the state.

It appears likely that future adverse impacts will occur to the SIS at the I-95/Midway Road interchange based on trips from cumulative development impacts and with traffic contributed by the proposed amendment. No capacity analysis was done for the performance of the interchange ramps.

A review of the traffic analysis provided with the proposed amendment revealed issues with the methodology used to analyze traffic impacts. The traffic impact analysis does not take into account the potential for unmitigated adverse impacts from added trips to I-95 via the Midway Road interchange. The methodology that was used relies on a significance threshold to ultimately assign impact mitigation. As a result, the only roadway identified for link analysis in Table 5 is Midway Road. This methodology is typically used at the DRI and site impact levels of development review. At the comprehensive plan amendment level of review, the analysis should focus on the long term cumulative impacts of development on the roadway network with the proposed amendment and the process the local government will undertake to ensure that the necessary transportation facilities and services will be available to serve the planned land uses.

The City's proposed amendment analysis does not address the issue of future annexations beyond the current Urban Service Area boundary. If such changes are possible and anticipated, the City should include a long range traffic network map in the Comprehensive Plan showing how the MXD (Mixed Use) future land use designations, and other applicable properties west of I-95, will be served by an adequate transportation network. This functional characteristics of this network should minimize impacts to the SIS and alleviate future level of service deficiencies on Midway Road approaching I-95. Facilities needed to mitigate adverse impacts to I-95 and applicable segments of Midway Road are not included in the Cost Feasible component of the St. Lucie Transportation Planning Organization's (TPO) 2035 Long Range Transportation Plan (LRTP).

The Department offers the following recommendations for the City to consider prior to adoption of the proposed change in future land use designation for the Village of Midway:

1. The City should plan for an interconnected roadway network west of I-95 to provide access to the Village of Midway and to other properties currently outside of the existing Urban Service Boundary but that could be annexed in the future. A more connected network would include certain roadway facilities that are parallel to I-95 that would enable local trips to choose from multiple travel paths and not rely on the SIS for local trips.

2. The City should work with the St. Lucie TPO, as part of its update to the LRTP (2040), to ensure that the above referenced interconnected roadway network and the socio-economic/zonal data (SE or Z-Data) for transportation modeling accurately reflect the anticipated future land use pattern for the area west of I-95 along Midway Road. This will yield proposed projects needed to provide optimum levels of mobility. The LRTP update will ultimately influence project development and funding decisions for transportation facilities and services needed to accommodate growth envisioned by the City.

3. Transportation infrastructure needed to serve the Midway Road area may require future interchange modifications. It is important for the City to recognize that the process of modifying interchanges to I-95 involves a detailed analysis, review, and approval process. Proposed interchanges are carefully evaluated for compliance with design, safety, and operational standards established by the Department and the Federal Highway Administration. To proceed, the applicant or City would need to request the interchange modification and work with the Department to begin the process of determining what changes are justified. The applicant or City also would need to coordinate with the TPO to include the interchange modification into its LRTP.

4. The Town and the applicant should consult with the Department regarding potential adverse impact avoidance or mitigation strategies for SIS impacts. This can be accomplished by inclusion of the Department in the City's development review/site plan approval process. That would include seeking our input on methodologies used for traffic impact analysis, and the associated results. The City can assist the Department in determining long-term growth trends for SIS facility planning and other purposes by monitoring the individual and cumulative impacts of development approved by the City. The Department can serve as a source of technical guidance as needed.

The Department appreciates the opportunity to participate in the review process. We remain committed to working with the City and other partners in pursuing mobility solutions. If you have any comments or questions about this letter, please contact Larry Hymowitz at (954) 777-4663. A contact for more information on SIS facilities, related SIS studies, interchange modifications, and SIS proportionate share opportunities is Lisa Dykstra at (954) 777-4360.

Sincerely,

Steven C. Braun, P.E.
District Planning & Environmental Engineer
District Four

SB:lh

cc: Peter Buchwald, St. Lucie TPO
Lois Bush, FDOT District Four
Michael Busha, TCRPC
Maria Cahill, FDOT Central Office
Lisa Dykstra, FDOT District Four
Larry Hymowitz, FDOT District Four
Shi-Chiang Li, FDOT District Four
Peter Merritt, TCRPC
Dana Reiding, FDOT Central Office
Erin Schaefer, DEO
James Stansbury, DEO

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

RECEIVED
MAR 18 2015
CITY OF FORT PIERCE
PLANNING & ZONING

March 17, 2015

Rebecca Grohall, AICP, Planning Manager
City of Fort Pierce Planning Department
100 North US Highway 1, P.O. Box 1480
Fort Pierce, FL 34954

Subject: City of Fort Pierce, DEO #15-1ESR
Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Grohall:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Fort Pierce (City). The proposed amendment changes the land use designation on a 39.05 acre parcel undergoing annexation from Agriculture to Mixed Use Development. There appear to be no regionally significant water resource issues; therefore, the District forwards no comments on the proposed amendment package.

The District offers its technical assistance to the City and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of adopted amendments to the District. For assistance or additional information, please contact Deborah Oblaczynski, Policy and Planning Analyst, at (561) 682-2544 or doblaczy@sfwmd.gov.

Sincerely,

Dean Powell
Water Supply Bureau Chief

DP/do

c: Michael J. Busha, TCRPC
Clarissa Davis, City of Fort Pierce
Ray Eubanks, DEO
Deborah Oblaczynski, SFWMD
James Stansbury, DEO

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8F

From: Staff

Date: March 20, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Fort Pierce Comprehensive Plan
Amendment No. 15-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Fort Pierce includes a proposed change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to assign a future land use designation of Mixed Use Development (MXD) to approximately 116.61 acres, which is undergoing the annexation process by the City of Fort Pierce. The current future land use designations on the subject property include Agriculture (St. Lucie County) on approximately 39.09 acres and MXD (St. Lucie County) on about 77.52 acres. The subject property is located at 9850 Midway Road. The future land uses on adjacent properties include Agriculture (St. Lucie County) to the north and west; Commercial and Residential, Office and Institutional (City of Port St. Lucie) to the south; and MXD (City of Fort Pierce) to the east. The 400-acre property directly to the east of the subject property is held by the same owner and was previously annexed into the City of Fort Pierce and assigned a MXD future land use designation.

The city staff report indicates that the subject property is within the St. Lucie County Utilities service area and encroaches upon the Urban Service Boundary. If St. Lucie County cannot serve the property, Fort Pierce Utility Authority will consider serving the property. The city staff is planning to coordinate with the applicant and county to discuss shifting the Urban Service Boundary to include the entire parcel. The information in the application package indicates there are adequate public facilities and services available to support the proposed amendment.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on March 2, 2015. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the City of Fort Pierce and the Florida Department of Economic Opportunity.

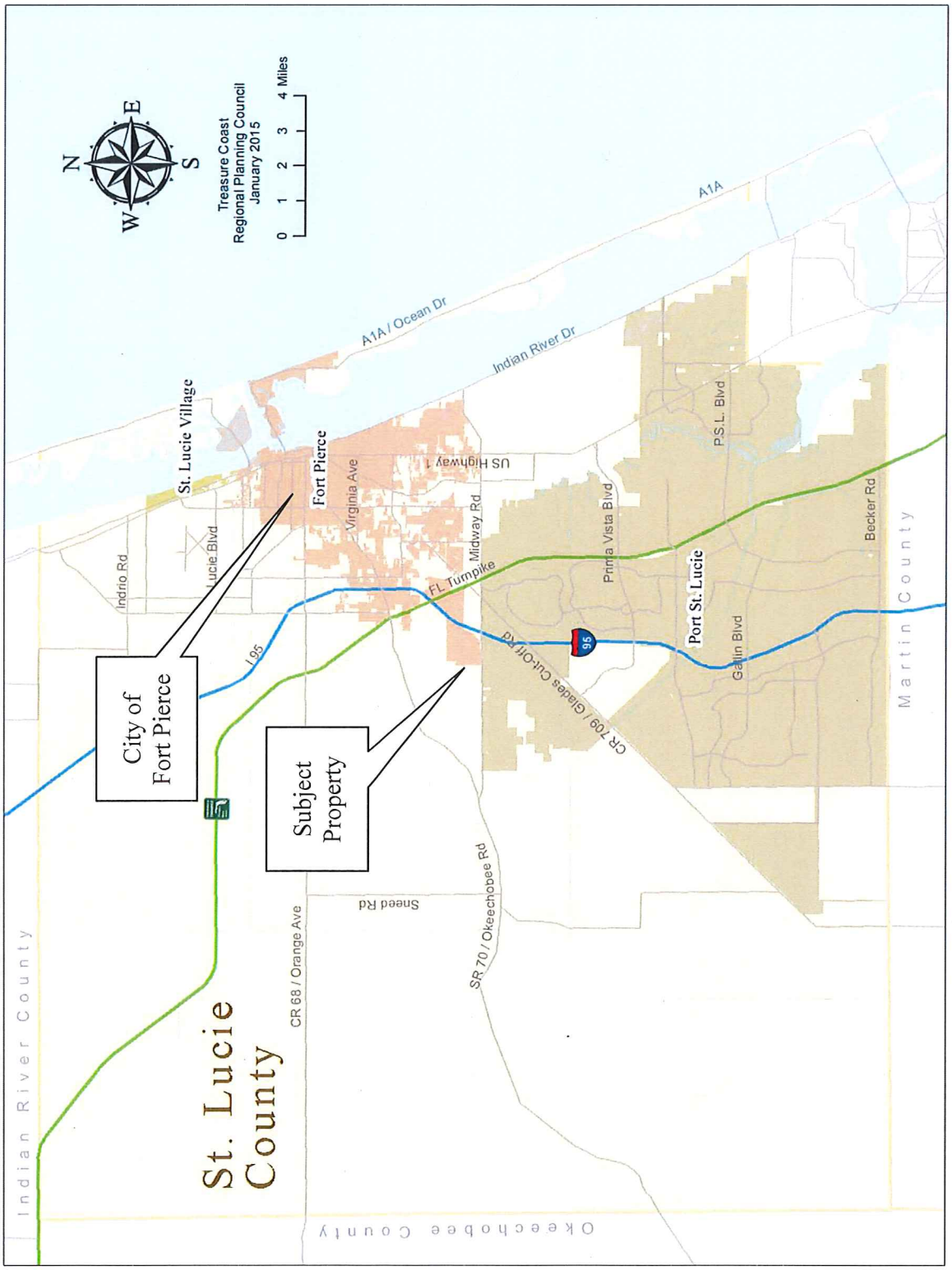
Attachments

List of Exhibits

Exhibit

1	General Location Map
2	Current Future Land Use Map
3	Proposed Future Land Use Map

Exhibit 1
General Location Map



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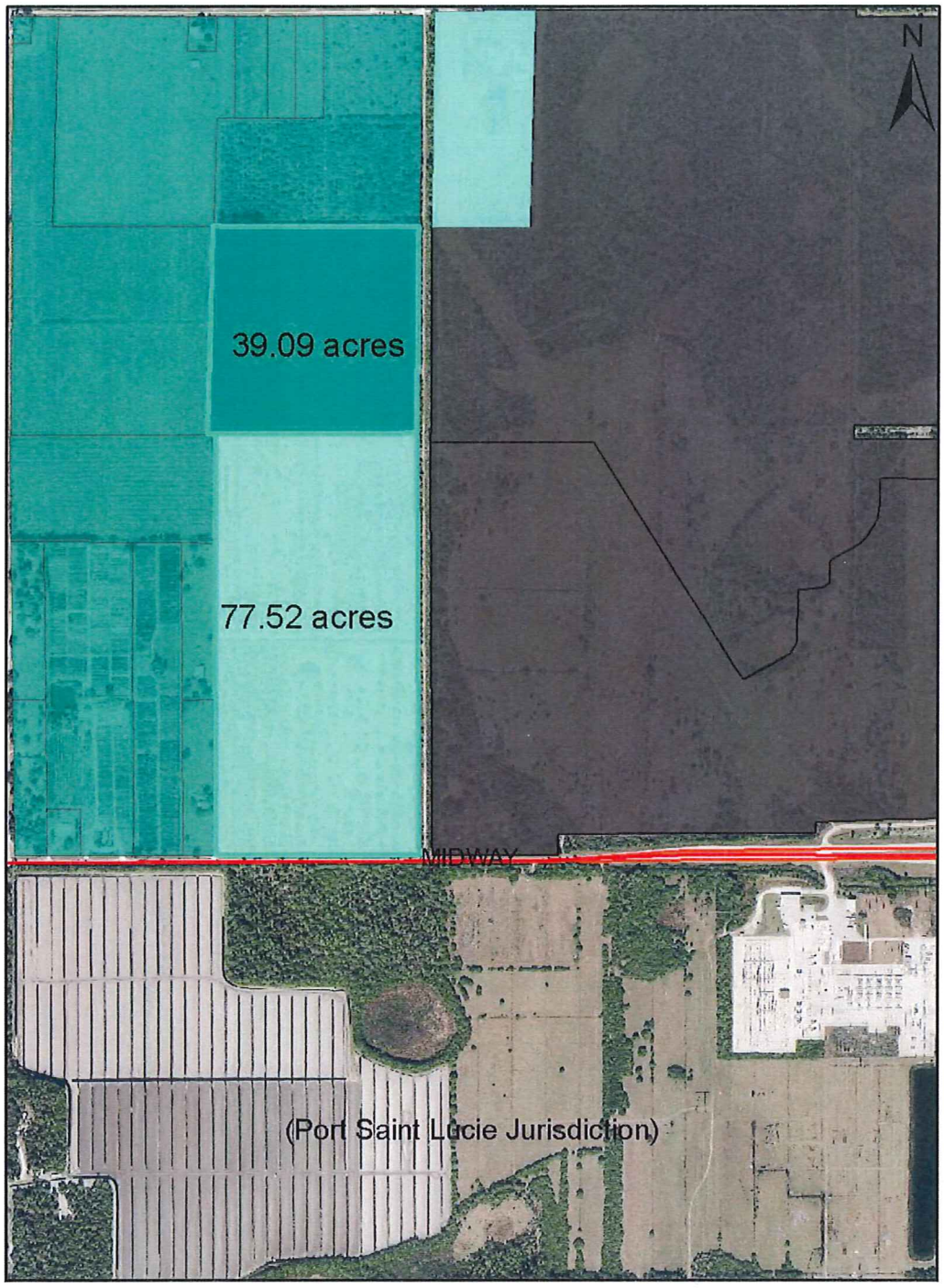
Current Future Land Use Map



Legend

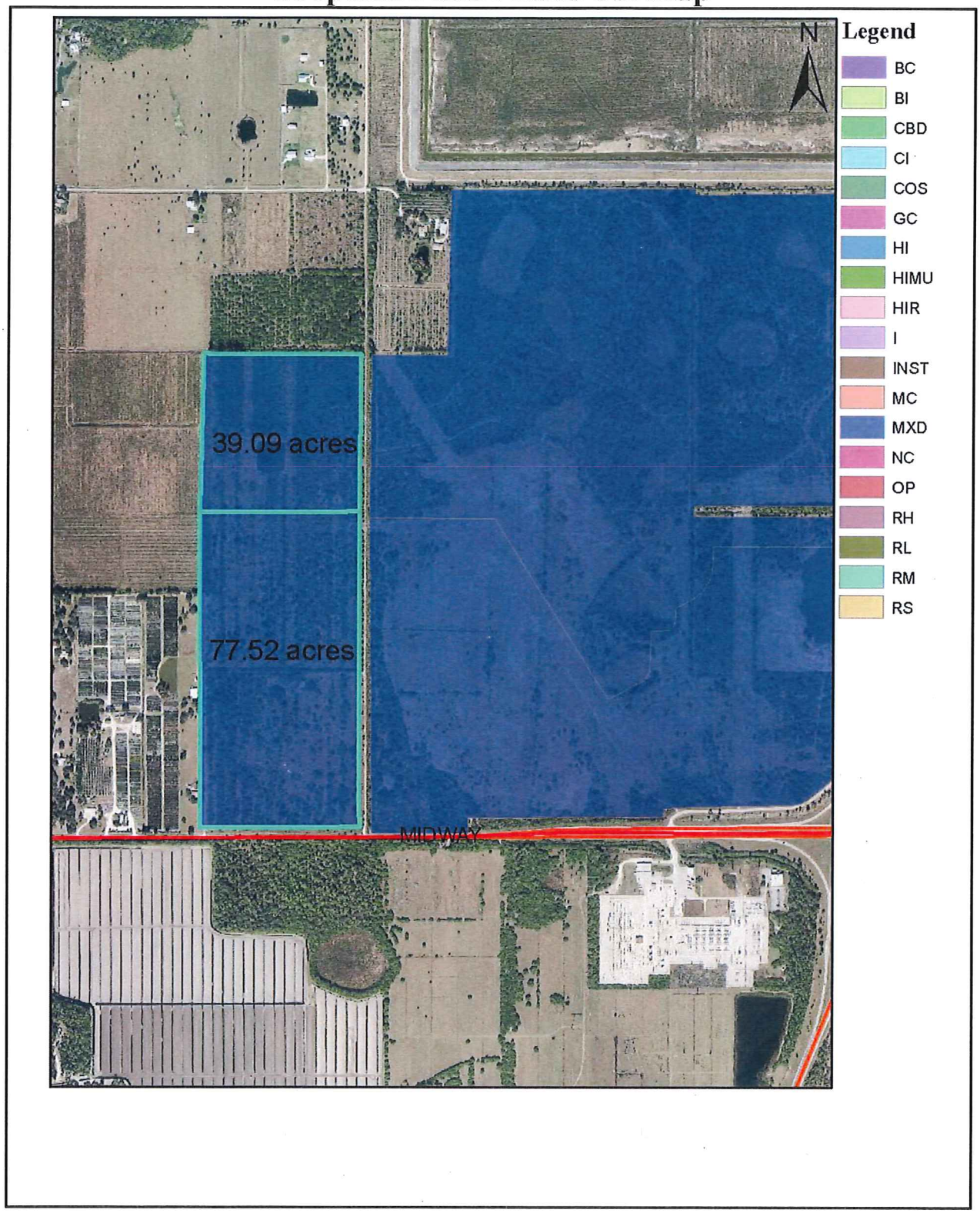
MXD (City FLU)

County FLU

AG 2.5

MXD

Exhibit 3
Proposed Future Land Use Map



TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

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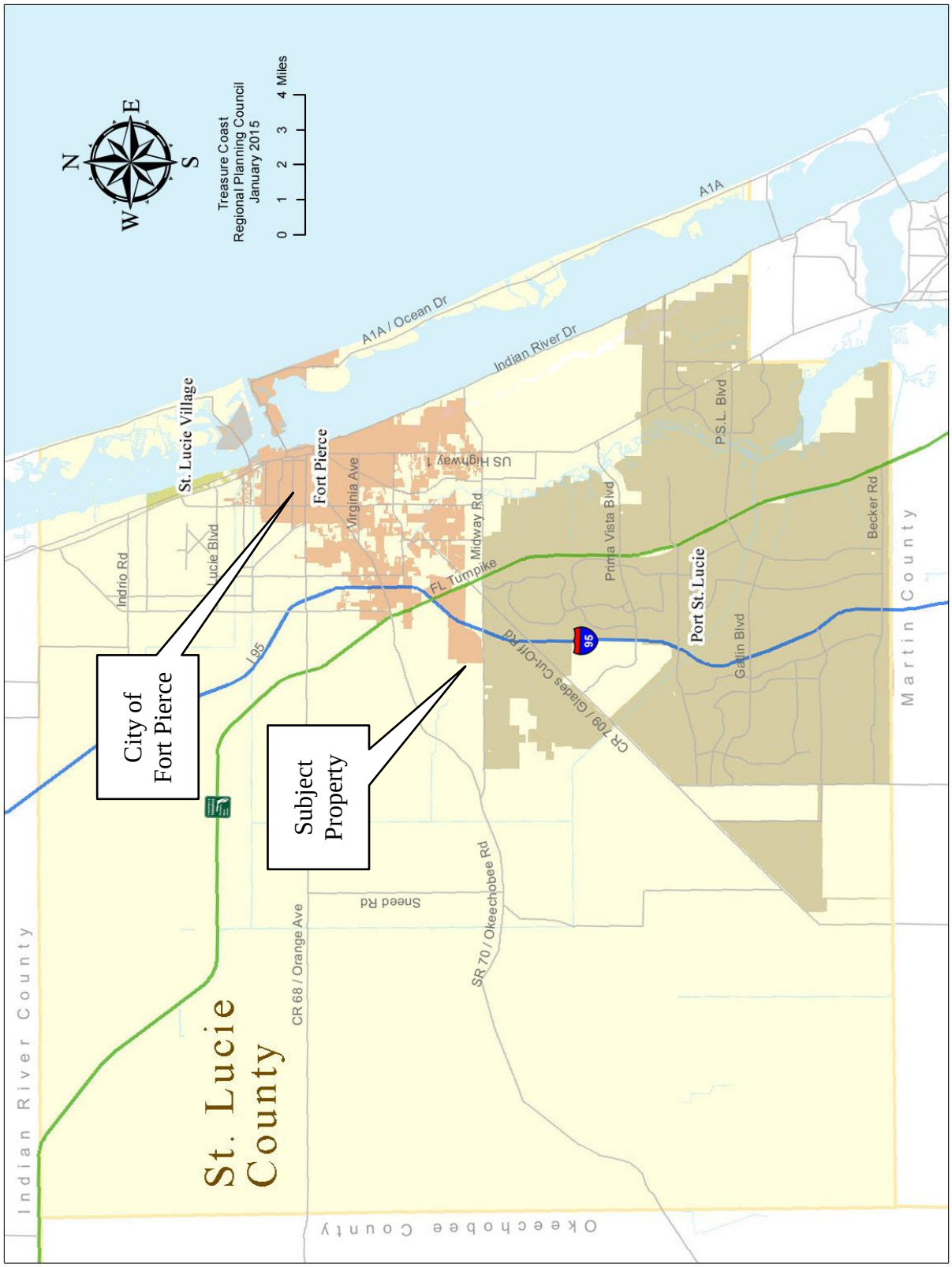

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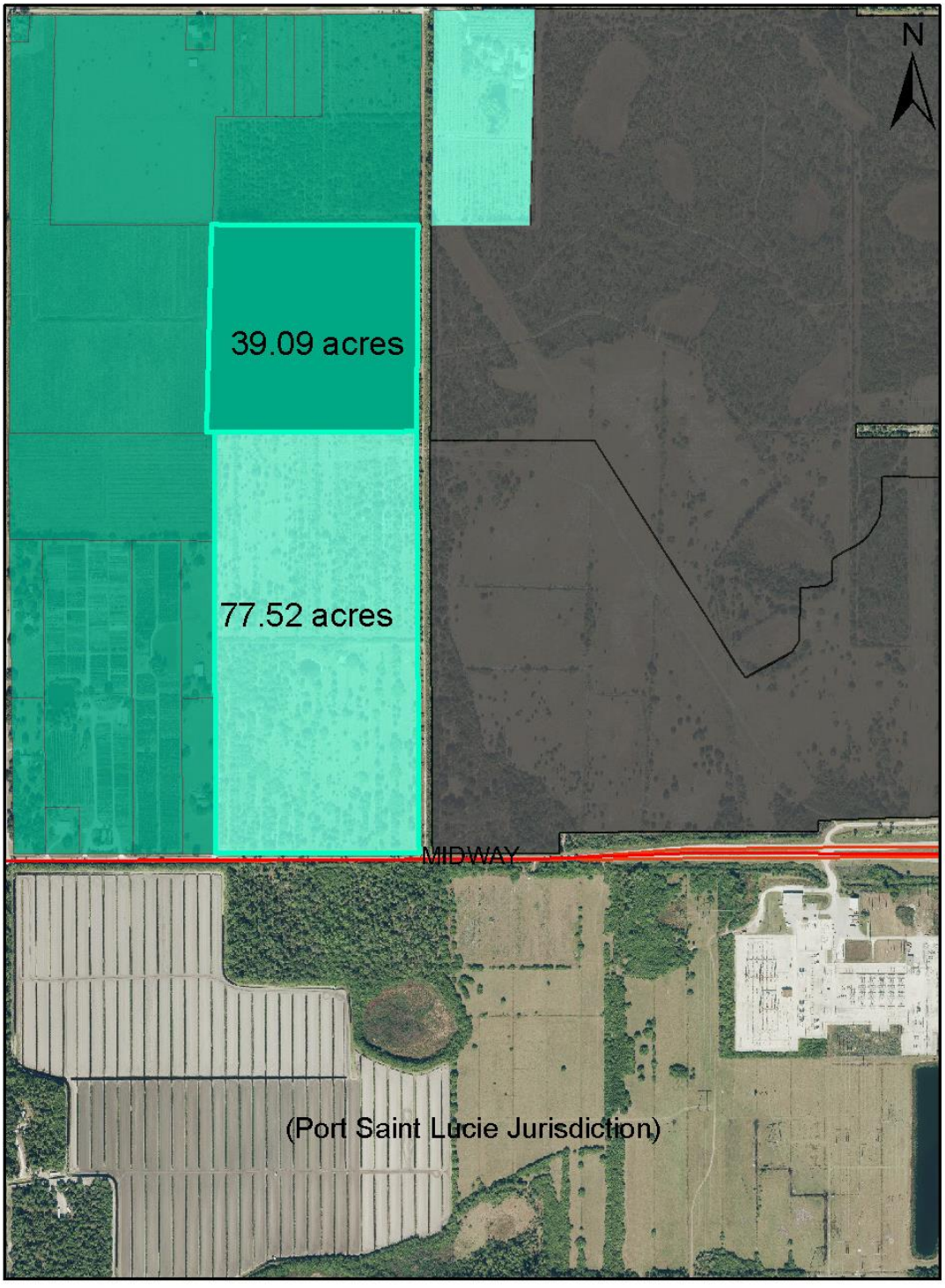

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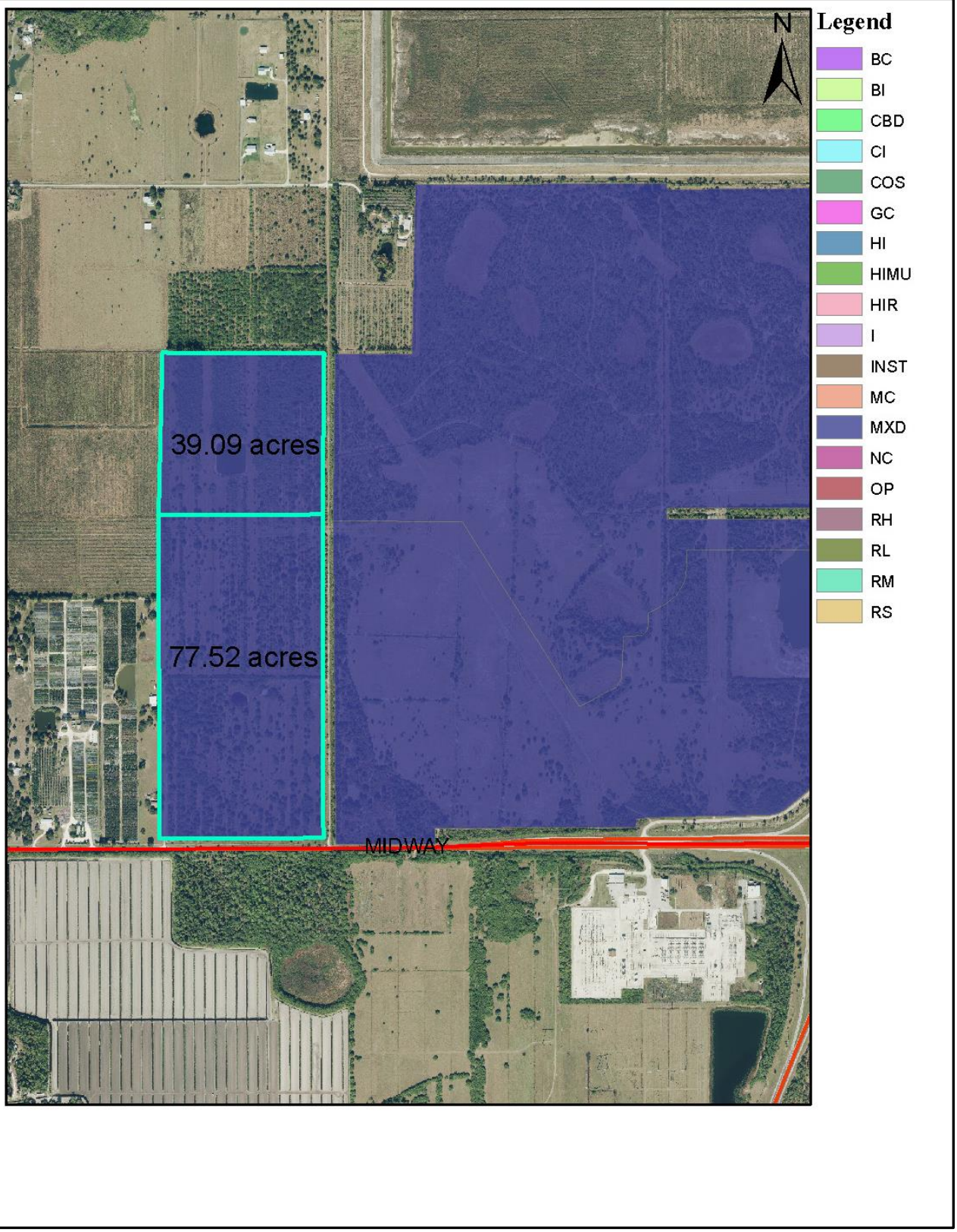

lucido&associates

May 12, 2015

Clarissa Davis
Planner, City of Fort Pierce
City Hall
100 N US 1
Fort Pierce, FL 34950

Re: Village at Midway Annexation and Future Land Use Amendment – Responses to Comments
Our Reference Number: 14-290
Parcel ID Number: 233434000000007

Dear Ms. Davis,

Subsequent to the City Commission's first reading of the Application for Voluntary Annexation and Future Land Use Amendment, agency review comments based on the above referenced application were received from the St. Lucie County School District on March 17, 2015, and the Florida Department of Transportation (FDOT) on April 6, 2015. Please find below and attached the comments provided with our responses following in ***bold italics***.

School District:
Comment provided by Marty Sander, Executive Director of Growth Management, Land Acquisition, Inter-Governmental Relations, Facilities & Maintenance, as received via email on March 17, 2015:

This area west of I-95 presently is virtually undeveloped from a residential perspective, except for a few scattered houses, and does not have any schools. While short term and to meet school currency requirements, the project could rely on capacity at the schools noted in the application, but the comprehensive plan amendment it must address the SCPA and school siting. As noted in my prior correspondence this was part of a preliminary DRI application in 2005 that included a school site.

Response (as provided by Lee Dobbins): A meeting was held with Mr. Sanders and the School District's attorney, Johnathan Ferguson, to discuss their concerns regarding the land use amendment. We discussed entering into a Contribution Agreement that would require the developer to pay the School District a contribution for each building permit pulled for residential units in excess of the number of units allowed under the current land use. The payments would compensate the School District for any increase in the number of residential units on the property resulting from the land use change and the resulting need for additional public school facilities. We prepared a draft Contribution Agreement, which was approved by the School District's attorney. It is now being reviewed by Walton Development's in-house

counsel and, pending his approval, will be signed by Walton, and then sent to the School District for final approval and signature by the School Board.

FDOT:
See attached letter from FDOT dated March 27, 2015.

Response (as provided by Susan O'Rourke, P.E.): The traffic study for the land use plan amendment was completed consistent with the City's methodology for land use plan amendments and significance criteria in effect at that time. Detailed analysis, including ramp and intersection analyses, are not standard practice at this level. Attempts to discuss the initiation of this project with Lois Bush and Raj Shanmugam, both with FDOT, were made to no avail.

In the coming weeks, a methodology meeting to determine the most appropriate concurrency analysis for the project will be held with pertinent City and County staff, with FDOT being included in the meeting request. I believe that is the most appropriate means to address the FDOT concerns raised in the letter by Mr. Steve Braun.

I look forward to discussing the details of the project with the FDOT and how the it relates to the purpose of the SIS system. As noted, the purpose of the SIS is to support economic prosperity through the movement of people and goods across regions and across the state. This land use plan amendment supports the development of flex office and industrial space. These types of facilities require sound access to the SIS system.

We feel the responses provided to the comments received sufficiently address the concerns raised, as detailed analyses will have to be conducted and approved during the detailed plan review process and prior to detailed plan approval for any proposed development on the subject parcel. We appreciate the opportunity to provide you with the above responses and please do not hesitate to contact me directly should you have any questions or concerns or require additional information.

Respectfully,

Brian Nolan, ASLA, APA
Senior Project Manager

C/c: file
Rebecca Grohal- Planning Manager (City of Fort Pierce)
Mark Jacobson – Walton Acquisitions FL, LLC
Chris Forbes – Walton Acquisitions FL, LLC
Howard Ehrsam – Bowman Consulting
Lee Dobbins – Dean Mead

Centennial FDOT 1915 ★ 2015

Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

March 27, 2015

Ms. Rebecca Grohall, AICP, Planning Manager
City of Fort Pierce
100 N. U.S. Hwy 1
Fort Pierce, FL 34954

Dear Ms. Grohall:

SUBJECT: Proposed City of Fort Pierce Plan Comprehensive Plan Amendment, DEO #15-1ESR

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It appears likely that future adverse impacts will occur to the SIS at the I-95/Midway Road interchange based on trips from cumulative development impacts and with traffic contributed by the proposed amendment. No capacity analysis was done for the performance of the interchange ramps.

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The Department appreciates the opportunity to participate in the review process. We remain committed to working with the City and other partners in pursuing mobility solutions. If you have any comments or questions about this letter, please contact Larry Hymowitz at (954) 777-4663. A contact for more information on SIS facilities, related SIS studies, interchange modifications, and SIS proportionate share opportunities is Lisa Dykstra at (954) 777-4360.

Sincerely,

Steven C. Braun, P.E.
District Planning & Environmental Engineer
District Four

SB:lh

cc: Peter Buchwald, St. Lucie TPO
Lois Bush, FDOT District Four
Michael Busha, TCRPC
Maria Cahill, FDOT Central Office
Lisa Dykstra, FDOT District Four
Larry Hymowitz, FDOT District Four
Shi-Chiang Li, FDOT District Four
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City Commission Regular Meeting **Agenda Item # 10. aa.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-036 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5000 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5000 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-036. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $4,595 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-036

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:19 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:14 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-036

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5000 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 COMMISION 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:

a) 5000 S US Hwy 1,

1. Parcel ID: 3403-502-0059-000-5
   Legal Description: WHITE CITY S/D 03 36 40 FROM NW COR OF LOT 37 RUN S 89 42 17 E 78 FT,TH S 00 02 03 E 4.08 FT,TH S 00 02 02 E 163.45 FT,TH S 89 54 26 E 33 FT TO POB;TH CONT S 89 22 07 E 210.23 FT,TH N 00 01 57 W 156.28 FT,TH S 88 51 58 W 148.30 FT,TH N 89 41 57 W 36.77 FT,TH S 44 56 04 W 35.46 FT,TH S 00 20 17 E 122.80 FT TO POB (0.73) (MAP 34/03S) (OR 2067-2487)

2. Parcel ID: 3403-502-0059-010-8 (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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-036 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5000 S US Hwy 1,

1. Parcel ID: 3403-502-0059-000-5

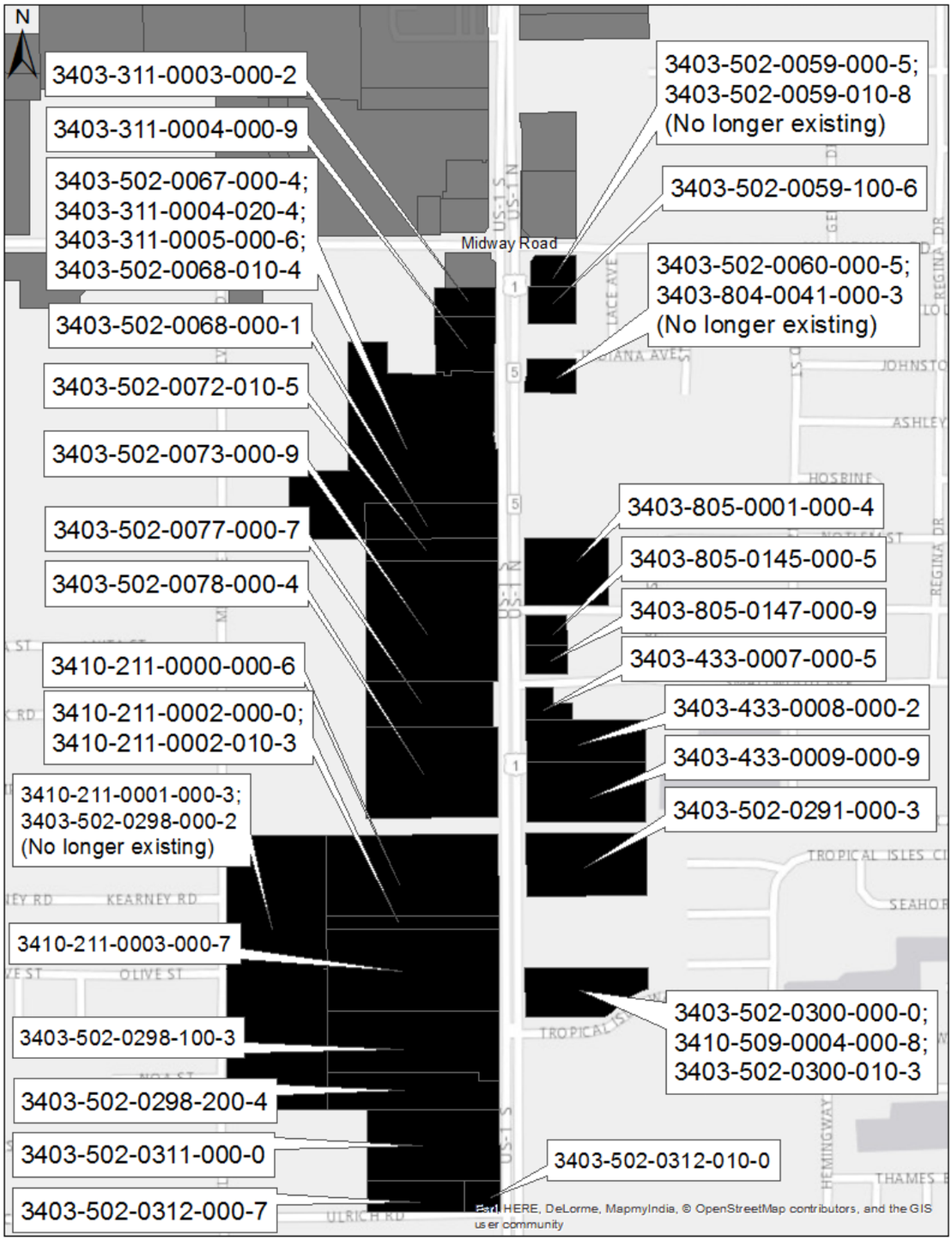
Legal Description: WHITE CITY S/D 03 36 40 FROM NW COR OF LOT 37 RUN S 89 42 17 E 78 FT,TH S 00 02 03 E 4.08 FT,TH S 00 02 02 E 163.45 FT,TH S 89 54 26 E 33 FT TO POB;TH CONT S 89 22 07 E 210.23 FT,TH N 00 01 57 W 156.28 FT,TH S 88 51 58 W 148.30 FT,TH N 89 41 57 W 36.77 FT,TH S 44 56 04 W 35.46 FT,TH S 00 20 17 E 122.80 FT TO POB (0.73) (MAP 34/03S) (OR 2067-2487)

2. Parcel ID: 3403-502-0059-010-8 (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.

City Commission Regular Meeting **Agenda Item # 10. b.**

Meeting Date: 06/01/2015

Re: Ordinance 15-006

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

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SUBJECT:

Ordinance No. 15-006 providing revisions to the Planned Development section of the Land Development Code (Sec. 22-40) FIRST READING

SUMMARY:

Minor revisions and clarifications to the Planned Development section of the Land Development Code, section 22-40.

RECOMMENDATION:

Approve first reading

ALTERNATIVES:

Deny
Recommend Revisions

RESPONSIBLE STAFF:

Rebecca Grohall, AICP

COORDINATED WITH:

Coordinated with staff

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

None

Attachments

Staff Report
Revised Sec. 22-40
Ordinance 15-006
Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:02 PM

Form Started By: Rebecca Grohall
Started On: 05/12/2015 01:56 PM
Final Approval Date: 05/27/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Robert Bradshaw, City Manager

FROM: Rebecca Grohall, AICP, Planning Manager

SUBJECT: Proposed Tweaks to the PD Zoning District

DATE: May 12, 2015

At the February 17, 2015 City Commission meeting Planning Department staff brought forward Ordinance 15-004, which represented a complete revision to Section 22-40, Planned Unit Development, from the Fort Pierce Land Development Code. During that meeting, several questions were asked. Staff has researched these and brought them back. Subsequently, at the March 2, 2015 meeting the City Commission approved the major modifications to the Planned Development as proposed and adopted Ordinance 15-004.

Staff has developed the requested tweaks to Sec 22-40 and are requesting approval of Ordinance 15-006 (attached). In the attached Ordinance, the changes are shown in strikethrough (for deletions) and underline for new additions. A "clean" version of the section is attached for easy reading, without strikethrough and underline. For review purposes, questions and responses are outlined below. For questions that represent proposed changes to the section – the current PD language is in the box, followed by the proposed additions or changes in strikeout/underline format, and an explanation of each.

1. A tiered process for those smaller proposed PDs vs. larger PDs

A suggestion was made to create a "tiered process" whereby smaller PD projects do not need to provide the onerous amount of data and reports, such as an environmental report or transportation/traffic studies, as may be required of a larger project that encompasses acreage.

Currently, the City utilizes such a system in Site Plan Review, where a principal structure which does not exceed four thousand (4,000) square feet of gross floor area is relieved from many of these items. It would be prudent to follow through with this concept in the PD process; a PD project which encompasses less than four thousand (4,000) square feet of gross floor area can be relieved of onerous amount of data and reports as well. Because the PD process also includes rezoning, the City Commission will review and approve these smaller PD projects as part of establishing the PD zoning through an Ordinance.

2. Density per Section 22-40(b)(1)a.

Clarification on definition, "density" or more specifically, "gross density" is the number of dwelling units per gross acre of land, determined by dividing the total acreage within the lot or parcel excluding aquatic areas but including portions of the property which are or are proposed to be streets, sites dedicated to a governmental body for public use and other common areas. This term applies explicitly to residential developments and the appropriate amount must be adhered to in order to maintain compliance with the City's Comprehensive Plan.

A Comprehensive Plan Land Use Designation, such as Low Density Residential (RL), or General Commercial (GC), as adopted, governs what a density will be for any parcel within the City. For example, Low Density Residential (RL) allows for 1-6.5 dwelling units per gross acre. Commercial and industrial development, however,

does not use density as a measuring stick for development, but instead it uses "intensity" typically established through a floor area ration (FAR).

3. Perimeter Setbacks per Section 22-40(b)(2).

Existing Language:

(2) *Perimeter Setbacks.* Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district(s), except where City Commission finds that alternate perimeter setbacks would be appropriate. Conditions under which alternate perimeter setbacks may be considered include, but are not limited to, the following:

a. Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property;

b. The minimum PD perimeter setback required by this section cannot be achieved due to an exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property.

It was suggested to allow for additional alternatives to the perimeter setback requirement as stipulated in Section 22-40(b)(2); this would allow for a landscape screening buffer in lieu of the required perimeter distance or a project abutting property of similar use and intensity/density be allowed to reduce the perimeter setback. The alternative language is shown in items c and d, above. The new proposed language:

c. The perimeter setback may be reduced from the required distance by providing a landscape strip in lieu of the perimeter setback, except where driveways are located, meeting these requirements:

1. The strip shall be no less than five (5) feet wide and include at least one tree for every two-hundred (200) square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a forty-eight-inch (48") or higher, continuous, unbroken, solid, visual screen within one-year (maximum) after installation, except in clear vision areas required in Section 22-53. The remainder of the required landscaped strip shall be completely covered with groundcover or grass.

2. A wall, berm, or other durable, non-wood privacy fence may be included as part of the landscape strip, but not replace it.

d. The perimeter setback may be reduced from the required distance by no more than ½ if the abutting property is similar in use, and intensity or density.

4. Open Space definition per Section 22-40(b)(3).

Existing Language:

(3) *Open space.* In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; it may include vegetated areas or urban areas unencumbered by an impervious surface, but shall exclude aquatic areas.

A discussion ensued about the definition of open space. The following text is offered to clarify open space definitions:

(3) *Open space.* In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; ~~it may include vegetated areas or urban areas unencumbered by an impervious surface,~~ open space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but

not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than thirty percent (30%) of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

5. Applicability to Other LDRs per Section 22-40(b)(4).

Existing language:
(4) *Applicability to Other LDRs*. All building code, housing code, and other land use regulations of the City of Fort Pierce are applicable to the PD district.

There was some discussion as to why this requirement was part of the revised Planned Development zoning district. First, it must be pointed out that while PDs do include site plan review, it is still a zoning designation, one that must provide standards for all the usual zoning regulated items such as; lot size, setbacks (front, side and rear), building coverage, building height, accessory use and setbacks, and allowable uses. In any PD, it is the applicant who gets to decide and create these unique parameters for his/her proposed project as part of the PD rezoning process. This offers a lot of flexibility to otherwise very stringent standards found in conventional zoning designations (SFR, MFR, CG, etc.) which may not work for their particular project. However, becoming a PD does not automatically allow the applicant to waive or be excused from other Land Development Regulations found in the City's Code of Ordinances.

However, because "variance type" allowances are recognized as part of the PD process, an applicant is allowed to request changes, variations, or deletions to parts of the Code they are otherwise required to meet. This is evidence by **Section 22-40(c)(1)e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan,** whereby an applicant must provide in writing all those items that would otherwise be subject to variance review by the Board of Adjustment. Like a variance request, because it is requested does not necessarily grant approval; it can be denied. The applicant would then need to revise the request, or comply with the Code requirement on that particular item. Parking and landscaping requirements are two examples that often utilize this procedure.

However, to strengthen the language and prevent interpretative issues in the future, it is recommended that Section 22-40(b)(4) be revised as shown above.

(4) *Applicability to Other ~~LDRs~~ Code of Ordinances Not in Conflict Herein*. All building code, housing code, and other land use regulations of the City of Fort Pierce are applicable to the PD district.

6. Unified Control per Section 22-40(c)(1)b.

Existing language:

b. Unified Control: Material which presents firm evidence of unified control of the entire area within the proposed Planned Development in a manner approved by the City Attorney.

It was requested that the PD revision offer means to better define unified control and owner of record. The underlined section is recommended language that clearly defines what the City is looking for in terms of unified control and what material evidence is acceptable. The proposed amendment is below:

b. Unified Control and Property Ownership: All land intended to be included in the Planned Development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or

group of individuals, partnerships and/or corporations. Material which presents firm evidence of ownership may include a copy of the recorded deed(s), a title policy or an opinion of title. If necessary, material which presents firm evidence of unified control, such as Unity of Title, on a form approved by the City, shall be submitted with the application

7. Modification of an approved PD per Section 22-40(e)(1).

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new Planned Development request. An application for a major modification shall be filed in the planning department. Applications for a major modification of PD plans shall require an updated, revised PD site development plan indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the Planning Manager (or designee) to adequately review the proposed modification.

It was suggested that reducing the strict application of submitting new plans "shall" be required, to a less intensive "may" be required will help reduce the costs to the applicant depending on the nature of the PD modification. Further, it was pointed out that possibly only a portion of the plans need be resubmitted rather than the complete plans, again, based on the nature of the modification. The revised text is in "underlined" to reflect those suggestions.

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new Planned Development request. An application for a major modification shall be filed in the planning department. Applications for a major modification of PD plans may require an updated, revised PD site development plan, or portions thereof indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the Planning Manager (or designee) to adequately review the proposed modification.

Consistency with the Land Development Code and the Comprehensive Plan

The amendment proposed satisfies the following standards specified in Section 22-131 of the City Code pertaining to modifications of the Land Development regulations:

(1) The amendment will not have an adverse affect on the ability of the City to:
   a. Satisfy land and water use needs
   b. Meet transportation demands and provide community facilities and services

(2) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Comprehensive Plan. The following policies support the changes in Section 22-40, Planned Unit Development zone (PUD):

1.1.17 Policy:
Reduce vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.3.1 Policy:
The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy:
The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

1.16.2 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

1.16.3 Policy:
The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

1.16.4 Policy:
When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

1.16.6 Policy:
The City shall require all development applications to minimize tree removal as a part of land development. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17.3 Policy:
The City shall require open space as a part of the requirements for all development and redevelopment to promote shallow water aquifer recharge and stormwater filtration.

The Technical Review Committee reviewed the proposed changes at their meeting of March 19, 2015.

The Planning Board at their meeting of April 14, 2015 unanimously voted to forward to the City Commission a recommendation to approve the proposed changes to Section 22-40.

Staff Recommendation:
Hold the first reading of Ordinance 15-006 and approve, schedule for second reading on June 15, 2015.

Sec. 22-40. – Planned Development Zone (PD).

(a) *Purpose.* The PD District is intended to provide a process for the evaluation of individually Planned Developments which are not otherwise permitted in the zoning districts established by this Chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:

(1) Provide for the planning, review and approval of one (1) or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.

(2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

(3) Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.

(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.

(5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.

(6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.

(7) Promote flexibility and efficiency in site design for more desirable living and working environments.

(8) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.

(9) Permit site specific requirements based on the unique characteristics of the individual site.

(10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the Planned Development.

(11) The terms Planned Development (PD) and Planned Unit Development (PUD) are deemed synonymous and may be used interchangeably throughout the City's Code of Ordinances.

(b) *General standards for approval.* The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses, The approval of Planned Development rezoning rests with the City Commission. However, no rezoning or development plan may be approved unless the following conditions are met:

(1) *Comprehensive Plan Consistency.* Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the Comprehensive Plan is also adopted.

a *Density.* In no event shall the density granted exceed the maximum gross density permitted under the underlying land use in the Comprehensive Plan.

(2) *Perimeter Setbacks.* Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district(s), except where City Commission finds that alternate perimeter setbacks would be appropriate. Conditions under which alternate perimeter setbacks may be considered include, but are not limited to, the following:

a Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property;

b. The minimum PD perimeter setback required by this section cannot be achieved due to an exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property.

c. The perimeter setback may be reduced from the required distance by providing a landscape strip in lieu of the perimeter setback, except where driveways are located, meeting these requirements:

1. The strip shall be no less than five (5) feet wide and include at least one tree for every two-hundred (200) square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a forty-eight-inch (48”) or higher, continuous, unbroken, solid, visual screen within one-year (maximum) after installation, except in clear vision areas required in Section 22-53. The remainder of the required landscaped strip shall be completely covered with groundcover or grass.

2. A wall, berm, or other durable, non-wood privacy fence may be included as part of the landscape strip, but not replace it.

d. The perimeter setback may be reduced from the required distance by no more than ½ if the abutting property is similar in use, and intensity or density.(3) *Open space.* In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than thirty percent (30%) of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other

areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

(4) *Applicability to Other Code of Ordinances Not in Conflict Herein*. All building code, housing code, and other land use regulations of the City of Fort Pierce not directly in conflict herewith are applicable to the PD district.

(5) *Easements.* Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.

(6) *Phasing*. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

(7) *Other standards.* All Planned Developments will comply with regulations affecting signs referred to in section 22-55 and applicable portions of the City's regulations governing subdivisions except that in case of conflict,

(8) *Additional requirements.* The City Commission may also establish additional requirements which it considers necessary to assure that a Planned Development conforms to the intent of this section.

(9) *Variances are Not Necessary*. The specific development standards of the PD district are contained in the approved development plan for each Planned Development which normally takes into account those matters which might otherwise be the subject of variance review by the Board of Adjustment.

(c) *Application requirements.* When an application is submitted to rezone property to a PD zoning district, the following items will be submitted in addition to other information submitted in accordance with section 22-127, the City's subdivision regulations or other City laws:

(1) Written documents:

a. Project Narrative: A statement describing the Planned Development. This statement should include a description of the character of the proposed development as it relates to the development objectives of the City and the City’s Comprehensive Plan as well as the applicant's intentions with regard to the future selling or leasing of all or portions of the Planned Development, such as land areas and dwelling units.

b. Unified Control and Property Ownership: All land intended to be included in the Planned Development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations. Material which presents firm evidence of ownership may include a copy of the recorded deed(s), a title policy or an opinion of title. If necessary,material which presents firm evidence of unified control, such as Unity of Title, on a form approved by the City, shall be submitted with the application.

c. Phasing: A development phasing schedule indicating:

1. The approximate date when construction of the project can be expected to

begin.

2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

d. Quantitative data for the following: Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

f. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the Planned Development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(2) *Site Plan.* A site plan with the following information must be submitted:

a. The existing site conditions, shorelines, flood plains, unique natural features and forest cover.

b. A landscape and irrigation plan per Chapter 22-59 LDC.

c. Proposed lot lines and other divisions of land for management, use or allocation purposes.

d. The location, size and height of present and proposed buildings and structures.

e. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.

f. The existing and proposed vehicular circulation system, including off-street parking and loading areas.

g. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.

h. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

i. Information on land areas adjacent to the proposed Planned Development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

j. The proposed buffering treatment of the perimeter of the Planned Development,

refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences and walls.

k. The location of existing wetlands, proposed preservation and conservation areas.

l. A statement describing any endangered or threatened species that may be located on the site and potential environmental impacts on flora and fauna.

(d) *Planned Development review procedures.*

(1) Pre-application conference. The pre-application conference is an informal discussion between the applicant and the staff of any department that will be involved with the technical review of the proposed Planned Development. The applicant is encouraged to provide the following information related to the proposed development at the meeting.

a. Consistency with the adopted Comprehensive Plan.

b. Adequacy of utilities and other public facilities to serve the proposed development.

c. Relationship with the surrounding neighborhood.

d. Compliance concerns.

(2) Site Development Plan. Will include all information specified in this section. The procedure for reviewing the development plan is the procedure set forth in Section 22-128, Amendment Procedures, and Section 22-58, Site Plan Review. If the proposed Planned Development also involves the subdividing of land which is regulated by the City, the preliminary plat should be reviewed concurrently with the development plan as specified in Chapter 18. Approval of a development plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property.

(e) *Adherence to Approved Development Plan.* Building permits for construction shall be issued only if consistent with an approved development plan. No building permit or certificate of occupancy shall be issued for a Planned Development except in conformity with all provisions of the approved final plan, as amended. All buildings and improvements in a particular phase need not be complete before the issuance of a certificate of occupancy for a completed building in that phase unless otherwise required by the final plan as approved.

(f) *Modification of an Approved PD Site plans.* Changes to approved PD site plans are either major modifications or minor modifications. A major modification shall require the approval of the City Commission, while a minor modification may be done administratively by the Planning Manager (or designee)

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new Planned Development request. An application for a major modification shall be filed in the planning department. Applications for a major modification of PD plans <u>may</u> require an updated, revised PD site development plan or portions thereof indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the Planning Manager (or

designee) to adequately review the proposed modification.

The following alterations shall be considered a major modification, and reapplication as a new development plan will be required:

a Increase or decrease in intensity of use. A change of five (5) percent or more of usable floor area, or a change of five (5) percent or more in the number of dwelling units, or a change of five (5) percent or more of outside land area devoted to sales, displays, or demonstrations. In no case shall the intensity or density be increased over the maximum allowed by the Future Land Use Element of the Comprehensive Plan.

b Any change in the location of the parking area(s), or a change of ten (10) percent or more in the number of spaces approved.

c Structural alterations significantly affecting the basic size and form of the building(s) as shown on the approved plan including increase in building height of more than one story or twelve (12) feet.

d Any reduction in the amount of open space by five (5) percent or more, or a substantial change in the location or characteristics of open space uses.

e Substantial changes in location or type of pedestrian or vehicular accesses or circulation.

f Any change which would increase traffic generation by more than ten (10) percent.

g. Any change in land use or an increase in density within five hundred (500) feet of the PD boundaries, or within two hundred (200) feet of any part of the Planned Development which has been constructed or sold to an owner or owners different from the applicant requesting the change.

h Any deviation exceeding twelve (12) inches from the setbacks, area, or dimensional standards approved as part of the site development plan.

i. A change to the buffering material that negatively impacts the surrounding neighborhood.

j. Any change in the design and/or location of the stormwater facility that negatively impacts the surrounding neighborhood.

k. Any addition or reduction to the area of a Planned Development.

l. Changes proposed to three (3) or more of the criteria that do not meet the threshold individually to be considered a major modification.

m. Any change in a condition specifically required by the City Commissioners as part of the Planned Development approval.

(2) *Minor modification.* Any modification to an approved PD plan which does not constitute a major modification shall be considered a minor modification. Generally, minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD plan are

considered minor modifications. Upon determination that the proposed modification is a minor modification, the Planning Manager (or designee) shall render a decision to the applicant within fifteen (15) working days after submission of a completed modification application. Applications for a modification shall include an updated, revised PD site development plan indicating the effect of the proposed change and a narrative description of the modification and the reasons why such a change is necessary.

(3) Prior to build-out of fifty percent (50%) of the land in a Planned Development, the property owner shall have the right to initiate any amendments to any developed or undeveloped portions of the Planned Development. After fifty percent (50%) or more of the land in the Planned Development has been built-out, the property owner may initiate any amendments to undeveloped portions of the Planned Development, however, amendments to developed portions of the Planned Development may only be initiated by:

a The property owner, for an amendment to the Planned Development which is not applicable to all developed portions of the Planned Development; or

b Petition by the owners of more than fifty percent (50%) of the developed property in the PD district for an amendment to the Planned Development applicable to all of the developed portions of the Planned Development; or

c City Commission, where necessary to preserve the health, safety and welfare of the property owners in the Planned Development.

(g) *Status of Previously Approved PUD (Planned Unit Development zone) Plans*. Any active or completed Planned Development project approved prior to the adoption of this ordinance shall continue to be governed by the approved PUD plan and any agreements, terms and conditions to which the approval may be subject, as long as the project continues to be actively under development. Any time limitations to which the approved PUD plan may be subject shall also continue to apply. However, whenever any application is made to substantially modify (see major modification), the approved PUD plan or to undertake a new development on part or all of the property, the application shall be made under the terms and procedures of the PD district.

(h) *Expiration of an Approved PD Plan*. Any Planned Development approval for a project which has failed to commence by securing a building permit for a vertical improvement in accordance with the approved PD plans within two (2) years of final approval of the Planned Development, shall be considered expired. However, if the property owner obtains a building permit for a vertical improvement in accordance with the approved PD plans within two (2) years after final approval of the Planned Development, the property owner's development rights under the PD approval shall be deemed vested and shall not expire. Extensions to the expiration date of the PD approval may be granted by the City Commission in 2-year increments. Any request for an extension to the expiration date of the PD approval must be submitted in writing to the Planning Manager for review no later than the expiration date of the PD approval.

If the PD expires, the land will retain the PD zoning designation; however the Site Development Plan approved with the PD rezoning will be null and void. Either the previously approved or a new Site Development Plan can be used to reapply.

ORDINANCE NO. 15-006

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR MINOR REVISIONS TO CHAPTER 22, PLANNED DEVELOPMENT ZONE (PD) SECTION 22-40; PROVIDING FOR PERIMETER SET BACK OPTIONS, PROVIDING AN EXPANDED DEFINITION OF OPEN SPACE; PROVIDING AN EXPANDED DEFINITION OF UNIFIED CONTROL AND PROPERTY OWNERSHIP; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS on June 15, 1981 the City adopted Ordinance No. H-186 which established the Planned Unit Development (PUD) Zoning District, and

WHEREAS the Planned Unit Development (PUD) Zoning District, was most recently updated on March 2, 2015 and renamed the Planned Development (PD) Zoning District by adopting Ordinance 15-004; and

WHEREAS the City of Fort Pierce would like to further amend the Chapter 22, Article Three, Section 22-40, Planned Development Zone (PD), of the Code of Ordinances to provide clarity; and

WHEREAS the Planning Board of the City at its April 14, 2015 meeting voted unanimously to recommend approval to the City Commission; and

WHEREAS the City of Fort Pierce finds the proposed amendments to the Planned Development (PD) Zoning District consistent with the Comprehensive Plan of the City of Fort Pierce; and

WHEREAS the City of Fort Pierce finds the revisions proposed Planned Development (PD) Zoning District satisfies the following standards specified in Section 22-131 of the City Code:

(1) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs

b. Meet transportation demands and provide community facilities and services

(2) The amendment will promote and protect the public health, safety and general welfare;

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

SECTION 1. 22-40 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

Sec. 22-40. – Planned Development Zone (PD).

(a) *Purpose.* The PD District is intended to provide a process for the evaluation of individually Planned Developments which are not otherwise permitted in the zoning districts established by this Chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:

(1) Provide for the planning, review and approval of one (1) or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.

(2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

(3) Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.

(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.

(5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.

(6) Encourage innovative site planning and land development concepts in order to create

an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.

(7) Promote flexibility and efficiency in site design for more desirable living and working environments.

(8) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.

(9) Permit site specific requirements based on the unique characteristics of the individual site.

(10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the Planned Development.

(11) The terms Planned Development (PD) and Planned Unit Development (PUD) are deemed synonymous and may be used interchangeably throughout the City's Code of Ordinances.

(b) *General standards for approval.* The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses, The approval of Planned Development rezoning rests with the City Commission. However, no rezoning or development plan may be approved unless the following conditions are met:

(1) *Comprehensive Plan Consistency.* Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the Comprehensive Plan is also adopted.

a *Density.* In no event shall the density granted exceed the maximum gross density permitted under the underlying land use in the Comprehensive Plan.

(2) *Perimeter Setbacks.* Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district(s), except where City Commission finds that alternate perimeter setbacks would be appropriate. Conditions under which alternate perimeter setbacks may be considered include, but are not limited to, the following:

a Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property;

b. The minimum PD perimeter setback required by this section cannot be achieved due to an exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property.

c. The perimeter setback may be reduced from the required distance by providing a landscape strip in lieu of the perimeter setback, except where driveways are located, meeting these requirements:

1. The strip shall be no less than five (5) feet wide and include at least one tree for every two-hundred (200) square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a forty-eight-inch (48") or higher, continuous, unbroken, solid, visual screen within one-year (maximum) after installation, except in clear vision areas required in Section 22-53. The remainder of the required landscaped strip shall be completely covered with groundcover or grass.

2. A wall, berm, or other durable, non-wood privacy fence may be included as part of the landscape strip, but not replace it.

d. The perimeter setback may be reduced from the required distance by no more ~~-~~than ½ if the abutting property is similar in use, and intensity or density.

(3) *Open space.* In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; ~~it may include vegetated areas or urban areas unencumbered by an impervious surface,~~ open space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than thirty percent (30%) of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

(4) *Applicability to Other ~~LDRs~~ Code of Ordinances Not in Conflict Herein*. All building code, housing code, and other land use regulations of the City of Fort Pierce not directly in conflict herewith are applicable to the PD district.

(5) *Easements.* Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.

(6) *Phasing*. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

(7) *Other standards.* All Planned Developments will comply with regulations affecting signs referred to in section 22-55 and applicable portions of the City's regulations governing subdivisions except that in case of conflict,

(8) *Additional requirements.* The City Commission may also establish additional requirements which it considers necessary to assure that a Planned Development conforms to the intent of this section.

(9) *Variances are Not Necessary*. The specific development standards of the PD district

are contained in the approved development plan for each Planned Development which normally takes into account those matters which might otherwise be the subject of variance review by the Board of Adjustment.

(c) *Application requirements.* When an application is submitted to rezone property to a PD zoning district, the following items will be submitted in addition to other information submitted in accordance with section 22-127, the City's subdivision regulations or other City laws:

(1) Written documents:

a. Project Narrative: A statement describing the Planned Development. This statement should include a description of the character of the proposed development as it relates to the development objectives of the City and the City's Comprehensive Plan as well as the applicant's intentions with regard to the future selling or leasing of all or portions of the Planned Development, such as land areas and dwelling units.

b. Unified Control and Property Ownership: All land intended to be included in the Planned Development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations. Material which presents firm evidence of ownership may include a copy of the recorded deed(s), a title policy or an opinion of title. If necessary,~~M~~material which presents firm evidence of unified control, such as Unity of Title, on a form approved by the City, ~~in a manner approved by the City Attorney~~ shall be submitted with the application.

c. Phasing: A development phasing schedule indicating:

1. The approximate date when construction of the project can be expected to begin.

2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

d. Quantitative data for the following: Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

f. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the Planned Development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(2) *Site Plan.* A site plan with the following information must be submitted:

a. The existing site conditions, shorelines, flood plains, unique natural features and forest cover.

b. A landscape and irrigation plan per Chapter 22-59 LDC.

c. Proposed lot lines and other divisions of land for management, use or allocation purposes.

d. The location, size and height of present and proposed buildings and structures.

e. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.

f. The existing and proposed vehicular circulation system, including off-street parking and loading areas.

g. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.

h. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

i. Information on land areas adjacent to the proposed Planned Development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

j. The proposed buffering treatment of the perimeter of the Planned Development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences and walls.

k. The location of existing wetlands, proposed preservation and conservation areas.

l. A statement describing any endangered or threatened species that may be located on the site and potential environmental impacts on flora and fauna.

(d) *Planned Development review procedures.*

(1) Pre-application conference. The pre-application conference is an informal discussion between the applicant and the staff of any department that will be involved with the technical review of the proposed Planned Development. The applicant is encouraged to provide the following information related to the proposed development at the meeting.

a. Consistency with the adopted Comprehensive Plan.

b. Adequacy of utilities and other public facilities to serve the proposed development.

c. Relationship with the surrounding neighborhood.

d. Compliance concerns.

(2) Site Development Plan. Will include all information specified in this section. The procedure for reviewing the development plan is the procedure set forth in Section 22-128, Amendment Procedures, and Section 22-58, Site Plan Review. If the proposed Planned

Development also involves the subdividing of land which is regulated by the City, the preliminary plat should be reviewed concurrently with the development plan as specified in Chapter 18. Approval of a development plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property.

(e) *Adherence to Approved Development Plan.* Building permits for construction shall be issued only if consistent with an approved development plan. No building permit or certificate of occupancy shall be issued for a Planned Development except in conformity with all provisions of the approved final plan, as amended. All buildings and improvements in a particular phase need not be complete before the issuance of a certificate of occupancy for a completed building in that phase unless otherwise required by the final plan as approved.

(f) *Modification of an Approved PD Site plans.* Changes to approved PD site plans are either major modifications or minor modifications. A major modification shall require the approval of the City Commission, while a minor modification may be done administratively by the Planning Manager (or designee)

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new Planned Development request. An application for a major modification shall be filed in the planning department. Applications for a major modification of PD plans may ~~shall~~ require an updated, revised PD site development plan or portions thereof indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the Planning Manager (or designee) to adequately review the proposed modification.

The following alterations shall be considered a major modification, and reapplication as a new development plan will be required:

a Increase or decrease in intensity of use. A change of five (5) percent or more of usable floor area, or a change of five (5) percent or more in the number of dwelling units, or a change of five (5) percent or more of outside land area devoted to sales, displays, or demonstrations. In no case shall the intensity or density be increased over the maximum allowed by the Future Land Use Element of the Comprehensive Plan.

b Any change in the location of the parking area(s), or a change of ten (10) percent or more in the number of spaces approved.

c Structural alterations significantly affecting the basic size and form of the building(s) as shown on the approved plan including increase in building height of more than one story or twelve (12) feet.

d Any reduction in the amount of open space by five (5) percent or more, or a substantial change in the location or characteristics of open space uses.

e Substantial changes in location or type of pedestrian or vehicular accesses or circulation.

f Any change which would increase traffic generation by more than ten (10) percent.

g. Any change in land use or an increase in density within five hundred (500) feet of the PD boundaries, or within two hundred (200) feet of any part of the Planned Development which has been constructed or sold to an owner or owners different from the applicant requesting the change.

h Any deviation exceeding twelve (12) inches from the setbacks, area, or dimensional standards approved as part of the site development plan.

i. A change to the buffering material that negatively impacts the surrounding neighborhood.

j. Any change in the design and/or location of the stormwater facility that negatively impacts the surrounding neighborhood.

k. Any addition or reduction to the area of a Planned Development.

l. Changes proposed to three (3) or more of the criteria that do not meet the threshold individually to be considered a major modification.

m. Any change in a condition specifically required by the City Commissioners as part of the Planned Development approval.

(2) *Minor modification.* Any modification to an approved PD plan which does not constitute a major modification shall be considered a minor modification. Generally, minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD plan are considered minor modifications. Upon determination that the proposed modification is a minor modification, the Planning Manager (or designee) shall render a decision to the applicant within fifteen (15) working days after submission of a completed modification application. Applications for a modification shall include an updated, revised PD site development plan indicating the effect of the proposed change and a narrative description of the modification and the reasons why such a change is necessary.

(3) Prior to build-out of fifty percent (50%) of the land in a Planned Development, the property owner shall have the right to initiate any amendments to any developed or undeveloped portions of the Planned Development. After fifty percent (50%) or more of the land in the Planned Development has been built-out, the property owner may initiate any amendments to undeveloped portions of the Planned Development, however, amendments to developed portions of the Planned Development may only be initiated by:

a The property owner, for an amendment to the Planned Development which is not applicable to all developed portions of the Planned Development; or

b Petition by the owners of more than fifty percent (50%) of the developed property in the PD district for an amendment to the Planned Development applicable to all of the developed portions of the Planned Development; or

c City Commission, where necessary to preserve the health, safety and welfare of the property owners in the Planned Development.

(g) *Status of Previously Approved PUD (Planned Unit Development zone) Plans*. Any active or completed Planned Development project approved prior to the adoption of this ordinance shall

continue to be governed by the approved PUD plan and any agreements, terms and conditions to which the approval may be subject, as long as the project continues to be actively under development. Any time limitations to which the approved PUD plan may be subject shall also continue to apply. However, whenever any application is made to substantially modify (see major modification), the approved PUD plan or to undertake a new development on part or all of the property, the application shall be made under the terms and procedures of the PD district.

(h) *Expiration of an Approved PD Plan*. Any Planned Development approval for a project which has failed to commence by securing a building permit for a vertical improvement in accordance with the approved PD plans within two (2) years of final approval of the Planned Development, shall be considered expired. However, if the property owner obtains a building permit for a vertical improvement in accordance with the approved PD plans within two (2) years after final approval of the Planned Development, the property owner's development rights under the PD approval shall be deemed vested and shall not expire. Extensions to the expiration date of the PD approval may be granted by the City Commission in 2-year increments. Any request for an extension to the expiration date of the PD approval must be submitted in writing to the Planning Manager for review no later than the expiration date of the PD approval.

If the PD expires, the land will retain the PD zoning designation; however the Site Development Plan approved with the PD rezoning will be null and void. Either the previously approved or a new Site Development Plan can be used to reapply.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall no further force of effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM AND CORRECTNESS:

_____
Robert V. Schwerer, 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. 15-006 was duly advertised by title only in the St. Lucie News Tribune on _____, 2015, and on _____, 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 _____, 2015; and was duly introduced, read by title only, and passed on second and final reading on _____, 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 _____ day of _____, 2015.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

Updating the LDC – Planned Development Regulations

Minor amendments/clarifications to Sec. 22-40

Amendments will Accomplish

Requested at City Commission to provide:

- Clarification
- Additional streamlining

Seven items addressed

- A “tiered process” for smaller PDS
- Density
- Perimeter Setbacks
- Open Space
- Applicability to other LDRs
- Unified Control and Ownership
- Modifications to PD

Planning Board Recommendation:

At its April 2015 meeting the Planning Board voted unanimous approval.

Staff Recommendation:

Approval

City Commission Regular Meeting **Agenda Item # 10. bb.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-037 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5030 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5030 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-037. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $3,773 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-037

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:17 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-037

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5030 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 COMMISION 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:

a) 5030 S US Hwy 1, Parcel ID: 3403-502-0059-100-6
Legal Description: WHITE CITY S/D 03 36 40 FROM NW COR OF SW 1/4 OF SEC RUN N 89 52 47 E ALG N LI OF SW 1/4 2621.64 FT,TH S 00 20 17 E 167.81 FT,TH N 89 39 43 E 100 FT,TH S 89 54 26 E 18 FT TO E R/W LI OF US 1 AND POB,TH S 00 20 17 E 163.07 FT,TH S 89 22 07 E 225.11 FT, TH N 00 01 57 W 162.57 FT,TH N 89 22 07 W 225.23 FT TO POB (0.84 AC) (OR 1101-2648)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-037 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

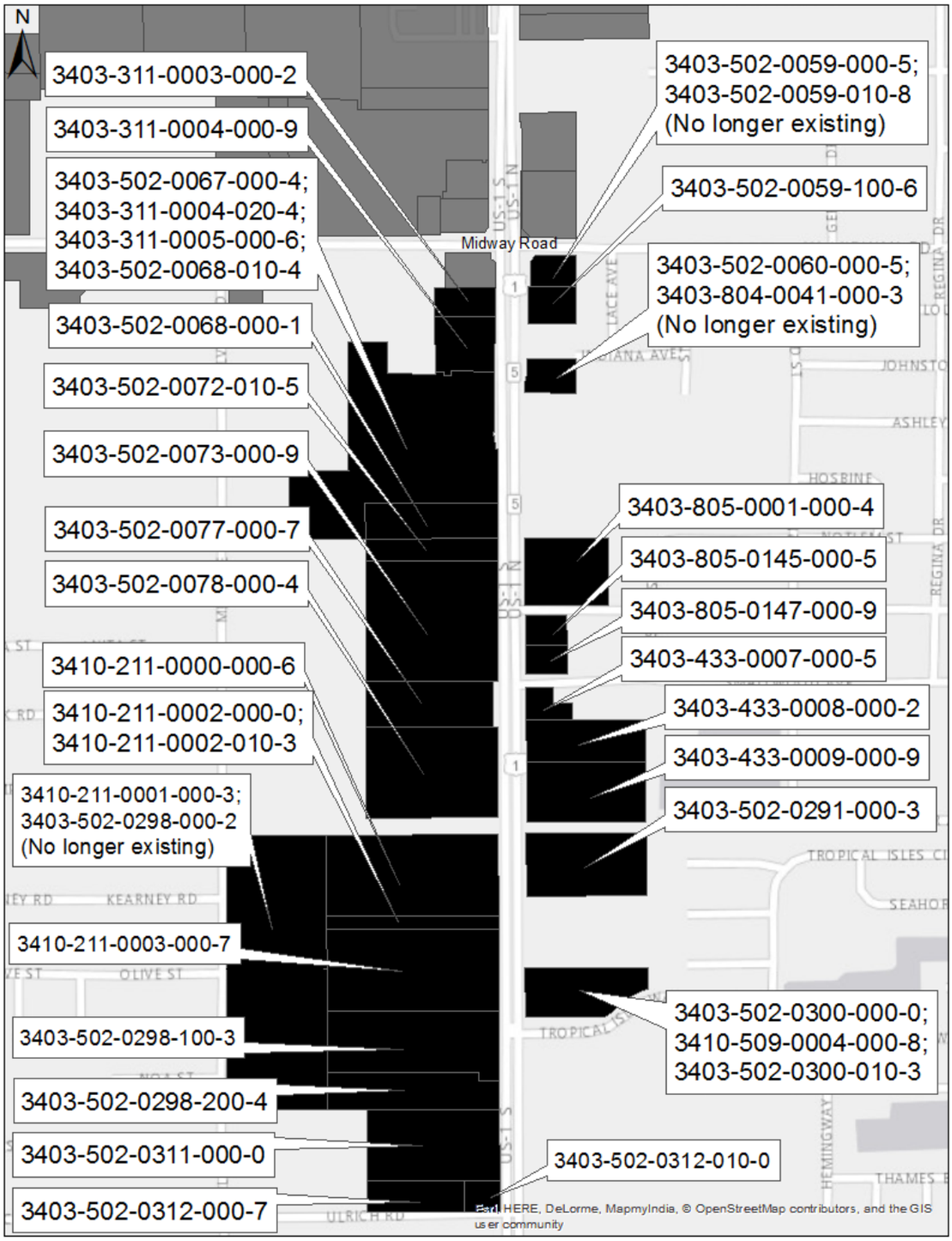
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5030 S US Hwy 1, Parcel ID: 3403-502-0059-100-6
Legal Description: WHITE CITY S/D 03 36 40 FROM NW COR OF SW 1/4 OF SEC RUN N 89 52 47 E ALG N LI OF SW 1/4 2621.64 FT,TH S 00 20 17 E 167.81 FT,TH N 89 39 43 E 100 FT,TH S 89 54 26 E 18 FT TO E R/W LI OF US 1 AND POB,TH S 00 20 17 E 163.07 FT,TH S 89 22 07 E 225.11 FT, TH N 00 01 57 W 162.57 FT,TH N 89 22 07 W 225.23 FT TO POB (0.84 AC) (OR 1101-2648)

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.

City Commission Regular Meeting **Agenda Item # 10. c.**

Meeting Date: 06/01/2015

Re: Noise Ordinance Correction

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Ordinance No. 15-011 correcting a Scrivener's Error in Ordinance No. 14-033 adopting the Noise Ordinance. FIRST READING

SUMMARY:

During the codification process, we learned that Section 11-52.20 providing the for application of a special permit was inadvertently omitted in Ord. No. 14-033. This corrective ordinance reinstates the omitted section.

RECOMMENDATION:

Adopt Ordinance No. 15-011.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Frank Amandro, Interim Police Chief
Robert Schwerer, City Attorney

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

15-011

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/12/2015 12:35 PM

Form Started By: Linda Cox Started On: 05/08/2015 11:42 AM
Final Approval Date: 05/12/2015

ORDINANCE NO. 15-011

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **CORRECTING SCRIVENER'S ERROR IN ORDINANCE NO. 14-033 AMENDING CHAPTER 11 OFFENSES-MISCELLANEOUS, ARTICLE 1 GENERAL; ADDING SECTION 11-52.20 PROVIDING FOR APPLICATION FOR A SPECIAL PERMIT;** REPEALING ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS on December 1, 2014, there was adopted Ordinance No. 14-033 which amended Chapter 11 Offenses-Miscellaneous, Article 1 General; and

WHEREAS a new Section 11-52.20 in Ordinance 14-033 was inadvertently omitted from the ordinance.

NOW THEREFORE, be it ordained by the City Commission of the City of Fort Pierce, Florida, as follows:

SECTION 1. Ordinance No. 14-033 is hereby amended at Section 11-52.20 thereof to read as follows:

Sec. 11-52.20. - Application for special permit.

Application for a permit for relief from the noise levels designated in this section on the basis of undue hardship may be made to the city manager or his designated appointee. Any permit granted by the city manager or his designated appointee hereunder shall be in writing and contain all conditions upon which the permit has been granted and shall specify a reasonable time that the permit shall be effective. The city manager or his designated appointee may grant the relief as applied for under the following conditions:

(1) The city manager or his designated appointee may prescribe any reasonable conditions or requirements as he deems necessary to minimize adverse effects upon the community or the surrounding neighborhood, including use of mufflers, screens or other sound-attenuating devices.

(2) Permits for entertainment. Special event permits are covered under Chapter 12 Article III of city code. Permits for noise generated by and related to public events held on public property may be obtained as provided for in Article III, Chapter 12 of city code~~.~~

(3) Other. Special permits for noise generated by non-entertainment special purposes may be issued under the following conditions:

a. 1. If the special purpose relates to the operation of a trade or business, that the special purpose not be in the ordinary course of that trade or business; or

2. If the special purpose does not relate to the operation of a trade or business, that the special purpose not be an ordinary event in the affairs of the applicant; and

b. If the special purpose be a recurring purpose, that it not recur more often than four (4) times each calendar year; and

c. 1. That the special purpose be absolutely necessary to the operation of the applicant's trade or business; or

2. If the special purpose does not relate to the operation of the trade or business, that the special purpose be compatible with the ordinary activities of the neighborhood in which the special purpose is to occur; and

d. Except in emergency situations, as determined by the city manager or his designated appointee, the special permit may be issued for only four (4) hours between 7:00 a.m. and 11:00 p.m. on weekdays; and

e. Special permits may be issued for no longer than fifteen (15) consecutive days, renewable by further application to the city manager or his designated appointee.

(4) No permit may be issued to permit the use of any loudspeaker or sound-amplifying device on the exterior of any building which at any time exceeds the sound level limits in Table I except those used for emergency warnings.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall have no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall be effective retroactively as of December 1, 2014.

APPROVED AS TO FORM AND CORRECTNESS:

_____
Robert V. Schwerer, 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. 15-011 was duly advertised by title only in the St. Lucie News Tribune on May 22, 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, 2015, and was duly introduced, read by title only, and passed on second and final reading on June 15, 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 15th day of June, 2015.

_____
Linda Hudson,
Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(City Seal)

City Commission Regular Meeting **Agenda Item # 10. cc.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-038 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5090 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5090 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-038. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $2,465 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-038

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:20 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-038

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5090 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 COMMISION 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:

a) 5090 S US Hwy 1,

1. Parcel ID: 3403-502-0060-000-5
   Legal Description: WHITE CITY S/D 03 36 40 S 1/2 OF LOT 37-LESS N 150 FT AND LESS E 15 FT AND LESS S 20 FT FOR CANAL R/W AND LESS THAT PART FOR RD R/W MPDAF:FROM NW COR OF SW 1/4 OF SEC RUN N 89 52 47 E 2621.64 FT,TH S 00 20 17 E 480.95 FT,TH N 89 39 43 E 100 FT TO ELY RD R/W LI OF US1 AND POB;TH N 89 53 04 E 18 FT,TH S 00 20 17 E 65.40 FT,TH S 14 05 58 W 55.20 FT,TH S 00 39 43 W 41.67 FT,TH S 89 53 22 W 3.51 FT,TH N 00 20 17 W 160.57 FT TO POB- (0.85 FT) (MAP 34/03S) (OR 1070-763)

2. Parcel ID: 3403-804-0041-000-3 (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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-038 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5090 S US Hwy 1,

1. Parcel ID: 3403-502-0060-000-5

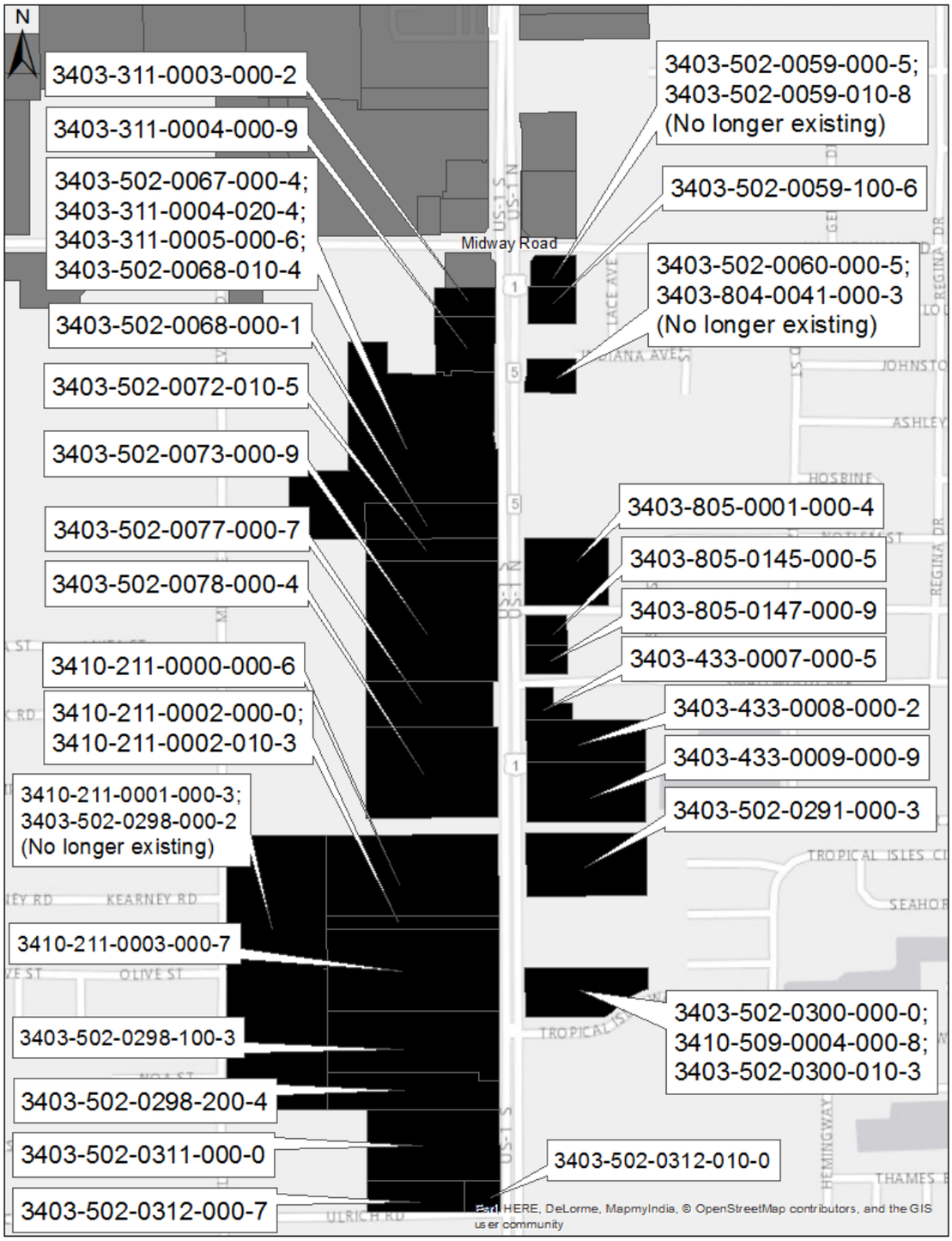
Legal Description: WHITE CITY S/D 03 36 40 S 1/2 OF LOT 37-LESS N 150 FT AND LESS E 15 FT AND LESS S 20 FT FOR CANAL R/W AND LESS THAT PART FOR RD R/W MPDAF:FROM NW COR OF SW 1/4 OF SEC RUN N 89 52 47 E 2621.64 FT,TH S 00 20 17 E 480.95 FT,TH N 89 39 43 E 100 FT TO ELY RD R/W LI OF US1 AND POB;TH N 89 53 04 E 18 FT,TH S 00 20 17 E 65.40 FT,TH S 14 05 58 W 55.20 FT,TH S 00 39 43 W 41.67 FT,TH S 89 53 22 W 3.51 FT,TH N 00 20 17 W 160.57 FT TO POB- (0.85 FT) (MAP 34/03S) (OR 1070-763)

2. Parcel ID: 3403-804-0041-000-3 (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.

City Commission Regular Meeting **Agenda Item # 10. d.**

Meeting Date: 06/01/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

---

SUBJECT:

Ordinance No. 15-013 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 407 S 33rd Street. FIRST READING

SUMMARY:

The annexation of the property located at 407 S 33rd St as well as other parcels TBD Delaware Addresses shown in Exhibit A & B within ordinance no. 15-013. This property is within District 1.

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $0 in ad valorem tax revenue from these particular properties.

Attachments

Annexations PPT

Staff Report

Property Spreadsheet

Annexation Agreements

Location Map (1)

Location Map (2)

Location Map (3)
Ordinance 15-013

Form Review

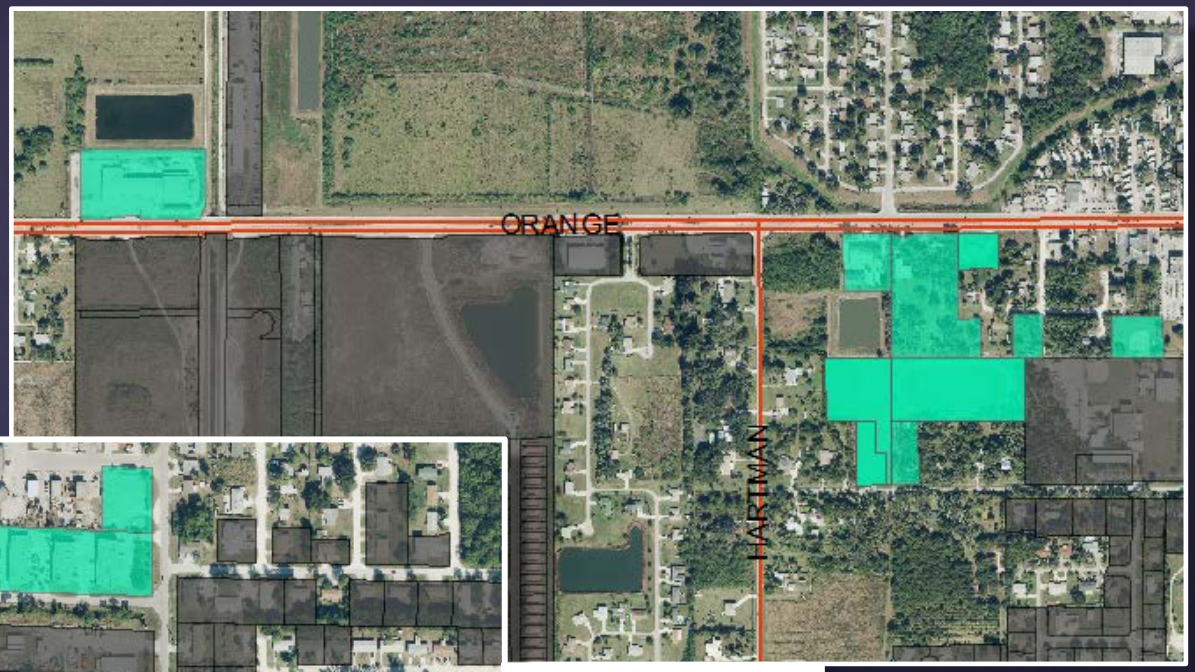
Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM

Form Started By: Clarissa Davis Started On: 05/22/2015 08:47 AM
Final Approval Date: 05/27/2015

Planning Department

Annexations

Various Locations



- Thirteen properties to be annexed
- Total of 30.33 acres
- Approximately $3.3 million in taxable value
- An estimated $21,300 in annual revenue

	Current Zoning	Proposed Zoning	Current FLU	Proposed FLU
3625 Orange Avenue	CG	C-3	COM	GC
3617 Orange Avenue	CG	C-3	COM	GC
3901 Orange Avenue	CG	C-3	COM	GC
5000 Orange Avenue	IH/CG	I-3	IND/COM	I
3489 Oleander Avenue	IL	C-3	IND	I
3501 Oleander Avenue	IL	C-3	IND	I
3241 Oleander Avenue	IL	C-3	IND	I

*Zoning

CG =Commercial, General
IH = Industrial, Heavy
I-3 = Heavy Industrial
IL = Light Industrial
C-3 = General Commercial

*FLU

COM = Commercial
IND = Industrial
I = Industrial (FLU)

John Carroll High School / St. Anastasia Catholic School

	Current Zoning	Proposed Zoning	Current FLU	Proposed FLU
407 S 33rd St.	I	R-4	COM	RM
Track	I	R-4	P/F	RM
Practice Football Field	I	R-4	RU	RM
Vacant Land	I	R-4	RU	RM
Vacant Land	I	R-4	RU	RM
Vacant Land	CG	C-3	COM	GC

*Zoning
I = Institutional
CG = Commercial, General
C-3 = General Commercial
R-4 = Medium Density Residential

*FLU
COM = Commercial
P/F = Public Facilities
RU = Residential, Urban
RM = Medium Density Residential

Comprehensive Plan

1.11 Objective - Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;

2. The ability of the City to provide public services at the City's adopted levels of service;

3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and

4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

Planning Board Recommendation

At their May 12th meeting, the Planning Board unanimously recommended approval.

Staff Recommendations…

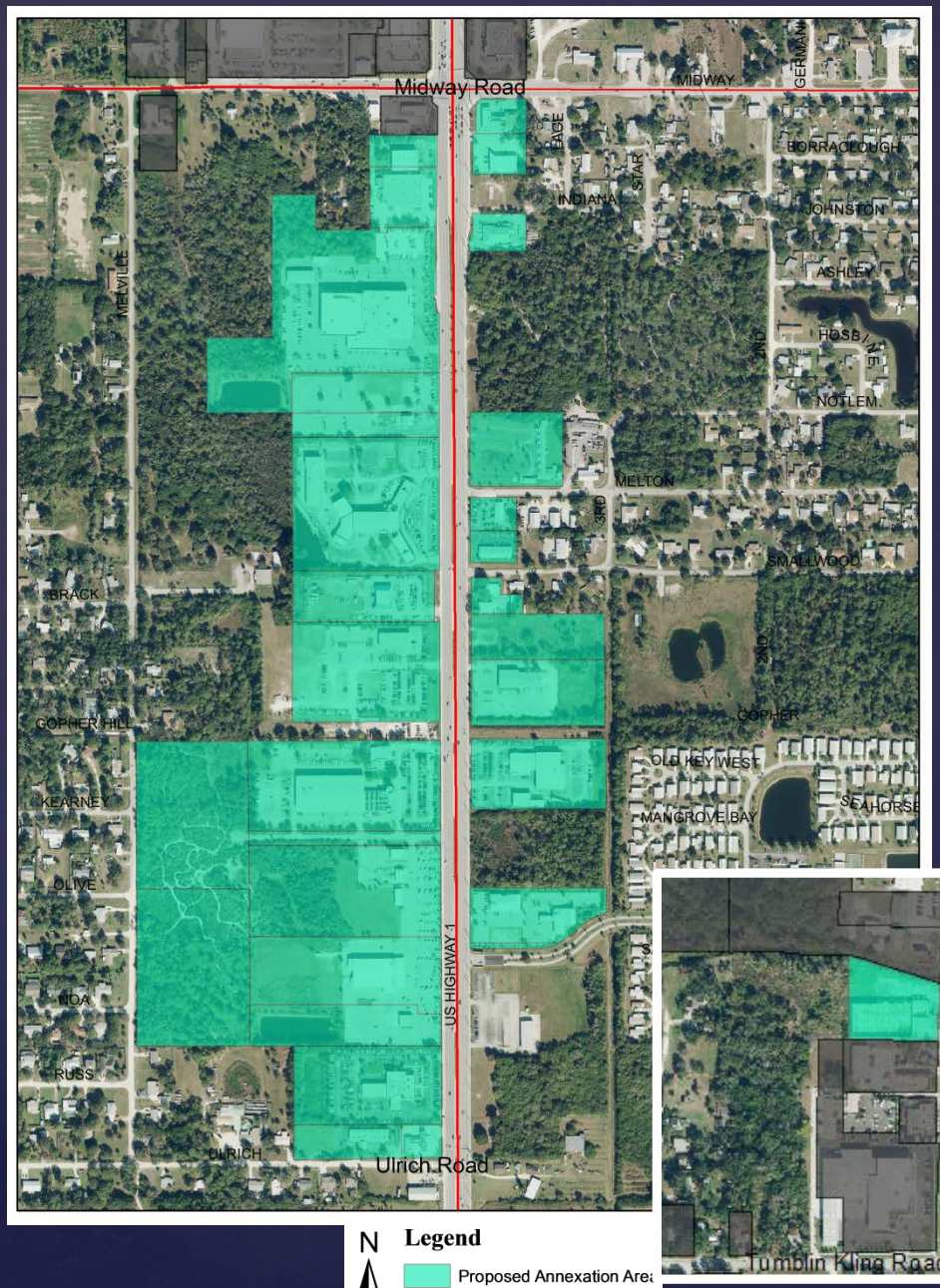
Staff recommends that the City Commission approve the annexation of the parcels within item numbers 10(d) to 10(l) into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

Clarissa Davis
cdavis@city-ftpierce.com
(772)467-3742

Planning Department

Annexations

South US Hwy 1 Corridor



- Twenty-five (25) properties to be annexed
- Total of 112.52 acres
- Approximately $34 million in taxable value
- Creates an estimated $223,000 in annual tax revenue.

- Properties currently have CG zoning and COM Future Land Use.
- Will be designated C-3, General Commercial with a GC, General Commercial Future Land Use

- Annexation is reasonably compact
- Does not create any enclaves according to Florida State Statutes definition.

Comprehensive Plan

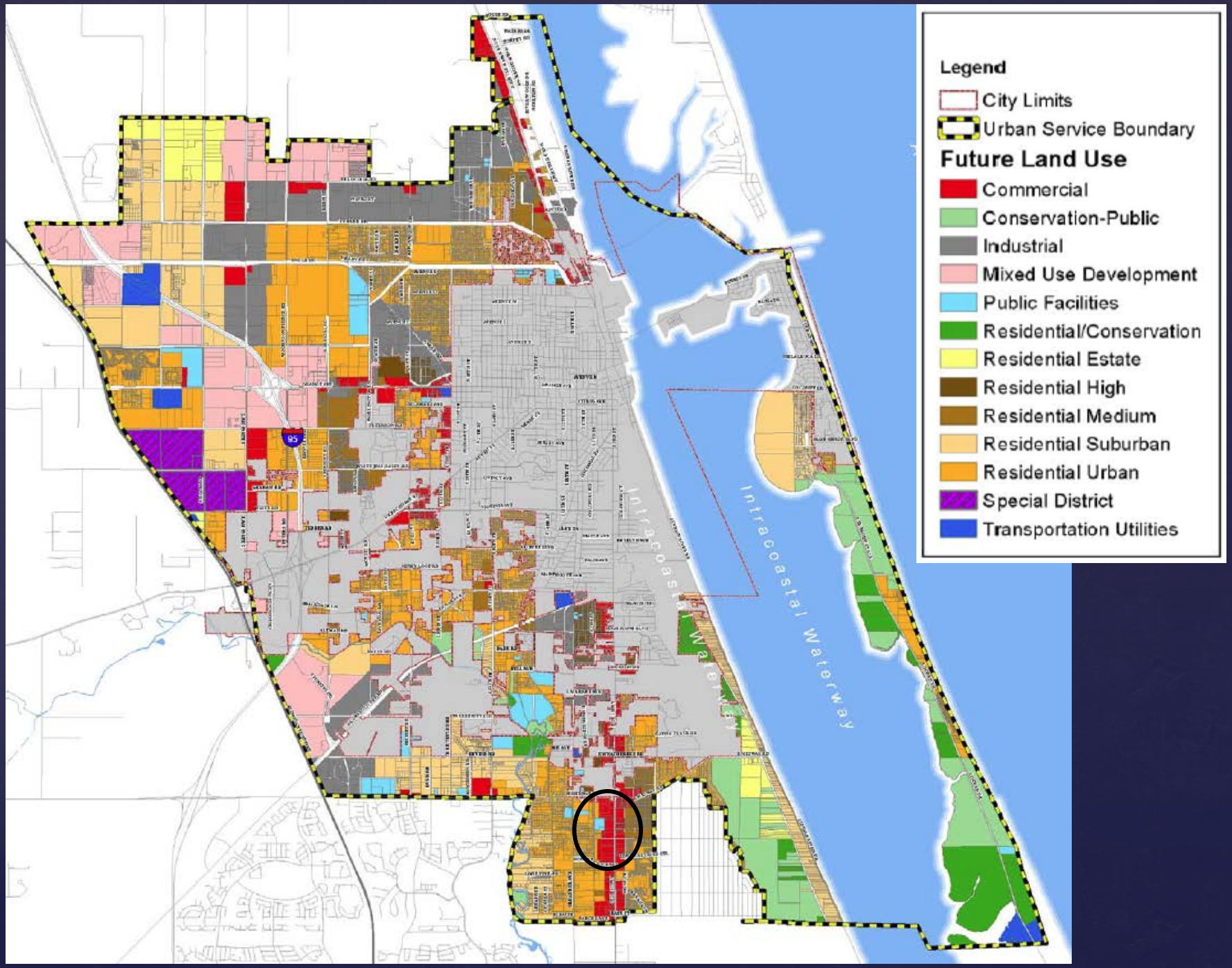
1.11 Objective - Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;

2. The ability of the City to provide public services at the City's adopted levels of service;

3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and

4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.


Legend
City Limits
Urban Service Boundary
Future Land Use
Commercial
Conservation-Public
Industrial
Mixed Use Development
Public Facilities
Residential/Conservation
Residential Estate
Residential High
Residential Medium
Residential Suburban
Residential Urban
Special District
Transportation Utilities
Intracoastal Waterway
95

Planning Board Recommendation

At their May 12th meeting, the Planning Board recommended approval with a 7-3 vote.

Staff Recommendations…

Staff recommends that the City Commission approve the annexation of the parcels contained in item numbers 10(m) to 10(kk) into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

Clarissa Davis
cdavis@city-ftpierce.com
(772)467-3742

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: **Annexations – Orange Avenue & Oleander Avenue Multiple Locations**

DATE: May 21st, 2015

STAFF REPORT

Staff is requesting approval for the annexation of several parcels in various locations throughout unincorporated St. Lucie County including the remaining parcels of John Carroll High School, locations on Orange Avenue and Oleander Avenue. The locations are attached to this staff report.

Currently, the main campuses of John Carroll High School, as well as St. Anastasia Catholic School are within Fort Pierce City limits; however, there are several parcels to the west of the campus that remain in St. Lucie County jurisdiction. This includes the track, baseball field, practice football field, and others. Staff has coordinated with the Diocese of Palm Beach to bring all of its properties within one jurisdiction. The other properties are commercial and industrial parcels located along Orange Avenue and Oleander Avenue.

It has been confirmed that the signed annexation agreements for FPUA services are on file, that the properties are located within an unincorporated part of St. Lucie County (SLC) and that the parcels are contiguous to the municipal boundary.

Comprehensive Plan

Consistent with Objective 1.11 and Policies, 1.11.5 and 1.11.6 of the City Comprehensive Plan, the City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

Properties annexed shall receive a Future Land Use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities and the elimination of the municipal boundary irregularities to improve service delivery. The estimated taxable amount for all the properties proposed for annexation is $3,282,800. With the current millage rate at 6.5786%, the total fiscal impact of these parcels is estimated to be $21,596 payable to the City annually.

Planning Board Recommendation

The Planning Board at their May 12th meeting recommended approval with a unanimous vote.

Staff Recommendation

Staff recommends that the City Commission approve the annexation (Ordinance 15-013 thru 15-021) of these parcels into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

Address	Parcel Number	Acreage	Assessed Value	Taxable Value	Estimated Tax Revenue	Property Owner	Current Zoning	Proposed Zoning	Current FLU	Proposed FLU
407 S 33rd St	240831200150004	1.02	$55,000	$0	$0	Bishop Of Diocese Pa	I (Institutional)	R-4	COM	RM
TBD	240832400010000	4.76	$119,700	$0	$0	Diocese Palm Beach	I (Institutional)	R-4	P/F	RM
TBD	240870600050000	2.79	$50,200	$0	$0	Diocese Of Palm Bea	I (Institutional)	R-4	RU	RM
TBD	240870600040003	0.88	$25,800	$0	$0	Diocese Of Palm Bea	I (Institutional)	R-4	RU	RM
TBD	240832400020007	0.76	$19,300	$19,300	$127	Gerald M Barbarito	I (Institutional)	R-4	RU	RM
TBD	240831200100009	0.53	$21,700	$21,700	$143	Gerald M Barbarito	CG	C-3	COM	GC
3625 Orange Avenue	240832100050009	5.13	$422,200	$422,200	$2,777	Bright Brown Inc	CG	C-3	COM	GC
3617 Orange Avenue	240832100020008	0.82	$153,632	$134,800	$887	Laurie J Hendershot	CG	C-3	COM	GC
3901 Orange Avenue	240832200010004	1.57	$371,300	$371,300	$2,443	BET And T LLC	CG	C-3	COM	GC
5000 Orange Avenue	240724400010002	5.23	$982,000	$982,000	$6,460	Esther N Turner (TR)(	IH	I-3	IND	I
3489 Oleander Ave	242850200190007	2.84	$299,200	$299,200	$1,968	Cornerstone Propane	IL	I-1	IND	I
3501 Oleander Ave	242850200210004	1.17	$164,000	$164,000	$1,079	Columbia Propane LF	IL	I-1	IND	I
3241 Oleander Ave	242850200070000	2.11	$789,900	$789,900	$5,196	Oleander Business Pa	IL	I-1	IND	I
	242850200060003	0.72	$78,400	$78,400	$516	Oleander Business Pa	IL	I-1	IND	I
TOTAL		**30.33**		**$3,282,800**	**$21,596**					

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4057390 OR BOOK 3733 PAGE 2646, Recorded 04/09/2015 at 02:22 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2408-706-0005-000-0, 2408-706-0004-000-3,
2408-324-0002-000-7, 2408-312-0010-000-9,
2408-324-0001-000-0, 2408-312-0015-000-4

ANNEXATION AGREEMENT
INDIVIDUAL

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

DELAWARE AVENUE
Location Address

9995 N. MILITARY TRAIL, PALM BEACH GARDENS, FL 33410
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to wit:

Parcel 1
Lots 4 and 5, Coopers Subdivision, according to the map of plat thereof as recorded in Plat Book 35, Pages 23 and 23A, public records of St. Lucie County, Florida.

Parcel 2
The West 165 feet of the North 316 feet of the South 346 feet of the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter of Section 8, Township 35 South, Range 40 East of the Public Records of St. Lucie County, Florida, LESS AND EXCEPT the West 30 feet thereof, as described in O.R. Book 685, Page 610, Public Records of St. Lucie County, Florida.

Parcel 3
The East 120 feet of the West 400 feet of the South 192 feet of the North 659 feet of the following: East ½ on the Northeast ¼ of the Northwest ¼ of of Southwest ¼ and the Northwest ¼ of the Northeast ¼ of the Southwest ¼ all in Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida

Parcel 4
Beginning at the Southeast corner of the following tract: East 200 feet of West 400 feet of North 225 feet of the East ½ of the Northeast ¼ of Northwest ¼ of Southwest ¼ and Northwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 8, Township 35 South, Range 40 East; run South 437.41 feet; thence run East 356.1 feet to the point of beginning; thence run North 194.18 feet; thence East 229.92 feet; thence run South 194.18 feet; thence run West 229.92 feet to the point of beginning.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 7 day of April, 2015.

(Corporate Seal)

Attest:

~~Secretary~~ CORPORATE SOLE

The Most Reverend Gerald M. Barbarito, D.D., J.C.L.,
as Bishop of the DIOCESE OF PALM BEACH,
his successors in office and assigns forever, a corporation sole,

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Antoinette M Russell
Witness Signature
Antoinette M. Russell
Printed Witness Signature

Lorraine Sabatella
Witness Signature
Lorraine Sabatella
Printed Witness Signature

+ Gerald M. Barbarito
(Signature)

Most Reverend Gerald M. Barbarito, D.D., J.C.L., as Bishop of the Diocese of Palm Beach
Printed Signature
Attn: Real Estate Department
PO Box 109650
9995 N. Military Trail
Address
West Palm Beach, FL 33134
City, State, Zip

STATE OF FLORIDA
COUNTY OF Palm Beach

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared The Most Reverend Gerald M. Barbarito, D.D., J.C.L., as Bishop of the Diocese of Palm Beach, his successors in office and assigns forever, a corporation sole, the entity in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

PAMELA R. BLOOR
Notary Public - State of Florida
My Comm. Expires May 9, 2015
Commission # EE 64929
Bonded Through National Notary Assn.

Witness my hand and official Seal in the County and State last aforesaid this 7th day of April A.D. 2015.

Pamela R. Bloor
Notary Signature

PAMELA R. BLOOR
Notary Printed Signature

COPY

COPY

RETURN TO:
Ben L. Bryan, Jr.
Fee, Bryan, & Kolsegard, P.A.
Courthouse Box 695

RETURN TO:

ANNEXATION AGREEMENT
INDIVIDUAL

THIS INSTRUMENT PREPARED BY
David A Truett
FORT PIERCE UTILITIES AUTHORITY
P.O. BOX 3191, FORT PIERCE, FL 34948-3191

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER(S):
2407-244-0001-000/2

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 34950

Location Address: 5000 Orange Avenue

COPY

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

The E1/2 of the SE1/4 of the NW1/4, less the North 15 acres and less the West 50 feet of the South 5 acres, and LESS road and canal rights of way, in Section 7, Township 35 South, Range 40 East, as recorded in the public records of St. Lucie County, Florida.

The mailing address for the above described property is:

Esther N. Turner, Trustee
1025 Grandview Blvd.
Fort Pierce, FL 34982

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property become contiguous to the city limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns, approve the annexation of my property into the City of Fort Pierce, and consent thereto in the event that it, or an area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public Records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF I hereunto set my hand(s) and seal this 10th day of July, 19 92.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE AS WITNESSES:

Debbie A. Hogsten
Witness Signature
DEBBIE A. HOGSTEN
Printed Witness Signature

Brenda L. White
Witness Signature
BRENDA L. WHITE
Printed Witness Signature

Esther N. Turner, Trustee
Signature
Printed Signature: ESTHER N. TURNER, TRUSTEE
Address: 1025 GRANDVIEW BLVD.
FT. PIERCE, FL 34982

Signature
Printed Signature:
Address:

STATE OF FLORIDA
COUNTY OF ST LUCIE

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Esther N. Turner known to me to be the person ___ described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form ___ of identification of the above-named person ___: known personally and that an oath (was)(was not) taken.

NOTARY RUBBER STAMP SEAL

BRENDA L. WHITE
State of Florida
My Comm. Exp. March 31, 1994
Comm. # AA 261271

Witness my hand and official seal in the County and State last aforesaid this 10th day of July, A.D. 19 92.

Brenda L. White
Notary Signature
BRENDA L. WHITE
Printed Notary Signature

4/92

Douglas Dixon, Clerk of the Circuit Court - St. Lucie County
File Number: 1199987 OR BOOK 0804 PAGE 1372
Recorded: 08-21-92 03:08 P.M.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3231530 OR BOOK 2994 PAGE 1067, Recorded 07/14/2008 at 11:29 AM

RETURN TO: BOX 145
This instrument prepared by:
R. N. Koblegard, III, Esq.
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2408-322-0001-000/4

ANNEXATION AGREEMENT
Limited Liability Company

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3901 ORANGE AVENUE, FORT PIERCE, FL
Location Address

1420 SW 24TH TERRACE, DEERFIELD BEACH, FL 33442
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

The East 240 feet of the North ½ of the NW ¼ of the NW ¼ of the SW ¼, Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS AND EXCEPT the North 46.50 feet thereof.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, by its proper member thereunto duly authorized this

2 day of July, 2008.

BET&T, LLC, a Florida limited liability company
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
JAMES J. WICH
Printed Witness Signature

Witness Signature
DONALD A. WICH, JR.
Printed Witness Signature

MANAGING MEMBER (Signature)
Robert R. Pino
Printed Signature
1420 SW 24th Terrace
Address
Deerfield Beach, FL 33442
City, State, Zip

STATE OF FLORIDA

COUNTY OF BROWARD

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ROBERT R. PINO, known to me to be the Managing Member of BET&T, LLC, the entity in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in him by said entity, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Notary Public State of Florida
James J Wich
My Commission DD431927
Expires 06/30/2009

Witness my hand and official Seal in the County and State last aforesaid this 2nd day of July, A.D. 2008.

Notary Signature

Notary Printed Signature

RETURN TO: Box 25
This instrument prepared by:

Cindy M. Southard
Water/Wastewater/Gas Engineering Department
Fort Pierce Utilities Authority, Post Office Box 3191,
Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

ANNEXATION AGREEMENT
CORPORATION

Recd 10 50

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3899 ORANGE AVENUE, FORT PIERCE, FLORIDA 34947
Location Address

P.O. BOX 369, FORT PIERCE, FLORIDA 34954-0369
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

See Attached EXHIBIT "A"

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1823976 OR BOOK 1314 PAGE 350
Recorded:07/14/00 15:41

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

14th *day of* December *19* 99

Attest: Rue Lane Brown
Secretary

Bright Brown, Inc.
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Susan I Port
Witness Signature
Susan I Port
Printed Witness Signature

Witness Signature
Edward G. Enns
Printed Witness Signature

Rue Lane Brown
PRESIDENT (Signature)
Rue Lane Brown
Printed Signature
3899 Orange Avenue
Address
Fort Pierce, Florida 34947
City, State, Zip

STATE OF Florida
COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Rue Lane Brown known to me to be the President and _____ respectively of Bright Brown, Inc., the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: _____ and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

SUSAN I. PORT
Notary Public, State of Florida
My Comm. Expires Apr. 29, 2001
No. CC629285
Bonded Thru Old Republic Surety Co.
Personally Known ☒ or Produced ID ☐
Type Of ID Produced _____

Witness my hand and official Seal in the County and State last aforesaid this 14th day of December A.D. 19 99

Susan I Port
Notary Signature
Susan I Port
Notary Printed Signature

COPY

COPY

EXHIBIT "A"

PARCEL I: The West 1/2 of the NE¼ of the NW¼ of the SW¼ of Section 8, Township 35 South, Range 40 East. EXCEPTING therefrom all rights of way for public roads and drainage canals.

PARCEL II: Beginning at the SW corner of the following described tract: The West 400 feet of the North 225 feet of the East ½ of the NE¼ of the NW¼ of the SW¼ and the NW¼ of the NE¼ of the SW¼ of Section 8, Township 35 South, Range 40 East; thence run South 242 feet to the point of beginning; thence run South 195.41 feet; thence run East 110 feet, thence run North 195.41 feet; thence run West 110 feet to the point of beginning.

COPY

RETURN TO: BOX 25
This instrument prepared by:

Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

240832100020008

ANNEXATION AGREEMENT
INDIVIDUAL

Recvd 6.03

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3617 ORANGE AVE, FORT PIERCE, FL 34947
Location Address

661 EMERALD AVE, FORT PIERCE, FL 34945
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE WEST 200 FEET OF THE NORTH 225 FEET OF THE EAST ½ OF THE ~~NE ¼ OF~~ THE NW ¼ OF THE SW ¼ OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPTING ~~THEREFROM ANY RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS AND~~ ELECTRIC TRANSMISSION AND DISTRIBUTION LINES.

THE ABOVE-DESCRIBED PROPERTY IS (NOT) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE

GRANTOR(S) RESIDE(S) AT 661 EMERALD AVE, FORT PIERCE, FL 34945

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further ~~confirm that this Agreement shall be binding upon my heirs, successors~~ or ~~assigns and~~ that this ~~document~~ may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, WE hereunto set OUR hand(s) and seal this 2ND day of MARCH, 2004.

Signed, sealed and delivered in our presence as witnesses:

LaTravia Jones
Witness Signature
LaTravia Jones
Printed Witness Signature

Mary Thomas
Witness Signature
Mary Thomas
Printed Witness Signature

X Ray Hendershot
Signature
RAY O. HENDERSHOT
Printed Signature
661 EMERALD AVE
Address
FORT PIERCE, FL 34945
City, State, Zip

X Barbara B. Hendershot
Signature
BARBARA B. HENDERSHOT
Printed Signature
661 EMERALD AVE
Address
FORT PIERCE, FL 34945
City, State, Zip

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RAY O. HENDERSHOT AND BARBARA B. HENDERSHOT, HIS WIFE known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that THEY executed the same, that I relied upon the following form(s) identification of the above-named person(s): ~~(Personally Known to me)~~ DRIVERS LICENSE and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Mary E. Thomas
Commission # DD128627
Expires July 28, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Witness my hand and official Seal in the County and State last aforesaid this 2ND day of MARCH A.D. 2004.

Mary Thomas
Notary Signature
Mary Thomas
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2405331 OR BOOK 1970 PAGE 1626
Recorded:05/19/04 11:00

COPY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4048905 OR BOOK 3725 PAGE 238, Recorded 03/16/2015 at 10:40 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This Instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2428-502-0019-000-7

ANNEXATION AGREEMENT
INDIVIDUAL

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3489 OLEANDER AVE, FORT PIERCE, FL
Location Address

PO Box 965, VALLEY FORGE, PA 19482-0965
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

PARCEL 1:
LOTS 5, 6 AND 7, LESS THAT PART OF LOT 7 LYING SOUTH OF THE NORTH EXTENDED LINE OF LOT 4, BLOCK 13, PINEWOOD, A SUBDIVISION, AND ALSO LOT 8, LESS ROAD RIGHT-OF-WAY, BLOCK 13, PINEWOOD, A SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 24, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EXCEPTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOT 7 WHERE IT JOINS THE NORTH LINE OF LOT 4, RUN SOUTH ALONG SAID LOT LINE 40.9 FEET TO THE CORNER OF SAID LOT; THENCE RUN NORTHWESTERLY ALONG THE SOUTH LOT LINE OF SAID LOT 7, 76.1 FEET; THENCE RUN EAST TO POINT OF BEGINNING.

PARCEL 2:
THAT PART OF LOTS 16 AND 17 LYING NORTH AND EAST OF A SPUR RAILROAD TRACT (WHICH SPUR RAILROAD TRACT IS DESCRIBED IN THAT CERTAIN DEED FROM FRANK J. WAGNER TO JOHN W. MARTIN, AS TRUSTEE, FILED 8/11/54 IN DEED BOOK 193, PAGE 165, PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 4th *day of* March, 2015.

(Corporate Seal)

Attest:

Asst Secretary Matthew A. Woodward

AMERIGAS PROPANE, L.P., a Delaware Limited Partnership,
successor by merger to
CORNERSTONE PROPANE, L.P., a Delaware Corporation
GRANTOR

VICE-CHAIRMAN (Signature)

John L. Walsh
Printed Signature
480 North Gulph Road
Address
King of Prussia, PA 19406
City, State, Zip

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Lisa A. Applegate
Witness Signature

Lisa A. Applegate
Printed Witness Signature

Jean M. Jones
Witness Signature

Jean M. Jones
Printed Witness Signature

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John L. Walsh known to me to be the Vice-Chairman of AmeriGas Propane, Inc. General Partner of AmeriGas Propane, L.P., successor by merger to Cornerstone Propane, L.P., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon N. McGrenrey, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 16, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Witness my hand and official Seal in the County and State last aforesaid this 4th day of March A.D. 2015.

Notary Signature

Sharon N. McGrenrey
Notary Printed Signature

COPY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4048906 OR BOOK 3725 PAGE 239, Recorded 03/16/2015 at 10:40 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2428-502-0021-000-4

ANNEXATION AGREEMENT
INDIVIDUAL

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3501 OLEANDER AVE, FORT PIERCE, FL
Location Address

PO Box 798, VALLEY FORGE, PA 19482-0965
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 18, SAID CORNER BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF0WAY LINE OF BRANCH LINE TO FARMERS MARKET 100' WIDE AND THE WESTERLY RIGHT-OF-WAY LINE OF OLEANDER AVENUE 75' WIDE; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH THROUGH THE CENTRAL ANGLE OF 27° 53' 12" AND HAVING A RADIUS OF 522.96' AND A LENGTH OF 254.53' TO THE POINT OG BEGINNING, SAID POINT OF BEGINNING BEING DISTANT 252.03' ALONG A BEARING OF NORTH 73° 29' 33" WEST FROM THE POINT OF COMMENCEMENT, THENCE CONTINUING ALONG THE SAME ARC IN A WEST TO NORTH DIRECTION 538.11' THROUGH A CENTAL ANGLE OF 58° 57' 21" TO A POINT OF CUSP; THENCE IN A SOUTH TO EAST DIRECTION ALONG A LINE BEING 22' FROM AND PARALLEL TO THE CENTERLINE OF THE EXISTING RAILS 328' MORE OF LESS TO A POINT; THENCE SOUTH 06° 46' 42" EAST 216.75' TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES. LOT 18 REFERS TO LOT 18 OF INDUSTRIAL SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 4th *day of* March, 2015.

(Corporate Seal)

Attest:
Asst. Secretary Matthew A. Woodward

AMERIGAS PROPANE, L.P., a Delaware Limited Partnership,
successor by merger to
COLUMBIA PROPANE, L.P., a Delaware Corporation
GRANTOR

VICE-CHAIRMAN (Signature)

John L. Walsh
Printed Signature
460 North Gulph Road
Address
King of Prussia, PA 19406
City, State, Zip

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Lisa A. Applegate
Witness Signature
Lisa A. Applegate
Printed Witness Signature

Jean M. Jones
Witness Signature
Jean M. Jones
Printed Witness Signature

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John L. Walsh known to me to be the Vice-Chairman of AmeriGas Propane, Inc. General Partner of AmeriGas Propane, L.P., successor by merger to AmeriGas Eagle propane, L.P., a successor by name change to Columbia Propane, L.P., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon N. McGrenrey, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 16, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Witness my hand and official Seal in the County and State last aforesaid this 4th day of March A.D. 2015.

Sharon N. McGrenrey
Notary Signature
Sharon N. McGrenrey
Notary Printed Signature

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1823587 OR BOOK 1313 PAGE 2503
Recorded:07/13/00 15:21

Return to: Box 25

This instrument prepared by
JOE VANDEGRIFFT
FORT PIERCE UTILITIES AUTHORITY
P. O. BOX 3191, FORT PIERCE, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):
2428-502-0007-000/0
2428-502-0006-000/3

Recd 10.50

ANNEXATION AGREEMENT
INDIVIDUAL

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3241 THRU 3299 OLEANDER AVENUE
Location Address
2000 SOUTH OCEAN BLVD., DELRAY BEACH, FLORIDA 33483-0000
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida, to the following-described property which I own, to wit:

LOT 7, INDUSTRIAL SUBDIVISION, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 9, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR PUBLIC ROAD. (O.R. 402-2613)

TOGETHER WITH PROPERTY ON ATTACHED EXHIBIT "A"

THE ABOVE-DESCRIBED PROPERTY (IS) (IS NOT) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR RESIDES AT 2000 SOUTH OCEAN BLVD., DELRAY BEACH, FL 33483.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida, and consent thereto in the event that it, or an area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF, WE hereunto set OUR hand(s) and seal this 13TH day of JANUARY, 1999.

Signed, sealed and delivered
in our presence as witnesses:

Joe Vandegrifft
Witness Signature
JOE VANDEGRIFFT
Printed Witness Signature

Christelle Myrick
Witness Signature
Christelle myrick
Printed Witness Signature

OLEANDER BUSINESS PARK PARTNERSHIP, a Florida General Partnership

William Whitehead
Signature
WILLIAM WHITEHEAD, General Partner
Printed Signature
2000 SOUTH OCEAN BLVD.
Address
DELRAY BEACH, FLORIDA 33483

Bernard F. Flittner
Signature
BERNARD F. FLITTNER, General Partner
Printed Signature
5100 NORTH OCEAN BLVD. #415
Address
LAUDERDALE BY THE SEA, FLORIDA 33308
City, State, Zip Code

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared OLEANDER BUSINESS PARK PARTNERSHIP WILLIAM WHITEHEAD & BERNARD F. FLITTNER known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that THEY executed the same, that I relied upon the following form of identification of the above-named person(s): FLA D.L. #W330-420-19-246-0 & #F435-086-11-291-0 and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL

CHRISTELLE MYRICK
Notary Public - State of Florida
My Commission Expires Aug 3, 1999
Commission # CC485932

Witness my hand and official seal in the County and State last aforesaid this 13TH day of JANUARY, A.D. 1999.

Christelle Myrick
Notary Signature
Christelle myrick
Printed Notary Signature

MAC jm 10/93

COPY

EXHIBIT "A".

3239 OLEANDER AVENUE

TAX I.D.# 2428-502-0006-000/3

COPY

~~Schedule A~~

A PARCEL OF LAND LYING AND BEING IN LOT 6, OF INDUSTRIAL SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 6 AND RUN N 87o26'11"W, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 155.76 FEET; THENCE RUN N 02o18'35" E, TO THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 206.63 FEET; THENCE RUN S 87o23'14" E, ALONG SAID NORTH LINE OF LOT 6, A DISTANCE OF 148.76 FEET TO THE EAST LINE OF SAID LOT 6; THENCE RUN S 00o22'04" W, ALONG SAID EAST LINE OF LOT 6, A DISTANCE OF 206.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO INGRESS AND EGRESS EASEMENT OF 60+-FEET AS DESCRIBED IN O.R. BOOK 491, PAGE 274, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO BOUNDARY AGREEMENT RECORDED IN O.R. BOOK 454, PAGE 2913, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

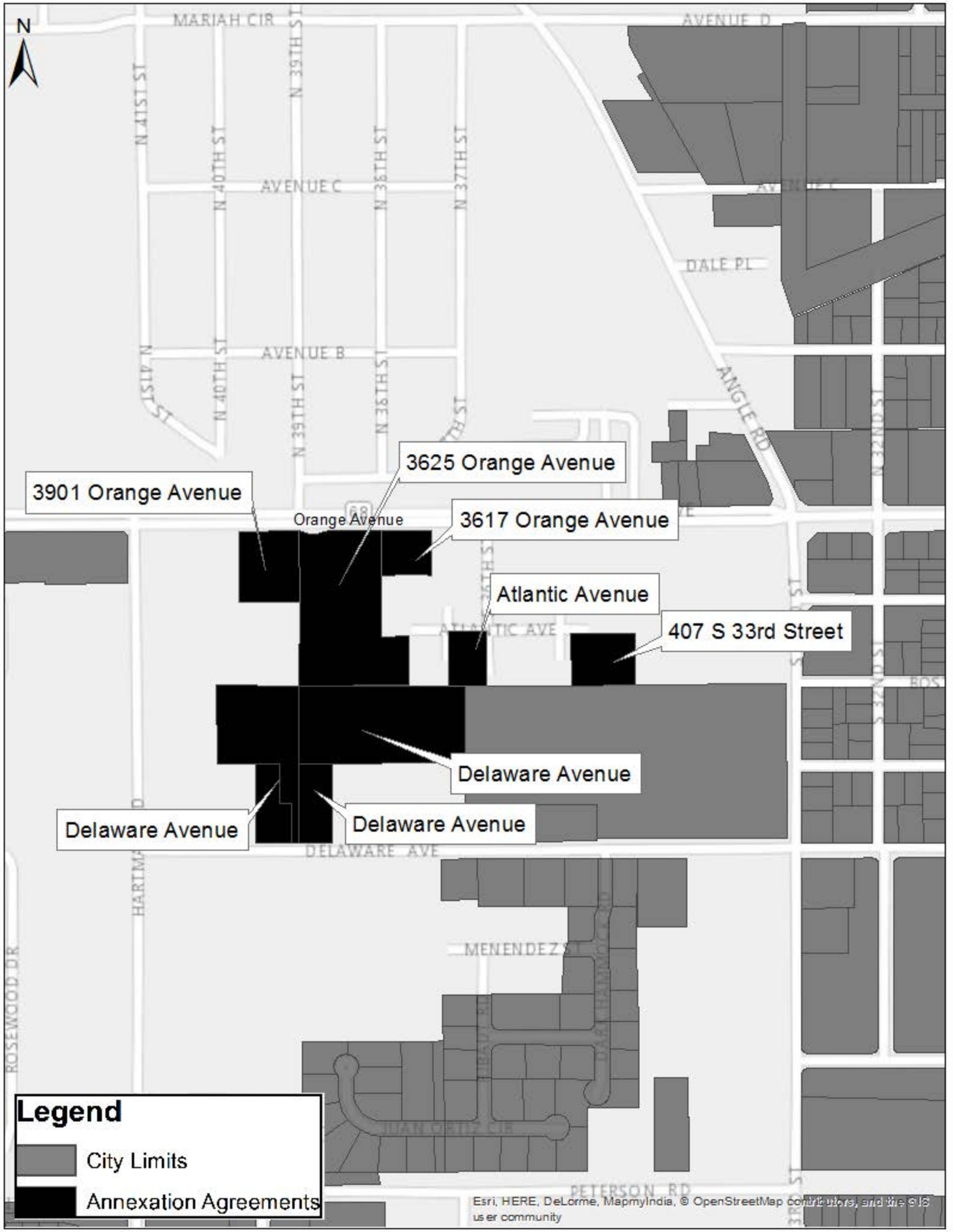
COPY

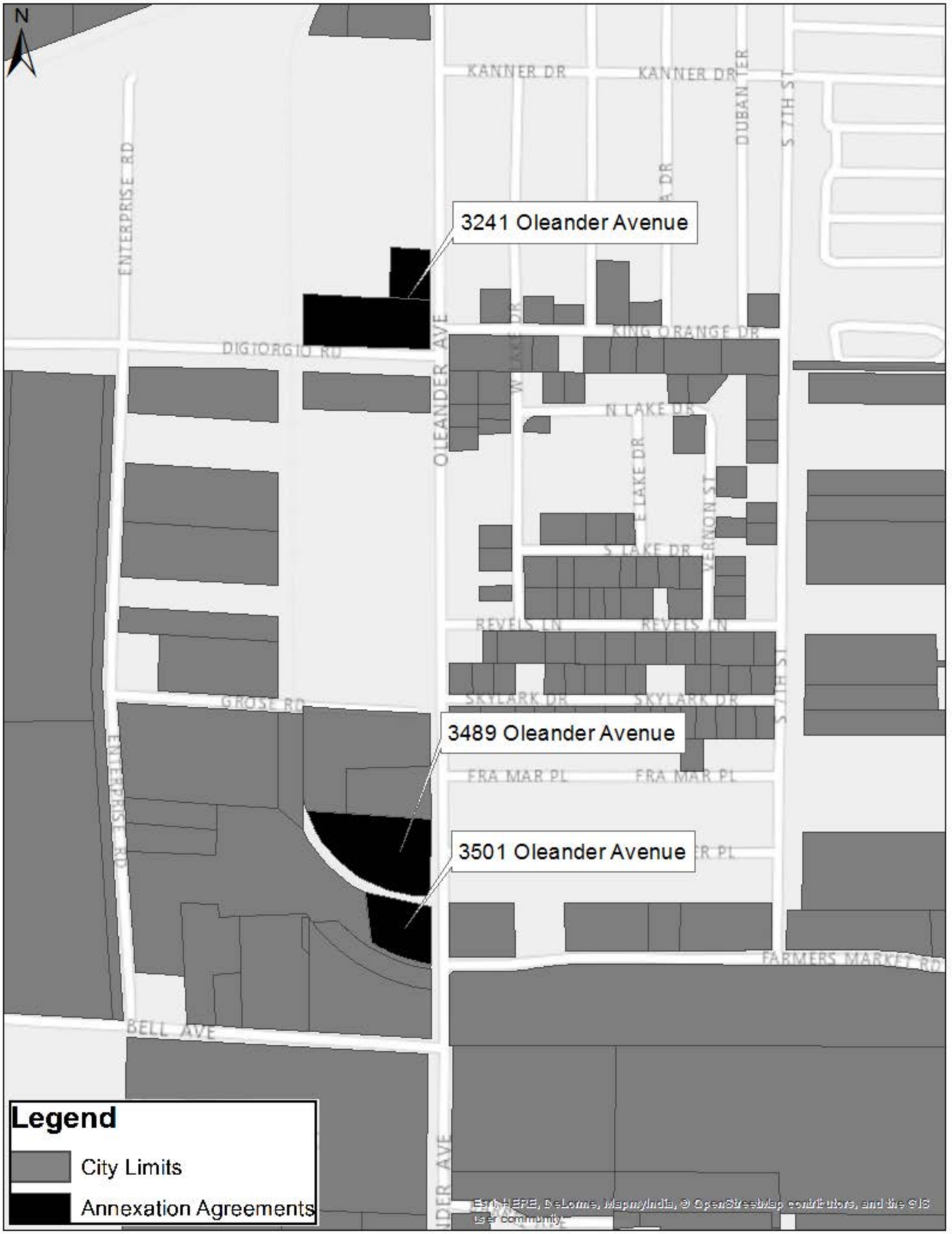
(O.R. Book 1089, PAGES 1832 & 1833)

OR BOOK 1089 PAGE 1833

OR BOOK 1313 PAGE 2504

N
JOHNSON RD
METZGER RD
N 45TH ST
GARNER CT
N 44TH ST
N 43RD ST
AVENUE D
5000 Orange Avenue
LAJEAN DR
ORANGE AVE
68
ORANGE AV
D VISTA CT
CARLYLE WAY
ABERDEEN AVE
Legend
City Limits
Annexation Agreements
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community


N
MARIAH CIR
AVENUE D
N 41ST ST
N 40TH ST
N 39TH ST
N 38TH ST
N 37TH ST
AVENUE C
DALE PL
AVENUE B
ANGLE RD
N 32ND ST
3625 Orange Avenue
3901 Orange Avenue
Orange Avenue
3617 Orange Avenue
Atlantic Avenue
ATLANTIC AVE
407 S 33rd Street
Delaware Avenue
Delaware Avenue
Delaware Avenue
DELAWARE AVE
MENENDEZ ST
ROSEWOOD DR
PETERSON RD
Legend
City Limits
Annexation Agreements
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community


N
3241 Oleander Avenue
3489 Oleander Avenue
3501 Oleander Avenue
KANNER DR
KANNER DR
DUBAN TER
S 7TH ST
ENTERPRISE RD
DIGIORGIO RD
OLEANDER AVE
KING ORANGE DR
N LAKE DR
E LAKE DR
S LAKE DR
VERNON ST
REVELS LN
REVELS LN
SKYLARK DR
SKYLARK DR
GROSE RD
FRA MAR PL
FRA MAR PL
FARMERS MARKET RD
BELL AVE
Legend
City Limits
Annexation Agreements
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

ORDINANCE NO. 15-013

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTIES LOCATED AT DELAWARE AVENUE WEST OF 33rd SREET AS 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 COMMISION 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) 407 S 33rd St. , Parcel ID: 2408-312-0015-000-4
Legal Description: 8 35 40 BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SW 1/4 RUN W 229.92FT, TH N 194.18 FT, TH E 229.92 FT, TH S 194.18 FT TO POB (1.02 AC) (OR 460-2620: 703-2220)

b) Parcel ID: 2408-324-0001-000-0
Legal Description: 8 35 40 SE 1/4 OF NW 1/4 OF SW 1/4-LESS S 346 FT- (4.76 AC) (OR460-2622)

c) Parcel ID: 2408-706-0005-000-0
Legal Description: COOPER`S S/D LOT 5 (2.79 AC) (OR1189-956)

d) Parcel ID: 2408-706-0004-000-3
Legal Description: COOPER`S S/D LOT 4 (0.88 AC) (OR1189-956)

e) Parcel ID: 2408-324-0002-000-7
Legal Description: 8 35 40 W 105 FT OF N 316 FT OF S 346 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 (0.76 AC) (OR 1304-1493: 1400-1560: 1799-379)

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 and annexed to the territorial limits of the City of Fort Pierce shall be zoned R-4, Medium Density Residential, and assigned a future land use designation RM, Medium Density Residential.

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-013 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

EXHIBIT A to Ordinance No. 15-013

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 407 S 33rd St. , Parcel ID: 2408-312-0015-000-4
Legal Description: 8 35 40 BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SW 1/4 RUN W 229.92FT, TH N 194.18 FT, TH E 229.92 FT, TH S 194.18 FT TO POB (1.02 AC) (OR 460-2620: 703-2220)

b) Parcel ID: 2408-324-0001-000-0
Legal Description: 8 35 40 SE 1/4 OF NW 1/4 OF SW 1/4-LESS S 346 FT- (4.76 AC) (OR460-2622)

c) Parcel ID: 2408-706-0005-000-0
Legal Description: COOPER`S S/D LOT 5 (2.79 AC) (OR1189-956)

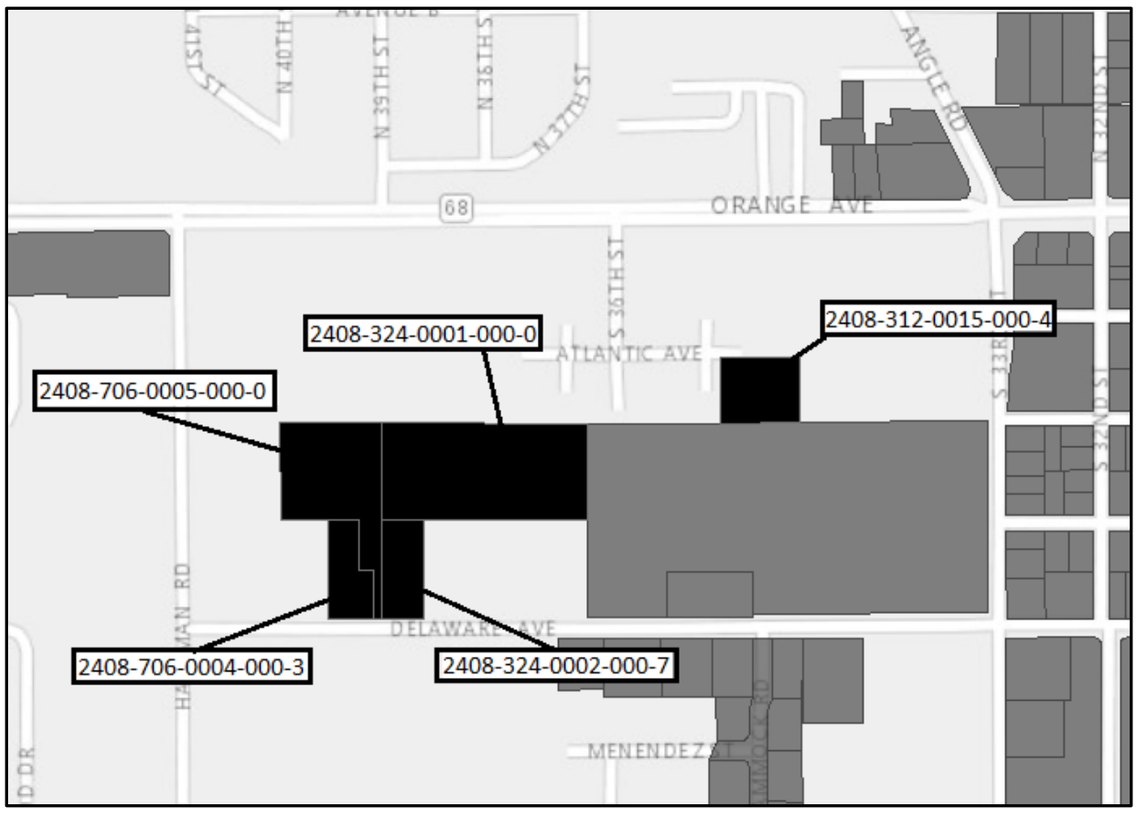
d) Parcel ID: 2408-706-0004-000-3
Legal Description: COOPER`S S/D LOT 4 (0.88 AC) (OR1189-956)

e) Parcel ID: 2408-324-0002-000-7
Legal Description: 8 35 40 W 105 FT OF N 316 FT OF S 346 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 (0.76 AC) (OR 1304-1493: 1400-1560: 1799-379)

Exhibit B to Ordinance No. 15-013

Maps

Proposed Annexation Area



* Parcel Number 240831200150004 is currently zoned I, Institutional with a FLU of COM, Commercial;

Parcel Number 240832400010000 is currently zoned I, Institutional with a FLU of P/F, Public Facilities

Parcel Numbers 240870600050000, 240870600040003 and 240832400020007 are currently zoned I, Institutional with a FLU of RU, Residential Urban.

Once annexed, these parcels will have the City zoning of R-4, Medium Density Residential and RM, Medium Density Residential FLU.

City Commission Regular Meeting **Agenda Item # 10. dd.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-039 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5220 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5220 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-039. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $2,255 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-039

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:22 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-039

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5220 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 COMMISION 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:

a) 5220 S US Hwy 1, Parcel ID: 3403-805-0001-000-4
Legal Description: RUHLMAN S/D BLK 1 LOTS 1 TO 8 INC AND LOTS 15 TO 18 INC AND 45 FT STRIP OF LAND LYG W AND ADJ TO LOTS 1, 2, 3 AND 4 AND THAT PART OF VAC NOTLEM DR ADJ ON N (2.84 AC)(OR 1522-2611)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-039 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

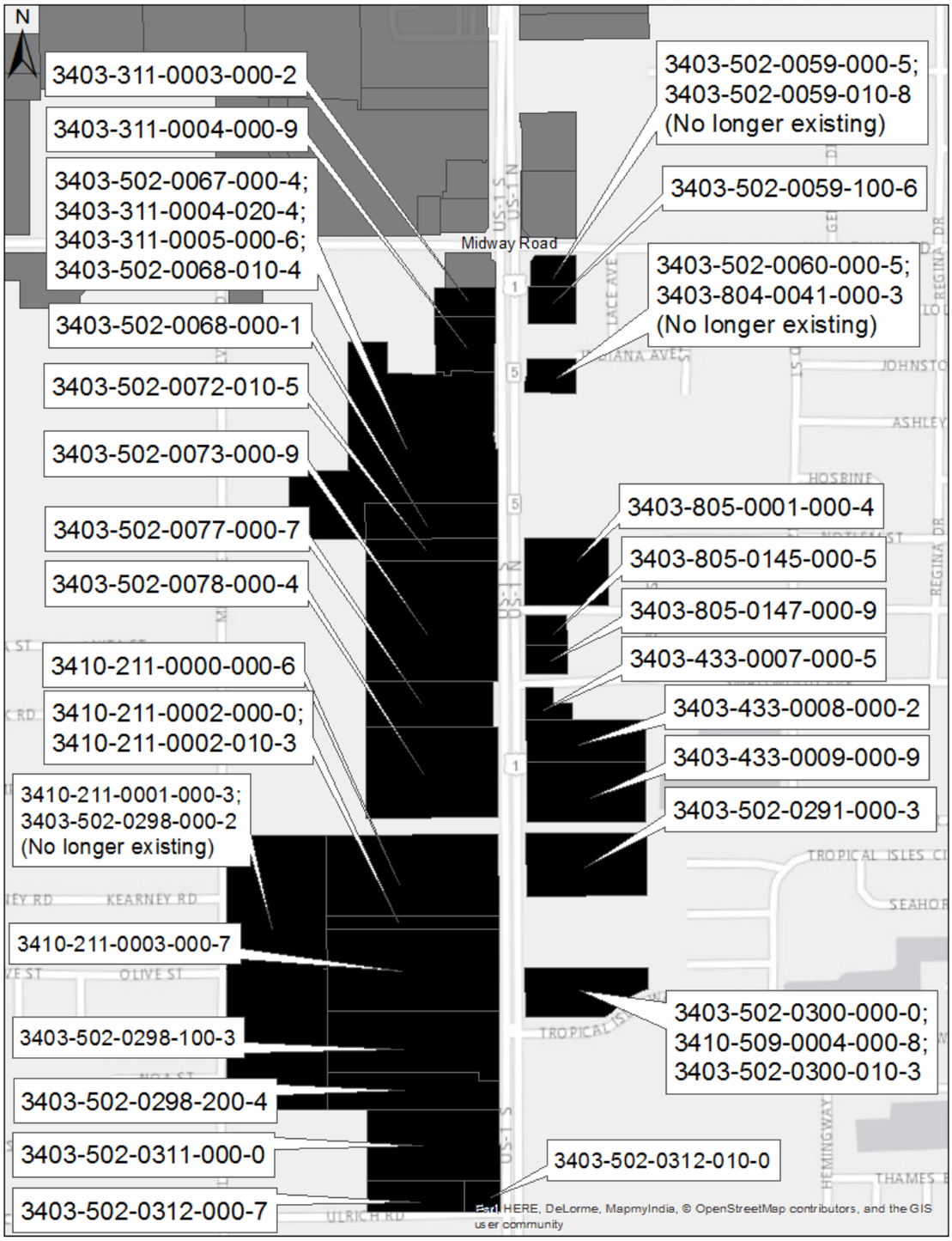
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5220 S US Hwy 1, Parcel ID: 3403-805-0001-000-4
Legal Description: RUHLMAN S/D BLK 1 LOTS 1 TO 8 INC AND LOTS 15 TO 18 INC AND 45 FT STRIP OF LAND LYG W AND ADJ TO LOTS 1, 2, 3 AND 4 AND THAT PART OF VAC NOTLEM DR ADJ ON N (2.84 AC)(OR 1522-2611)

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.

City Commission Regular Meeting **Agenda Item # 10. e.**

Meeting Date: 06/01/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

---

SUBJECT:

Ordinance No. 15-014 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at parcel number 2408-321-0005-000-9. FIRST READING

SUMMARY:

The annexation of the property located at parcel number 2408-321-0005-000-9 shown in Exhibit A & B within ordinance no. 15-014. This property is within District 1. ?Please see staff report and supporting documentation that are attached to agenda item (10d).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $0 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-014

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/22/2015 09:18 AM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-014

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED SOUTH OF ORANGE AVENUE AND WEST OF S 36th STREET AS 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 COMMISION 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:

Parcel ID: 2408-312-0010-000-9

Legal Description: 8 35 40 E 120 FT OF W 400 FT OF S 192 FT OF N 659 FT OF FOL DESCPROP: E 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 AND NW 1/4 OF NE 1/4 OF SW 1/4 (0.53 AC) (OR 3030-584)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-014 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A to Ordinance 15-014

Parcel ID and Legal Description of Parcels Included in Annexation

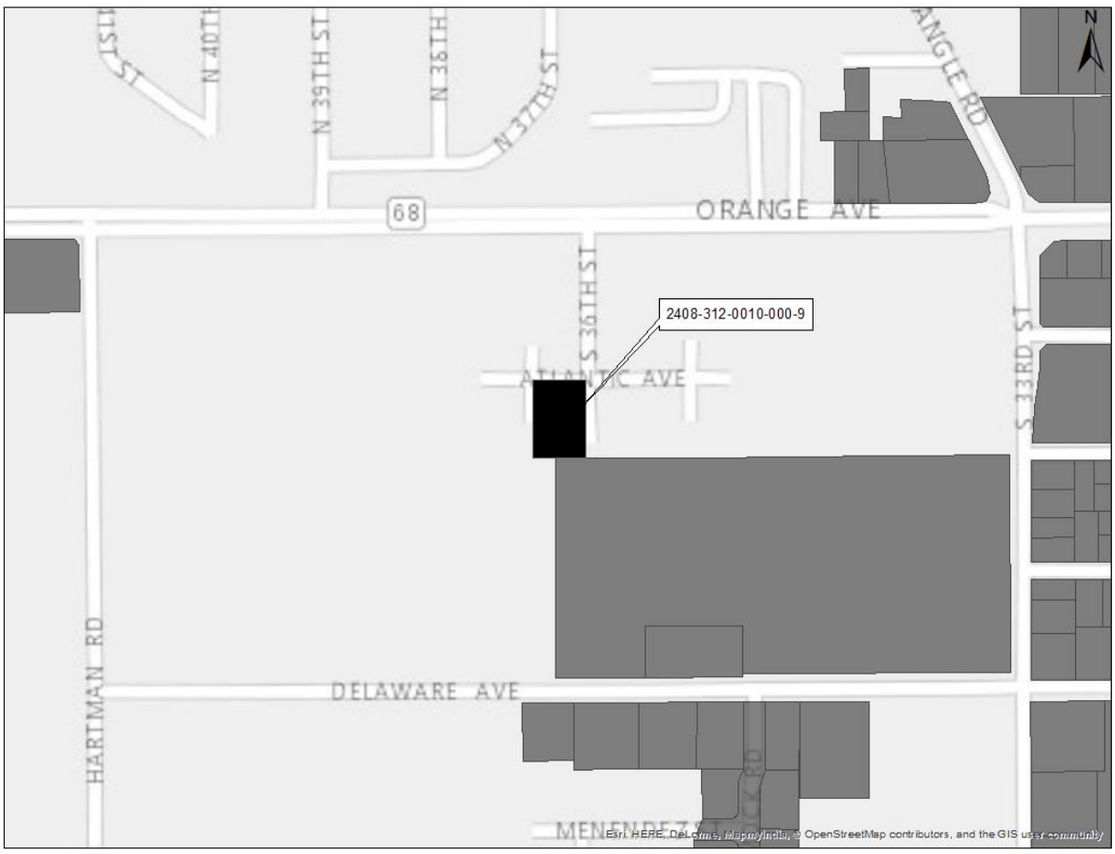
Parcel ID: 2408-312-0010-000-9

Legal Description: 8 35 40 E 120 FT OF W 400 FT OF S 192 FT OF N 659 FT OF FOL DESCPROP: E 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 AND NW 1/4 OF NE 1/4 OF SW 1/4 (0.53 AC) (OR 3030-584)

Exhibit B to Ordinance 15-014

Maps

Proposed Annexation Area



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

City Commission Regular Meeting **Agenda Item # 10. ee.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-040 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5250 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5250 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-040. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $1,577 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-040

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:25 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-040

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5250 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 COMMISION 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:

a) 5250 S US Hwy 1, Parcel ID: 3403-805-0145-000-5
Legal Description: RUHLMAN S/D BLK 8 LOT 1 AND N 61.65 FT OF LOT 2 AND 45 FT STRIP LYG W OF AND ADJ TO LOT 1 AND N 61.65 FT OF LOT 2 (0.62 AC) (OR 3705-1493)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-040 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

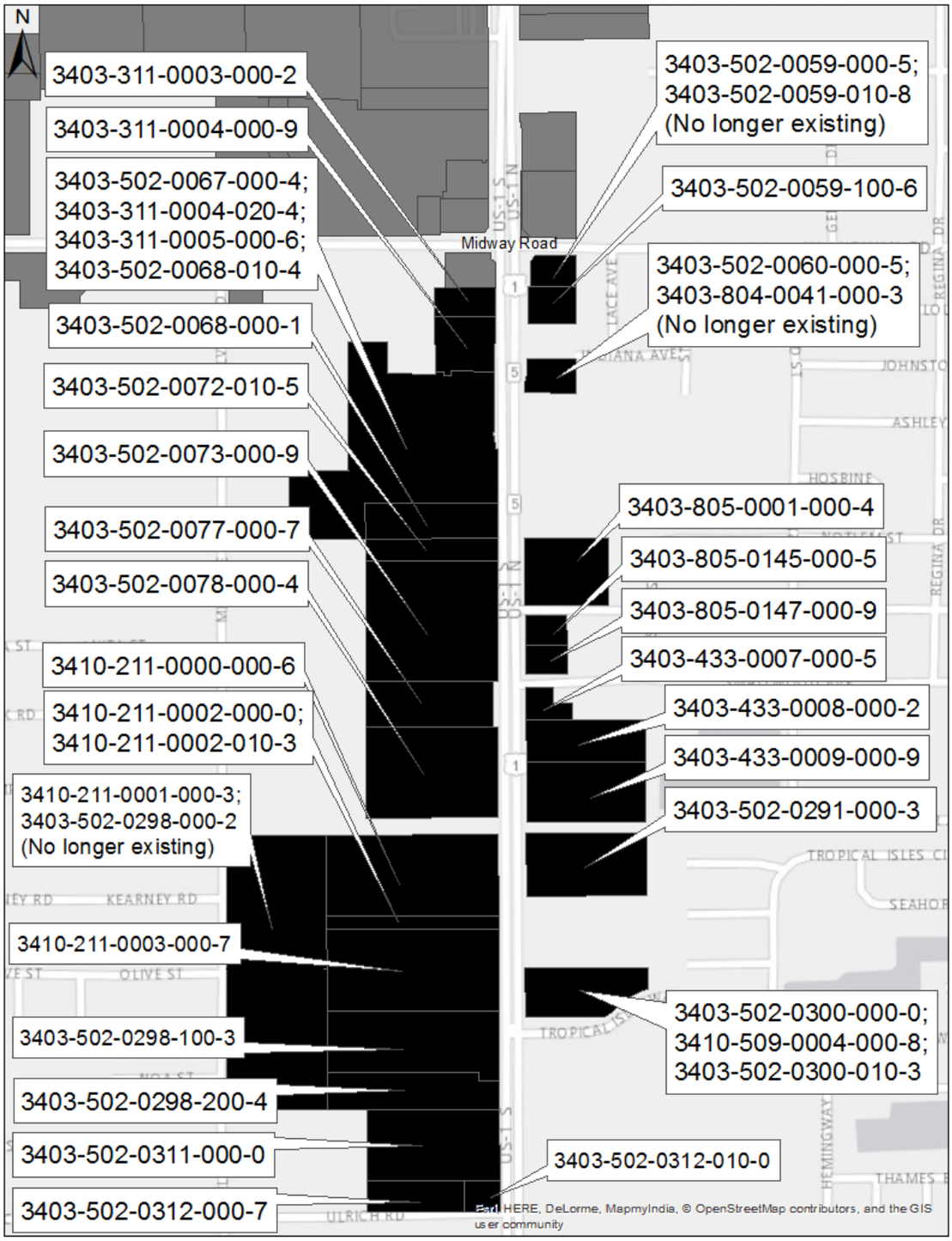
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5250 S US Hwy 1, Parcel ID: 3403-805-0145-000-5
Legal Description: RUHLMAN S/D BLK 8 LOT 1 AND N 61.65 FT OF LOT 2 AND 45 FT STRIP LYG W OF AND ADJ TO LOT 1 AND N 61.65 FT OF LOT 2 (0.62 AC) (OR 3705-1493)

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.

City Commission Regular Meeting **Agenda Item # 10. f.**

Meeting Date: 06/01/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

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SUBJECT:

Ordinance No. 15-015 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3625 Orange Avenue. FIRST READING

SUMMARY:

The annexation of the property located at 3625 Orange Avenue shown in Exhibit A & B within ordinance no. 15-015. This property is within District 1. Please see staff report and supporting documentation that are attached to agenda item (10d).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $2,777 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-015

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/22/2015 09:24 AM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-015

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 3625 ORANGE AVENUE 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 COMMISION 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:

3625 Orange Avenue, Parcel ID: 2408-321-0005-000-9

Legal Description: 8 35 40 W 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4-LESS N 40 FT AND LESS AS CA 82-132-05 AND LESS W 110 FT OF S 195.41 FT OF FOL DESC PROP: E 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 AND NW 1/4 OF NE 1/4 OF SW 1/4 AND LESS THAT PART OF NW 1/4 OF SW 1/4 FOR RD R/W MPDAF: FROM SW COR OF SEC RUN N 00 14 12 W ALG W SECLI 2651.59 FT, TH N 89 44 43 E 120.17 FT, TH S 74 59 10 W 50.83 FT, TH S 89 44 43 W 29.50 FT, TH N 72 55 53 W 43.49 FT TO POB- (5.13 AC) (OR 510-471)

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 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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-015 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A to Ordinance 15-015

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

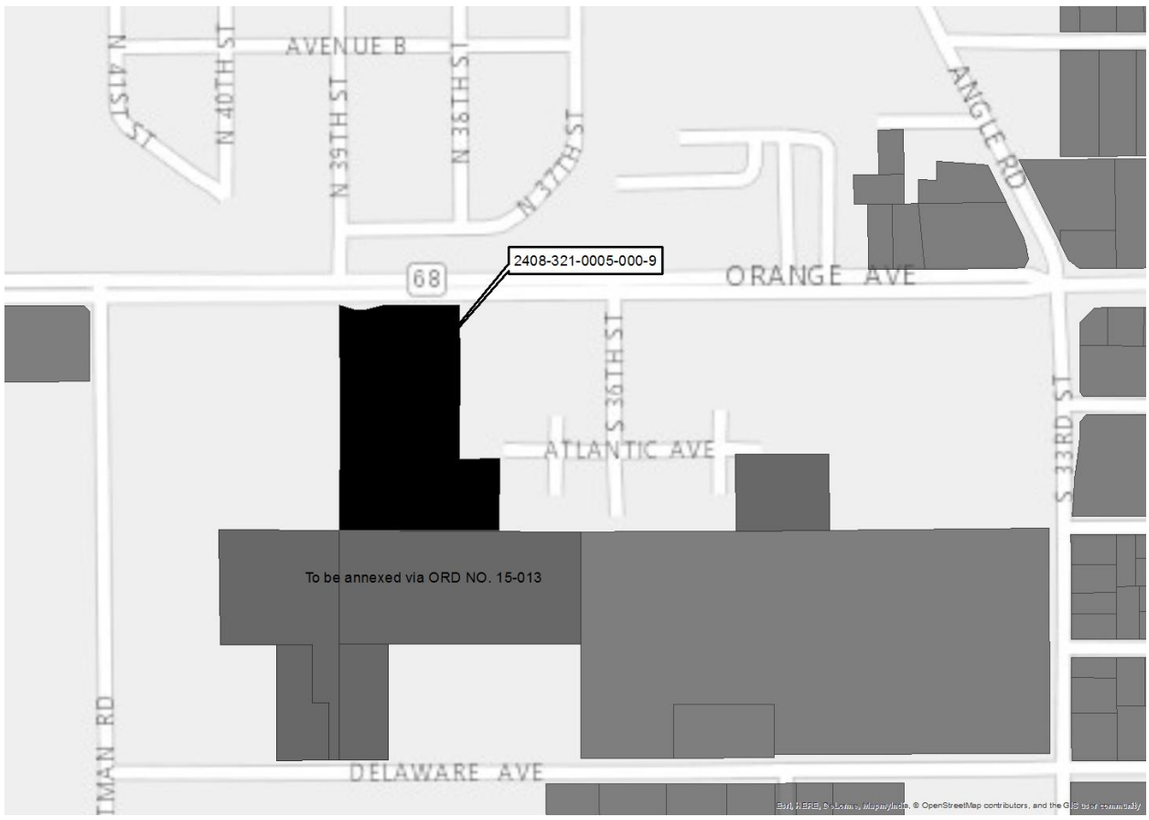
3625 Orange Avenue, Parcel ID: 2408-321-0005-000-9

Legal Description: 8 35 40 W 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4-LESS N 40 FT AND LESS AS CA 82-132-05 AND LESS W 110 FT OF S 195.41 FT OF FOL DESC PROP: E 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 AND NW 1/4 OF NE 1/4 OF SW 1/4 AND LESS THAT PART OF NW 1/4 OF SW 1/4 FOR RD R/W MPDAF: FROM SW COR OF SEC RUN N 00 14 12 W ALG W SECLI 2651.59 FT, TH N 89 44 43 E 120.17 FT, TH S 74 59 10 W 50.83 FT, TH S 89 44 43 W 29.50 FT, TH N 72 55 53 W 43.49 FT TO POB- (5.13 AC) (OR 510-471)

Exhibit B to Ordinance 15-015

Maps

Proposed Annexation Area



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

City Commission Regular Meeting **Agenda Item # 10. ff.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-041 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5280 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5280 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-041. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $2,176 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-041

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:29 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-041

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5280 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 COMMISION 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:

a) 5280 S US Hwy 1, Parcel ID: 3403-805-0147-000-9
Legal Description: RUHLMAN S/D BLK 8 LOT 2-LESS N 61.65 FT- AND LOTS 3, 4 AND A 45 FT STRIP OF LAND LYG W OF AND ADJ TO LOTS 2, 3 AND 4 (0.62 AC) (OR 927-259: 948-2751)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-041 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

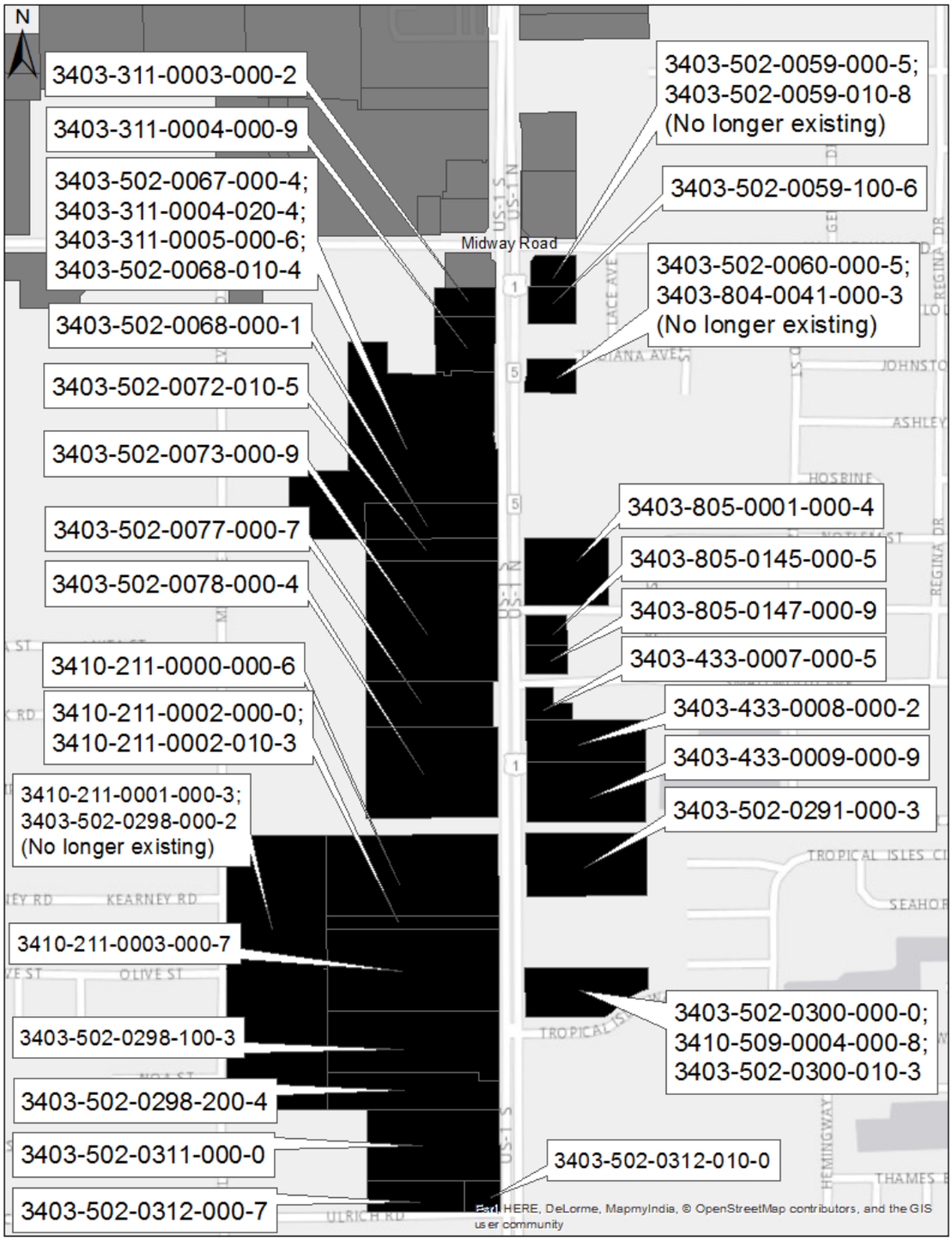
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5280 S US Hwy 1, Parcel ID: 3403-805-0147-000-9
Legal Description: RUHLMAN S/D BLK 8 LOT 2-LESS N 61.65 FT- AND LOTS 3, 4 AND A 45 FT STRIP OF LAND LYG W OF AND ADJ TO LOTS 2, 3 AND 4 (0.62 AC) (OR 927-259: 948-2751)

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.

City Commission Regular Meeting **Agenda Item # 10. g.**

Meeting Date: 06/01/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

---

SUBJECT:

Ordinance No. 15-016 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3617 Orange Avenue. FIRST READING

SUMMARY:

The annexation of the property located at 3617 Orange Avenue shown in Exhibit A & B within ordinance no. 15-016. This property is within District 1. Please see staff report and supporting documentation that are attached to agenda item (10d).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $887 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-016

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM

Form Started By: Clarissa Davis Started On: 05/22/2015 10:03 AM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-016

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 3617 ORANGE AVENUE 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 COMMISION 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:

3617 Orange Avenue, Parcel ID: 2408-321-0002-000-8

Legal Description: 8 35 40 W 200 FT OF S 185 FT OF N 225 FT OF E 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4-LESS AS IN ORD TAKING CA #82-132-05- (0.82 AC) (OR 291-1316; 3190-64)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-016 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A to Ordinance 15-016

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

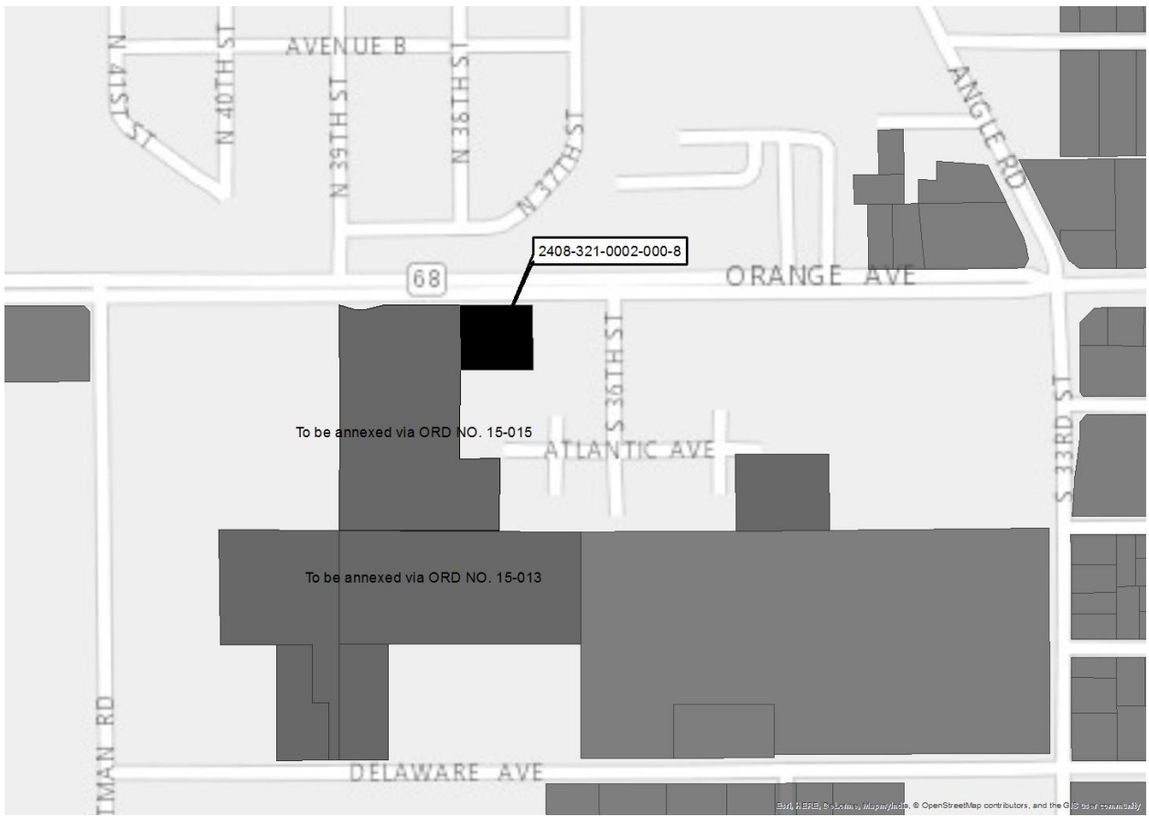
3617 Orange Avenue, Parcel ID: 2408-321-0002-000-8

Legal Description: 8 35 40 W 200 FT OF S 185 FT OF N 225 FT OF E 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4-LESS AS IN ORD TAKING CA #82-132-05- (0.82 AC) (OR 291-1316; 3190-64)

Exhibit B

Maps

Proposed Annexation Area



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

City Commission Regular Meeting **Agenda Item # 10. gg.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-042 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5300 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5300 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-042. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $1,342 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-042

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:31 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-042

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5300 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 COMMISION 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:

a) 5300 S US Hwy 1, Parcel ID: 3403-433-0007-000-5
Legal Description: 3 36 40 BEG AT INT OF E R/W US 1AND S R/W SMALLWOOD AV RUN S ALG ELI US 1 146 FT M/L TO N BDRY OF 10 FT ESMT,TH E ALG NLY BDRY OF ESMT 160 FT,TH S 10 FT,TH E 75 FT,TH N 81 FT,TH W 100 FT,TH N 75 FT TO S R/W SMALLWOOD AV,TH W 135 FT M/L TO POB (0.71 AC) (OR 553-2297)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-042 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

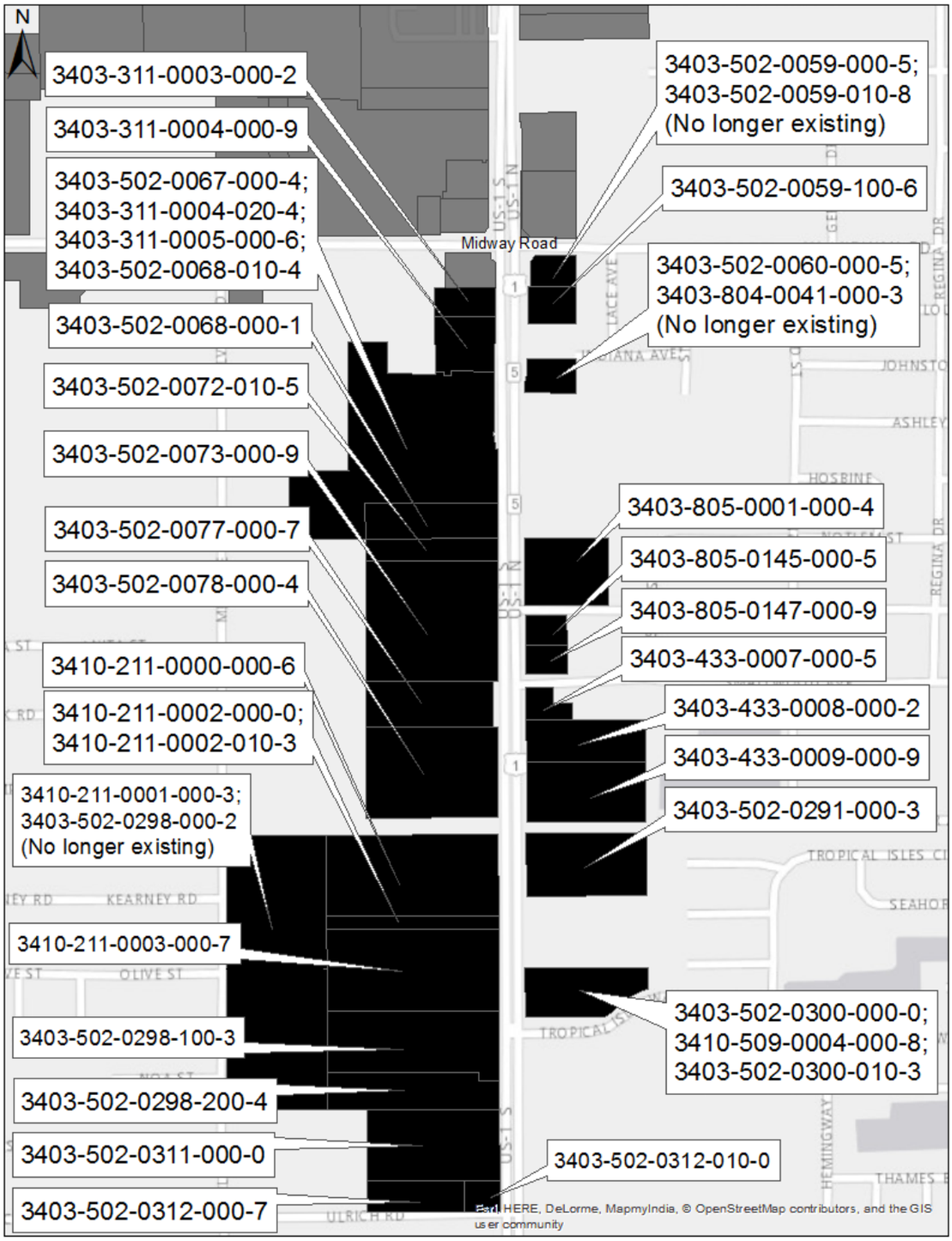
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5300 S US Hwy 1, Parcel ID: 3403-433-0007-000-5
Legal Description: 3 36 40 BEG AT INT OF E R/W US 1AND S R/W SMALLWOOD AV RUN S ALG ELI US 1 146 FT M/L TO N BDRY OF 10 FT ESMT,TH E ALG NLY BDRY OF ESMT 160 FT,TH S 10 FT,TH E 75 FT,TH N 81 FT,TH W 100 FT,TH N 75 FT TO S R/W SMALLWOOD AV,TH W 135 FT M/L TO POB (0.71 AC) (OR 553-2297)

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.

City Commission Regular Meeting **Agenda Item # 10. h.**

Meeting Date: 06/01/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

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SUBJECT:

Ordinance No. 15-017 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3901 Orange Avenue. FIRST READING

SUMMARY:

The annexation of the property located at 3901 Orange Avenue shown in Exhibit A & B within ordinance no. 15-017. This property is within District 1. Please see staff report and supporting documentation that are attached to agenda item (10d).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $2,443 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-017

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/22/2015 02:27 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-017

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 3901 ORANGE AVENUE 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 COMMISION 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:

3901 Orange Avenue, Parcel ID: 2408-322-0001-000-4

Legal Description: 8 35 40 E 240 FT OF N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4-LESS N 40 FT AND LESS AS IN ORD TAKING CA#82-132-05- (1.57 AC) (OR 488-1405: 499-2462; 2360-828 THRU 831)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-017 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A to Ordinance 15-017

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

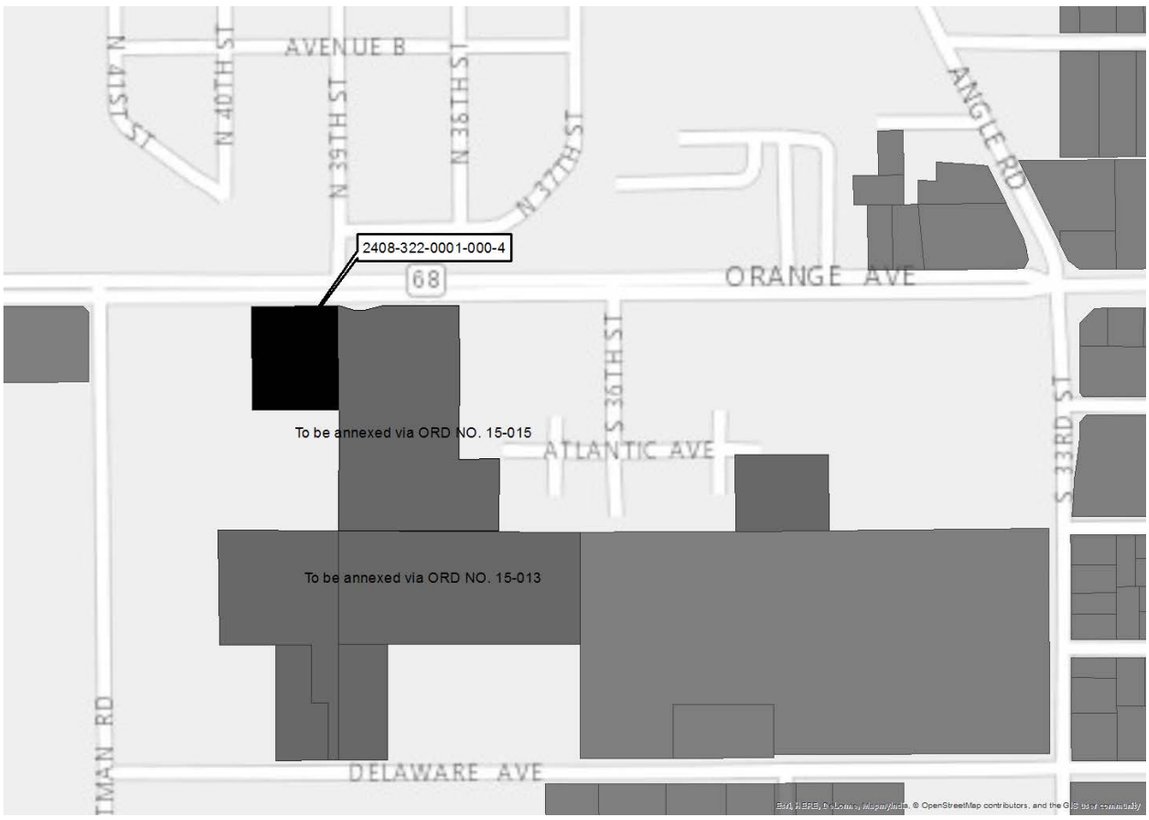
3901 Orange Avenue, Parcel ID: 2408-322-0001-000-4

Legal Description: 8 35 40 E 240 FT OF N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4-LESS N 40 FT AND LESS AS IN ORD TAKING CA#82-132-05- (1.57 AC) (OR 488-1405: 499-2462; 2360-828 THRU 831)

Exhibit B to Ordinance 15-017

Maps

Proposed Annexation Area



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

City Commission Regular Meeting **Agenda Item # 10. hh.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-043 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5340 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5340 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-043. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $2,578 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-043

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:34 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-043

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5340 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 COMMISION 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:

a) 5340 S US Hwy 1, Parcel ID: 3403-433-0008-000-2
Legal Description: 3 36 40 S 175 FT OF N 357 FT OF SW 1/4 OF SW 1/4 OF SE 1/4-LESS RD (2.25 AC) (OR 2270-2108: 3047-2006)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-043 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

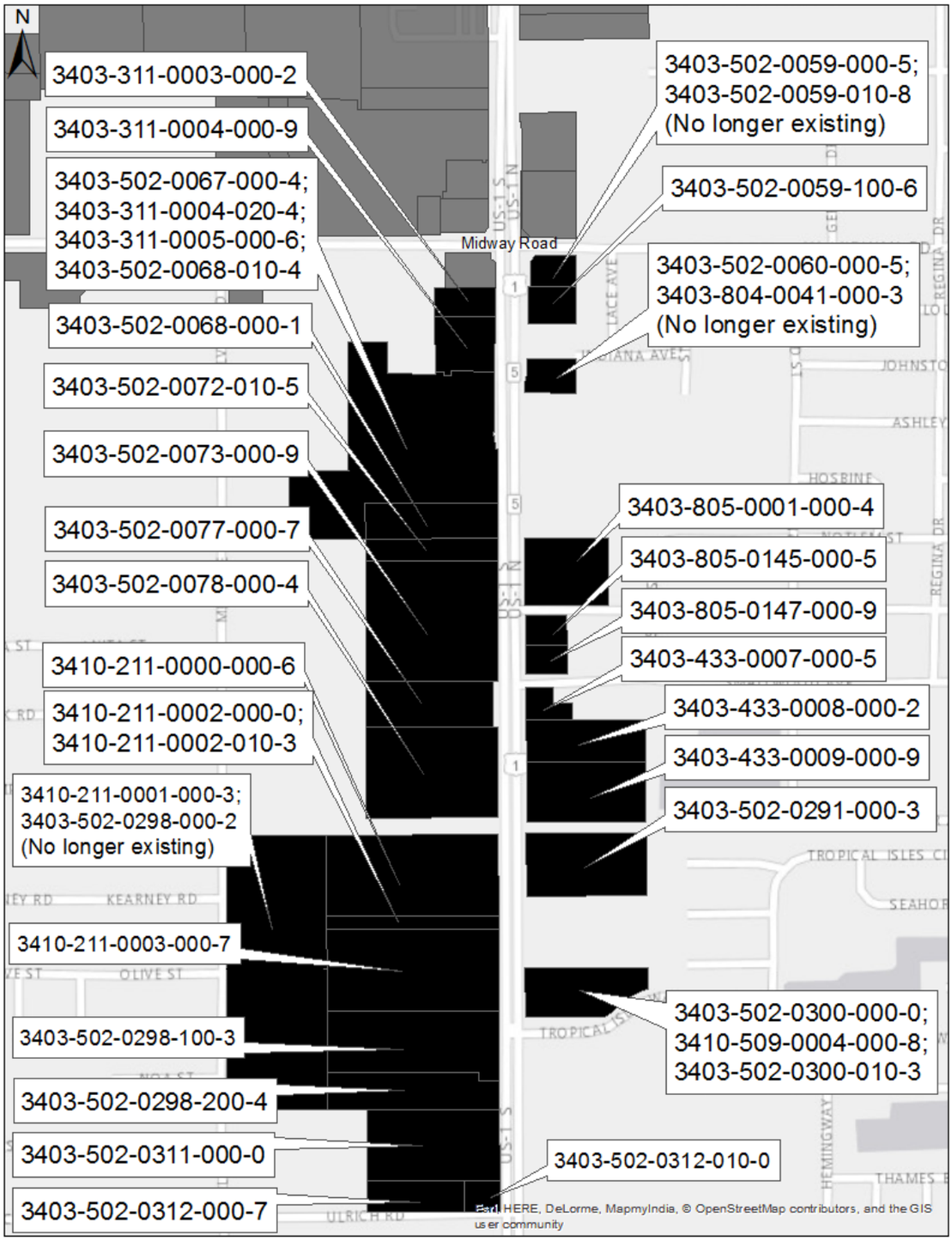
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5340 S US Hwy 1, Parcel ID: 3403-433-0008-000-2
Legal Description: 3 36 40 S 175 FT OF N 357 FT OF SW 1/4 OF SW 1/4 OF SE 1/4-LESS RD (2.25 AC) (OR 2270-2108: 3047-2006)

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.

City Commission Regular Meeting **Agenda Item # 10. i.**

Meeting Date: 06/01/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

---

SUBJECT:

Ordinance No. 15-018 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5000 Orange Avenue. FIRST READING

SUMMARY:

The annexation of the property located at 5000 Orange Avenue shown in Exhibit A & B within ordinance no. 15-018. This property is within District 1. Please see staff report and supporting documentation that are attached to agenda item (10d).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $6,460 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-018

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/22/2015 02:31 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-018

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5000 ORANGE AVENUE 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 COMMISION 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:

5000 Orange Avenue, Parcel ID: 2407-244-0001-000-2

Legal Description: 7 35 40 E 1/2 OF SE 1/4 OF NW 1/4-LESS N 15 AC AND LESS S 40 FT AND E 54 FT AND LESS AS IN ORD TAKING CA #82-59-05- OR 381-2018- (4.7 AC) (OR 525-544: 2804-655)

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 I-3, Heavy Industrial, and assigned a future land use designation I, Industrial.

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-018 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A to Ordinance 15-018

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

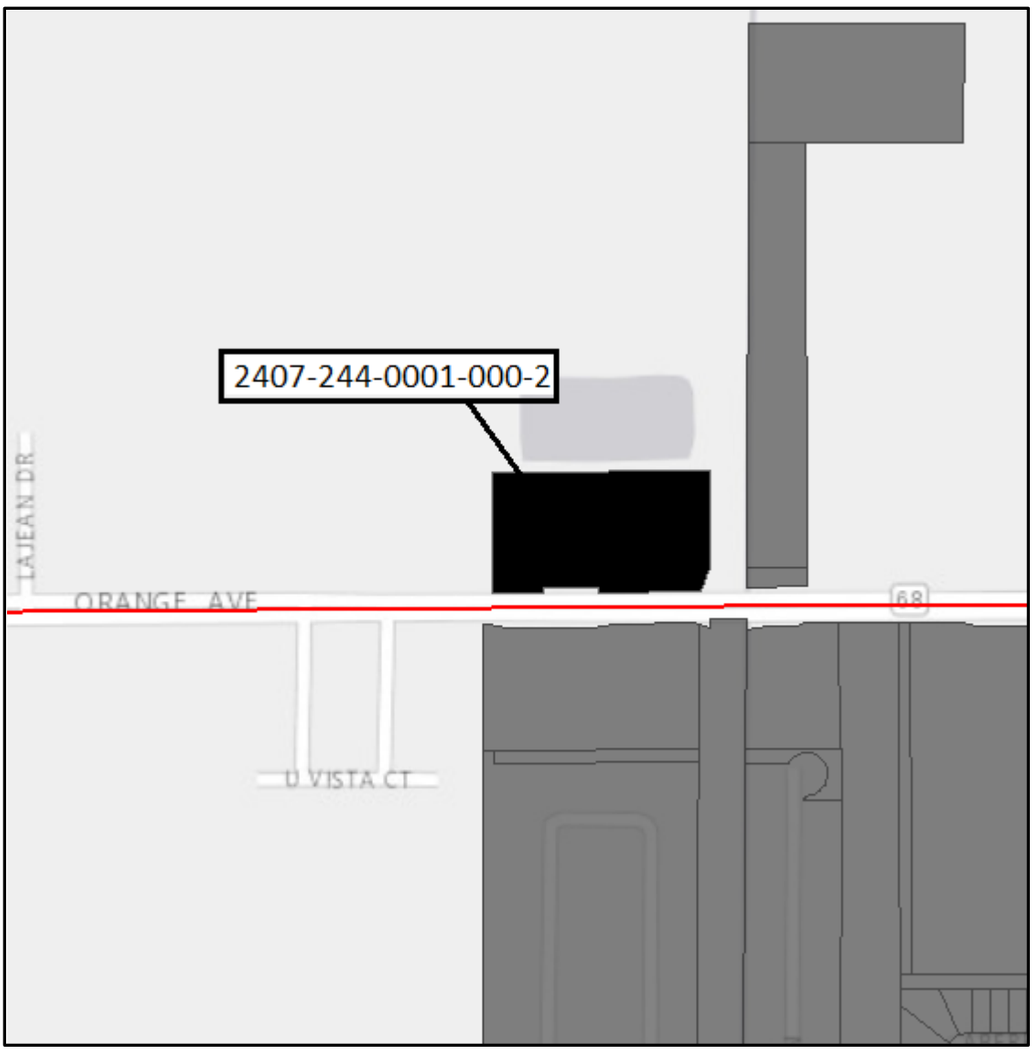
5000 Orange Avenue, Parcel ID: 2407-244-0001-000-2

Legal Description: 7 35 40 E 1/2 OF SE 1/4 OF NW 1/4-LESS N 15 AC AND LESS S 40 FT AND E 54 FT AND LESS AS IN ORD TAKING CA #82-59-05- OR 381-2018- (4.7 AC) (OR 525-544: 2804-655)

Exhibit B to Ordinance 15-018

Maps

Proposed Annexation Area



*The selected parcel is currently zoned IH, Industrial Heavy and CG, Commercial General with an IND, Industrial and COM, Commercial FLU. Once annexed these parcels will have the City zoning of I-3, Heavy Industrial with an I Industrial FLU.

City Commission Regular Meeting **Agenda Item # 10. ii.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-044 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5390 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5390 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-044. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $4,303 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-044

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:37 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-044

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5390 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 COMMISION 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:

a) 5390 S US Hwy 1, Parcel ID: 3403-433-0009-000-9
Legal Description: 03 36 40 S 304 FT OF SW 1/4 OF SW 1/4 OF SE 1/4-LESS RD R/W- AND-LESS S 40 FT AND E 30 FT FOR CANAL R/W (3.39 AC) (OR 3531-310)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-044 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

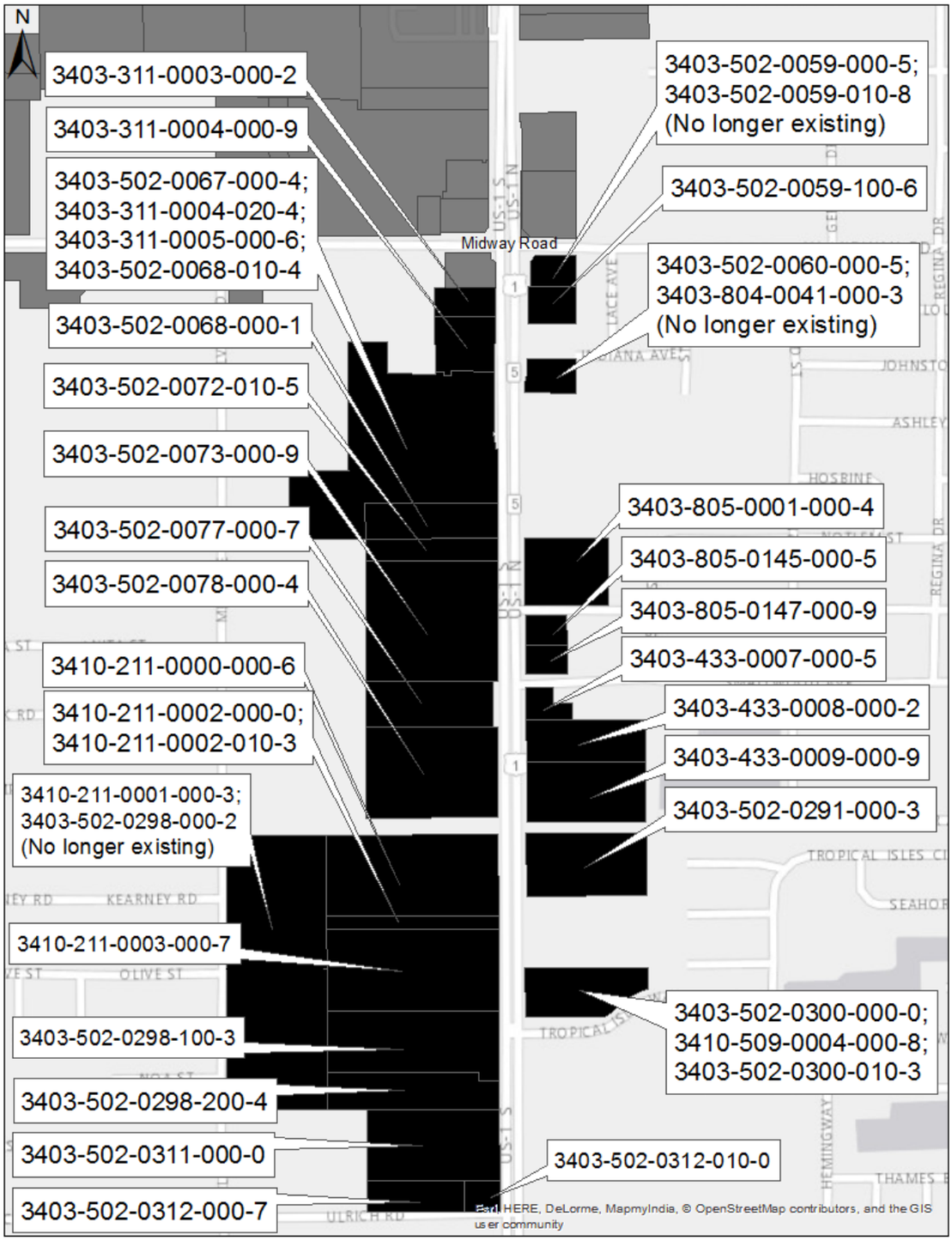
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5390 S US Hwy 1, Parcel ID: 3403-433-0009-000-9
Legal Description: 03 36 40 S 304 FT OF SW 1/4 OF SW 1/4 OF SE 1/4-LESS RD R/W- AND-LESS S 40 FT AND E 30 FT FOR CANAL R/W (3.39 AC) (OR 3531-310)

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.

City Commission Regular Meeting **Agenda Item # 10. j.**

Meeting Date: 06/01/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

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SUBJECT:

Ordinance No. 15-019 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3241 Oleander Avenue. FIRST READING

SUMMARY:

The annexation of the property located at 3241 Oleander Avenue shown in Exhibit A & B within ordinance no. 15-019. This property is within District 1. Please see staff report and supporting documentation that are attached to agenda item (10d).

RECOMMENDATION:

Staff recommended approval.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $5,712 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-019

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/22/2015 02:42 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-019

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTIES LOCATED AT 3241 OLEANDER AVENUE 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 COMMISION 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:

3241 Oleander Avenue

1. Parcel ID: 2428-502-0006-000-3
   Legal Description: INDUSTRIAL S/D THAT PART OF LOT 6 MPDAF: BEG AT SE COR OF LOT 6 RUN N 87 DEG 26 MIN 11 SEC W 155.76 FT TO INT OF A LI INLINE WITH FACE OF W WALL OF BLDG `C`, TH N 02 DEG 18 MIN 35 SEC E 206.63 FT TO N LI OF LOT 6, TH S 87 DEG 23 MIN 14 SEC E ALG N LI OF LOT 6 148.76 FT TO NE COR, TH N 0 DEG 22 MIN 04 SEC E ALG S LIOF LOT 6 206.65 FT TO POB (0.72 AC) (OR 1851-2 , 4)

2. Parcel ID: 2428-502-0007-000-0
   Legal Description: INDUSTRIAL S/D LOT 7-LESS S 20 FT- (2.11 AC) (OR 1851-2, 4)

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 I-1, Light Industrial, and assigned a future land use designation I, Industrial.

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-019 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A to Ordinance 15-019

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

3241 Oleander Avenue

1. Parcel ID: 2428-502-0007-000-0

   Legal Description: INDUSTRIAL S/D LOT 7-LESS S 20 FT- (2.11 AC) OR 1851-2, 4)

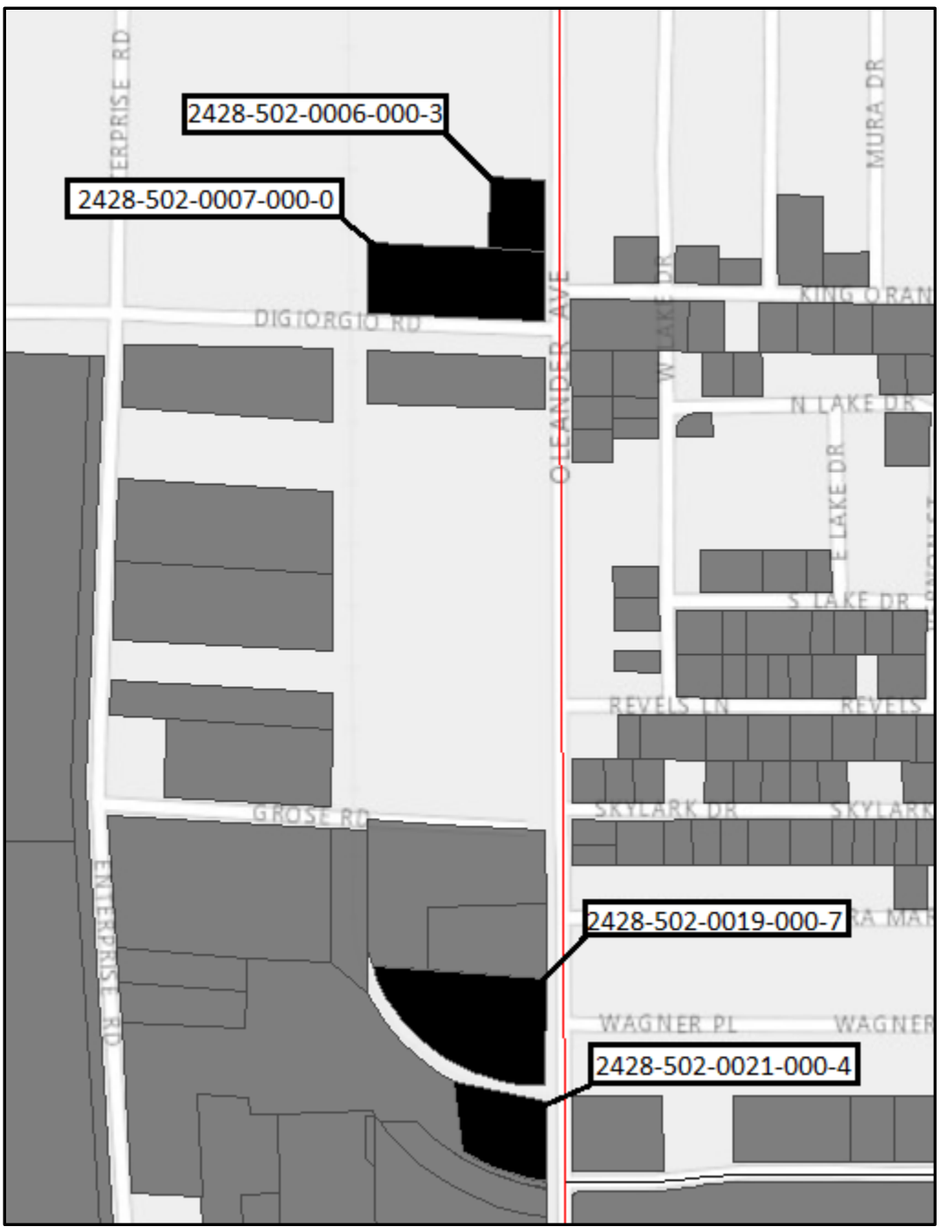
2. Parcel ID: 2428-502-0006-000-3

   Legal Description: INDUSTRIAL S/D THAT PART OF LOT 6 MPDAF: BEG AT SE COR OF LOT 6 RUN N 87 DEG 26 MIN 11 SEC W 155.76 FT TO INT OF A LI INLINE WITH FACE OF W WALL OF BLDG `C`, TH N 02 DEG 18 MIN 35 SEC E 206.63 FT TO N LI OF LOT 6, TH S 87 DEG 23 MIN 14 SEC E ALG N LI OF LOT 6 148.76 FT TO NE COR, TH N 0 DEG 22 MIN 04 SEC E ALG S LIOF LOT 6 206.65 FT TO POB (0.72 AC) (OR 1851-2 , 4)

Exhibit B to Ordinance 15-019

Maps

Proposed Annexation Area



*****All selected parcels are currently zoned IL, Light Industrial with a FLU of IND, Industrial. Once annexed, these parcels will have a City zoning of I-1, Light Industrial and have a FLU of I, Industrial.

City Commission Regular Meeting **Agenda Item # 10. jj.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-045 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5400 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5400 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-045. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $12,906 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-045

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:40 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-045

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5400 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 COMMISION 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:

a) 5400 S US Hwy 1, Parcel ID: 3403-502-0291-000-3
(Formally 3410-502-0291-000-3)
Legal Description: WHITE CITY S/D 10 36 40 N 1/2 OFLOT 227-LESS US 1 AND CANAL RS/W- (3.77 AC) (MAP 34/10N) (OR 2802-736)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-045 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

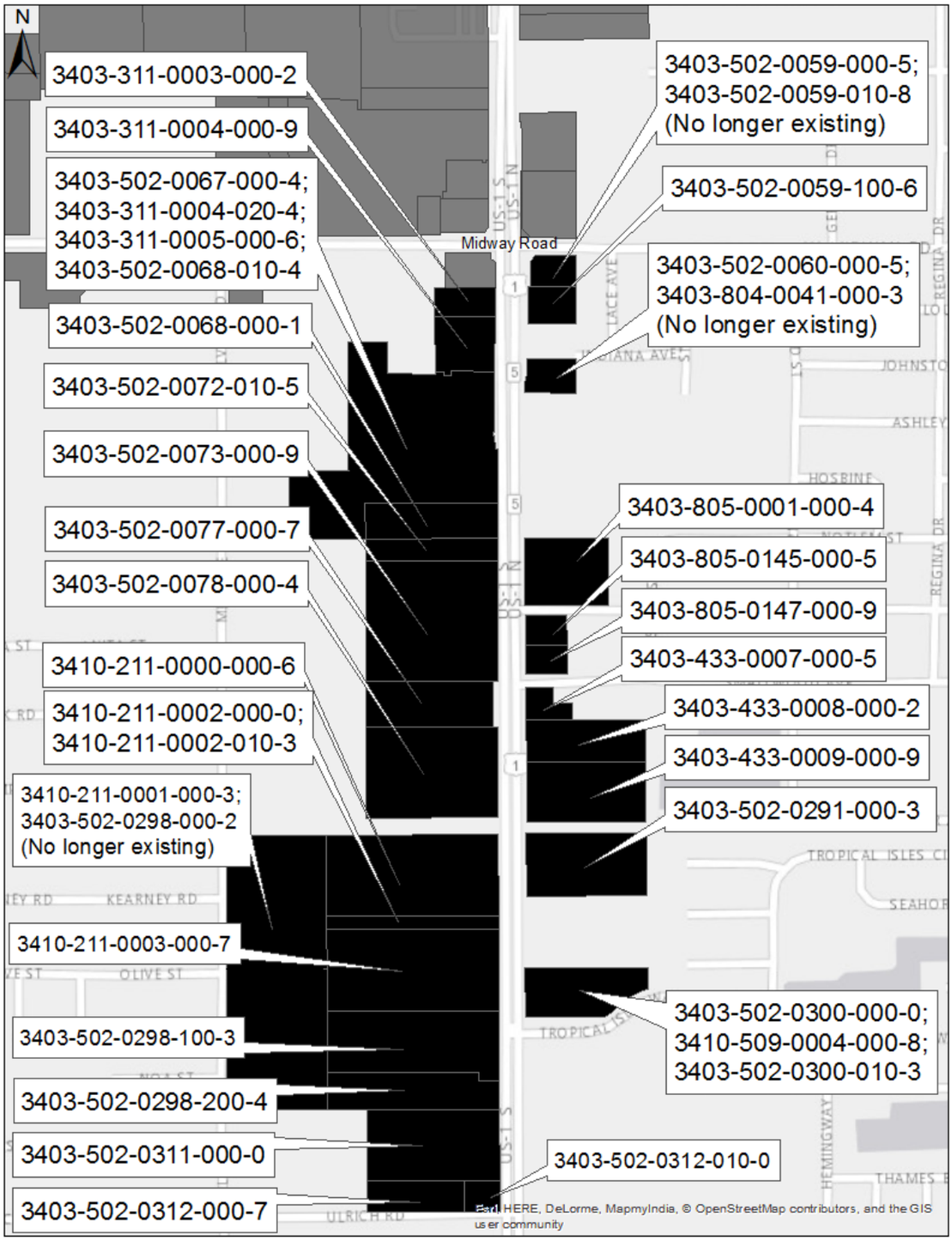
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5400 S US Hwy 1, Parcel ID: 3403-502-0291-000-3
(Formally 3410-502-0291-000-3)
Legal Description: WHITE CITY S/D 10 36 40 N 1/2 OFLOT 227-LESS US 1 AND CANAL RS/W- (3.77 AC) (MAP 34/10N) (OR 2802-736)

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.

City Commission Regular Meeting **Agenda Item # 10. k.**

Meeting Date: 06/01/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

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SUBJECT:

Ordinance No. 15-020 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3501 Oleander Avenue. FIRST READING

SUMMARY:

The annexation of the property located at 3501 Oleander Avenue shown in Exhibit A & B within ordinance no. 15-020. This property is within District 1. Please see staff report and supporting documentation that are attached to agenda item (10d).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $1,079 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-020

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/22/2015 02:47 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-020

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTIES LOCATED AT 3501 OLEANDER AVENUE 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 COMMISION 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:

3501 Oleander Avenue, Parcel ID: 2428-502-0021-000-4

Legal Description: INDUSTRIAL S/D THAT PART OF LOTS 17 AND 18 MPDAF: BEG INT OF SE COR OF LOT 18 AND WLY R/W OF OLEANDER AV AND ON A CURVE CONC N, R OF 522.96 FT, TH NWLY ALG ARC 254.53 FT, TH N 06 46 42 W 216.75 FT TO SLY R/W LI OF FEC RR, TH SELY ALG R/W LI 277 FT M/L TO WLY R/W LI OF OLEANDER AV, TH SLY ALG R/W 233.16 FT M/L TO POB (1.18 AC) (OR 1315-2086: 1332-2090)

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 I-1, Light Industrial, and assigned a future land use designation I, Industrial.

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-020 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A to Ordinance 15-020

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

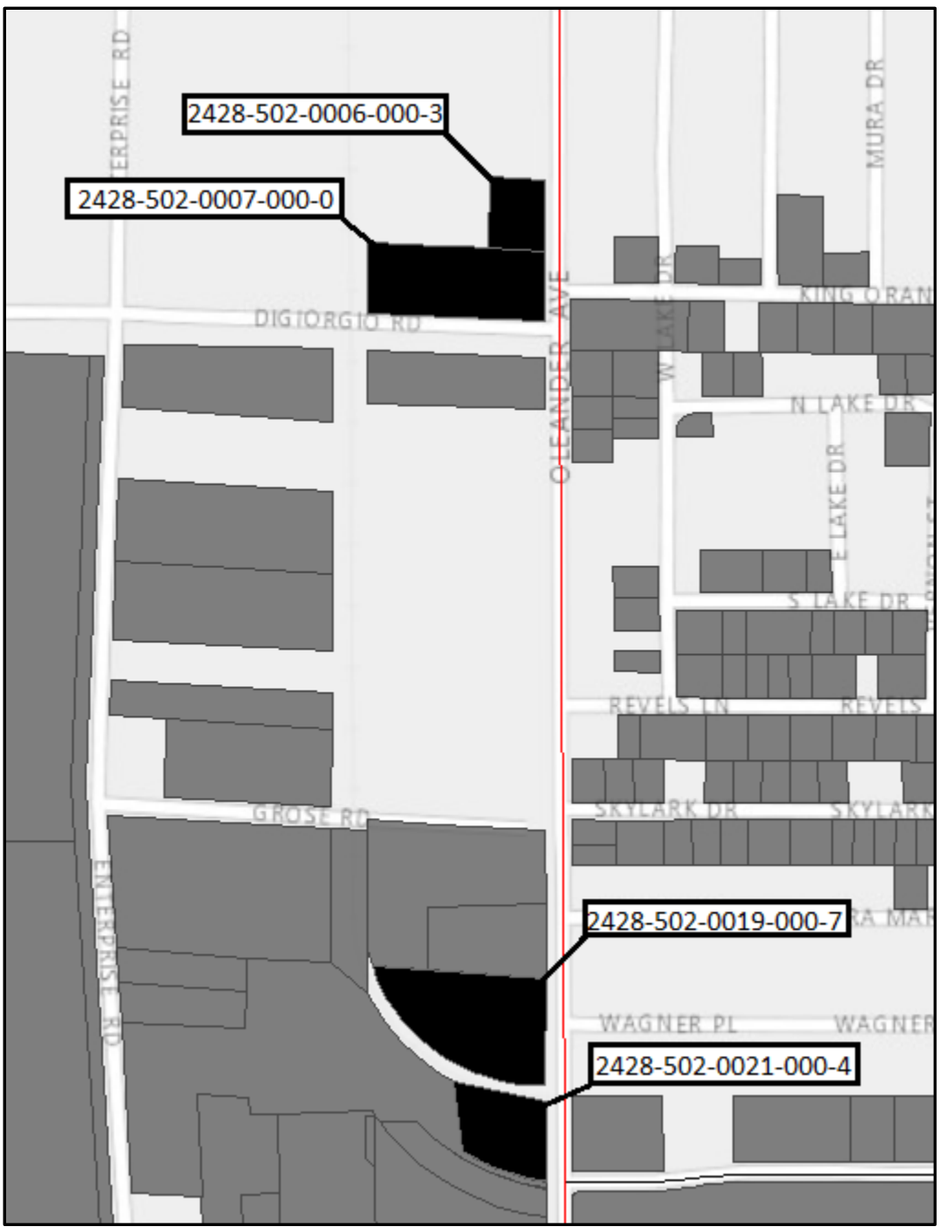
3501 Oleander Avenue, Parcel ID: 2428-502-0021-000-4

Legal Description: INDUSTRIAL S/D THAT PART OF LOTS 17 AND 18 MPDAF: BEG INT OF SE COR OF LOT 18 AND WLY R/W OF OLEANDER AV AND ON A CURVE CONC N, R OF 522.96 FT, TH NWLY ALG ARC 254.53 FT, TH N 06 46 42 W 216.75 FT TO SLY R/W LI OF FEC RR, TH SELY ALG R/W LI 277 FT M/L TO WLY R/W LI OF OLEANDER AV, TH SLY ALG R/W 233.16 FT M/L TO POB (1.18 AC) (OR 1315-2086: 1332-2090)

Exhibit B

Maps

Proposed Annexation Area



*****All selected parcels are currently zoned IL, Light Industrial with a FLU of IND, Industrial. Once annexed, these parcels will have a City zoning of I-1, Light Industrial and have a FLU of I, Industrial.

City Commission Regular Meeting **Agenda Item # 10. kk.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-046 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5550 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5550 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-046. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $5,395 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-046

Form Review

Inbox	Reviewed By	Date
City Manager	Clarissa Davis	05/26/2015 02:04 PM
City Manager	Robert Bradshaw	05/27/2015 03:25 PM

Form Started By: Clarissa Davis Started On: 05/21/2015 08:43 PM
Final Approval Date: 05/27/2015

ORDINANCE NO. 15-046

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5550 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 COMMISION 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) 5550 S US Hwy 1

1. Parcel ID: 3410-509-0004-000-8
   Legal Description: COASTAL PROFESSIONAL PLAZA (OR 3040-2133) BLDG 2 UNIT 1 (OR 3623-1138)

2. Parcel ID: 3403-502-0300-000-0
   Legal Description: WHITE CITY S/D 10 36 40 N 1/2 OF LOT 234-LESS S 100 FT AND LESS E 30 FT FOR CANAL R/W AND LESS US #1 R/W AND LESS R/W AS IN OR 602-1667 AND LESS THAT PART ASSD IN DECLARATION OF CONDOMINIUM IN OR 3040-2133 (PH 1)- (0.41 AC) (OR 2200-2506)

3. Parcel ID: 3403-502-0300-010-3
   Legal Description: WHITE CITY S/D 10 36 40 S 100 FT OF N 1/2 OF LOT 234-LESS E 30 FT FOR CANAL R/W AND LESS US #1 R/W AND LESS R/W AS IN OR 602-1667 AND LESS THAT PART ASSD IN DECLARATION OF CONDOMINIUM AS IN OR 3040-2133 (PH 1)-(0.43 AC) (OR 2200-2506)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-046 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5550 S US Hwy 1

1. Parcel ID: 3403-502-0300-000-0
Legal Description: WHITE CITY S/D 10 36 40 N 1/2 OF LOT 234-LESS S 100 FT AND LESS E 30 FT FOR CANAL R/W AND LESS US #1 R/W AND LESS R/W AS IN OR 602-1667 AND LESS THAT PART ASSD IN DECLARATION OF CONDOMINIUM IN OR 3040-2133 (PH 1)- (0.41 AC) (OR 2200-2506)

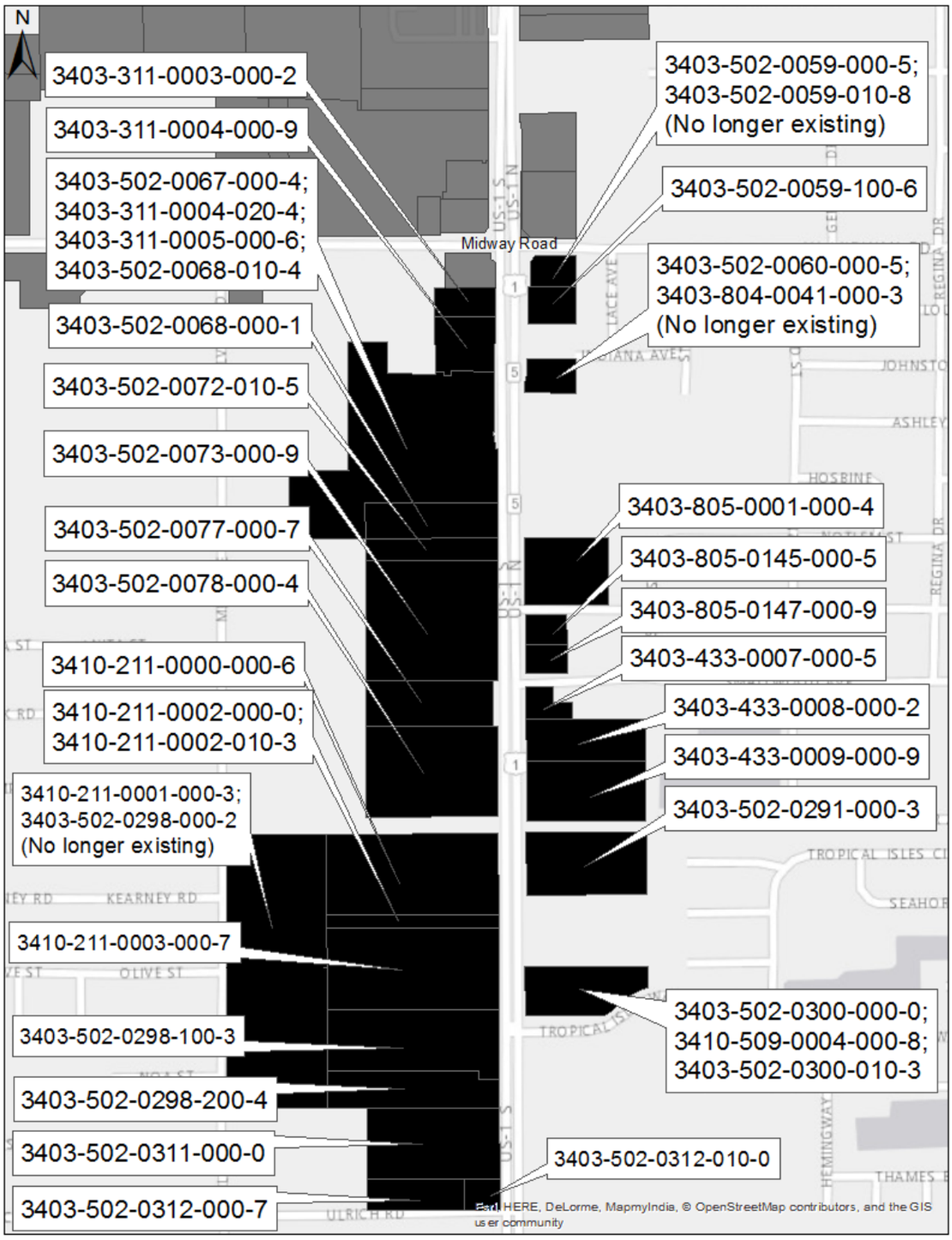
2. Parcel ID: 3410-509-0004-000-8
Legal Description: COASTAL PROFESSIONAL PLAZA (OR 3040-2133) BLDG 2 UNIT 1 (OR 3623-1138)

3. Parcel ID: 3403-502-0300-010-3
Legal Description: WHITE CITY S/D 10 36 40 S 100 FT OF N 1/2 OF LOT 234-LESS E 30 FT FOR CANAL R/W AND LESS US #1 R/W AND LESS R/W AS IN OR 602-1667 AND LESS THAT PART ASSD IN DECLARATION OF CONDOMINIUM AS IN OR 3040-2133 (PH 1)- (0.43 AC) (OR 2200-2506)

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.

City Commission Regular Meeting **Agenda Item # 10. I.**

Meeting Date: 06/01/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

---

SUBJECT:

Ordinance No. 15-021 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3489 Oleander Avenue. FIRST READING

SUMMARY:

The annexation of the property located at 3489 Oleander Avenue shown in Exhibit A & B within ordinance no. 15-021. This property is within District 1. Please see staff report and supporting documentation that are attached to agenda item (10d).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $1,968 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-021

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM
Form Started By: Clarissa Davis		Started On: 05/22/2015 02:53 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-021

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTIES LOCATED AT OLEANDER AVENUE 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 COMMISION 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:

3489 Oleander Avenue, Parcel ID: 2428-502-0019-000-7

Legal Description: INDUSTRIAL S/D THAT PART OF LOTS16 AND 17 LYG N AND E OF SPUR RR (2.84 AC) (OR 1071-1361)

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 I-1, Light Industrial, and assigned a future land use designation I, Industrial.

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-021 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A to Ordinance 15-021

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

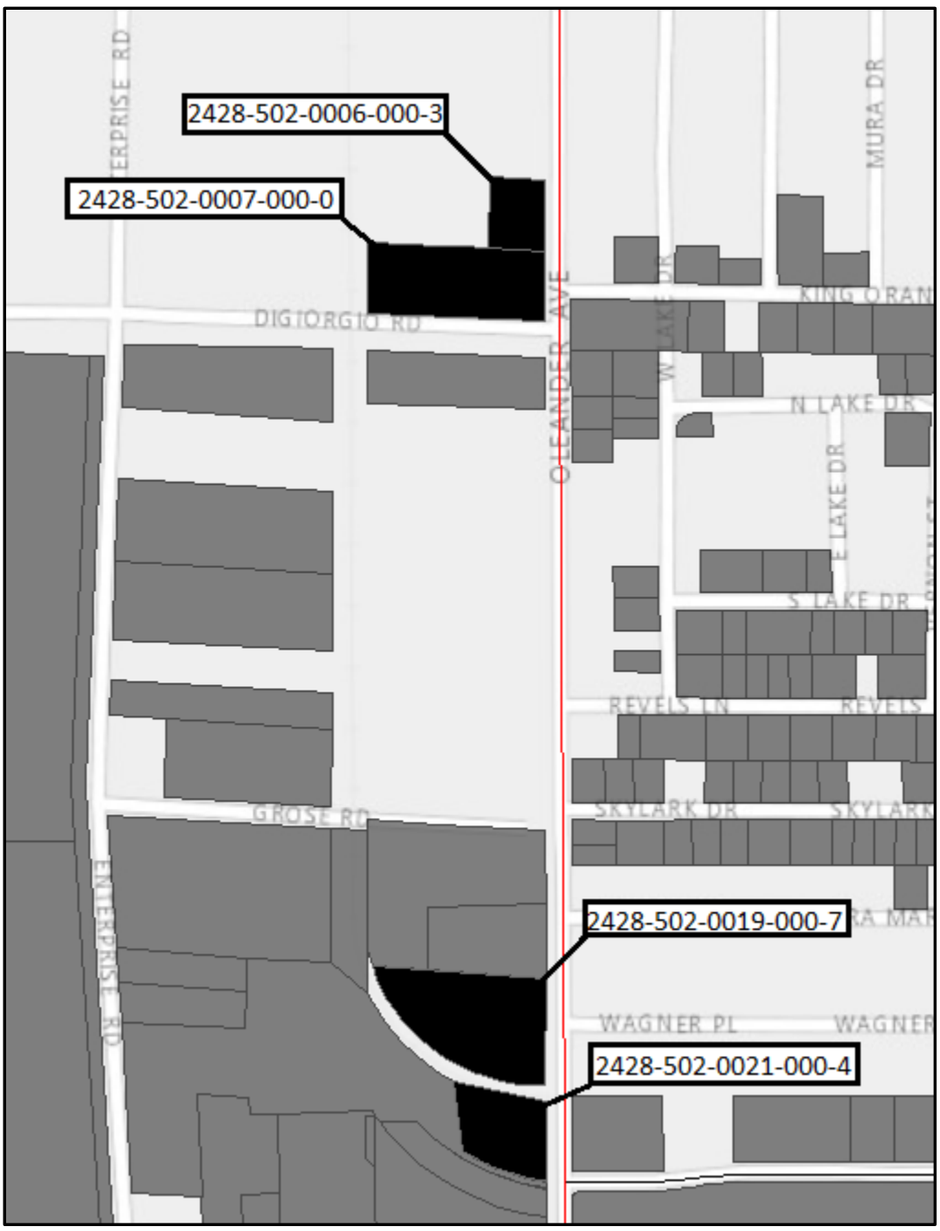
3489 Oleander Avenue, Parcel ID: 2428-502-0019-000-7

Legal Description: INDUSTRIAL S/D THAT PART OF LOTS16 AND 17 LYG N AND E OF SPUR RR (2.84 AC) (OR 1071-1361)

Exhibit B to Ordinance 15-021

Maps

Proposed Annexation Area



*****All selected parcels are currently zoned IL, Light Industrial with a FLU of IND, Industrial. Once annexed, these parcels will have a City zoning of I-1, Light Industrial and have a FLU of I, Industrial.

City Commission Regular Meeting **Agenda Item # 10. m.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-022 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 4051 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 4051 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-022. This property is within District 2.

RECOMMENDATION:

Staff recommends that the City Commission approve the annexation.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive $1,053.23 in ad valorem tax revenue from this particular property.

Attachments

Staff Report

Annexation Agreements

Property Spreadsheet

South US Hwy 1 (Map 1)

South US Hwy 1 (Map 2).

Ordinance 15-022

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:05 PM

Form Started By: Clarissa Davis Started On: 05/21/2015 02:34 PM

Final Approval Date: 05/27/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: **South US Hwy 1 Annexations**

DATE: May 21st, 2015

STAFF REPORT

Staff is requesting approval for the annexation of several parcels along the south US Hwy 1 corridor between Midway Road and Ulrich Road (Attachment A), as well as one property sited on US Hwy 1 near Tumblin Kling Road. The locations are attached to this staff report. The Fort Pierce Utility Authority has made an extraordinary effort to obtain annexation agreements from properties that were previously utilizing their services. Staff has coordinated with FPUA to acquire these agreements and prepare the US Hwy 1 corridor for annexation. This effort helps the City to fulfill the Comprehensive Plan's objective regarding annexations which states the following: *"Annex[ing] properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City"*. In accordance with the Joint Planning Agreement that was established on June 6, 2005, the County was notifies on April 21st, 2015 and is aware of the selected parcels being proposed for annexation. This item was distributed to the Technical Review Committee and no comments have been received.

It has been confirmed that the signed annexation agreements for FPUA services are on file, that the properties are located within an unincorporated part of St. Lucie County (SLC) and that the parcels are contiguous to the municipal boundary.

Comprehensive Plan

Consistent with Objective 1.11 and Policies, 1.11.5 and 1.11.6 of the City Comprehensive Plan, the City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

By eliminating irregularities along the City boundary, the adoption of their properties into the City helps to provide efficient public service provisions. Also, consistent with the Policy 1.11.5 of the City's Comprehensive Plan, properties annexed shall receive a Future Land Use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification. The existing and proposed future land uses are shown on the attached spreadsheet.

Florida State Statute

Within Florida State Statute 171.0413 and 171.041 it is stated that the voluntary annexation process may annex properties within a compact manner without the creation of any enclaves. Staff has reviewed these statutes and applied them to this annexation item, and is confident that the annexation is performed in a compact manner and will not create any enclaves. Enclaves, within Statute 171.021 are defined as any type of unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality. Staff believes this annexation process will not create such a scenario.

Planning Board Recommendation

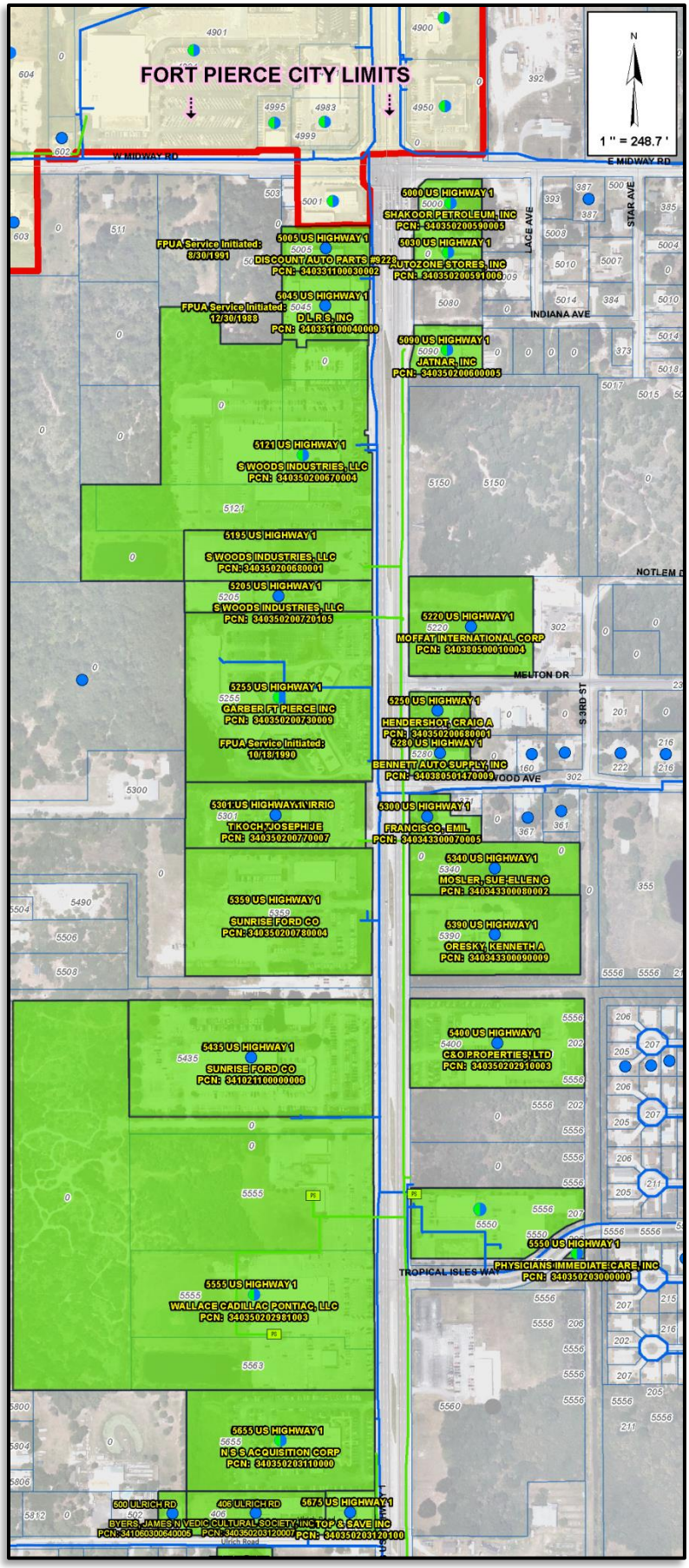
The Planning Board at their May 12th meeting recommended approval with a 7-3 vote.

Staff Recommendation

Pursuant to the Future Land Use Element of the Comprehensive Plan and Florida State Statutes, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities and the elimination of the municipal boundary irregularities to improve service delivery. The estimated taxable amount for all the properties proposed for annexation is $33,954,218. With the current millage rate at 6.5786%, the total fiscal impact of these parcels is estimated to be $223,371 payable to the City annually.

Staff recommends that the City Commission approve the annexation (Ordinances 15-022 thru 15-046) as it furthers the goals, objectives and policies of the Comprehensive Plan.

Attachment A



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4054298 OR BOOK 3730 PAGE 1655, Recorded 03/31/2015 at 11:34 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
3403-311-0003-000-2

ANNEXATION AGREEMENT
CORPORATE

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5005 S US HWY 1, FORT PIERCE, FL
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to wit:

SEE EXHIBIT "A" ATTACHED

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 23 *day of* March, *2015.*

Attest:

Secretary

DISCOUNT AUTO PARTS, LLC, a Virginia Limited Liability Company, successor by conversion from DISCOUNT AUTO PARTS, INC., a Florida Corporation
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
Heather Wilson
Printed Witness Signature

Witness Signature
Amatee L. Jones
Printed Witness Signature

Signature
Randy Barton
Printed Signature
5008 Airport Road
Address
Roanoke, VA 24012
City, State, Zip

STATE OF Virginia
COUNTY OF Roanoke

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Randy Barton known to me to be the Property Manager of Discount Auto Parts, LLC, the entity in whose name the foregoing instrument was executed, and that s/he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RHONDA T. FISHER NOTARY PUBLIC REG. #7502334 MY COMMISSION EXPIRES 4/30/2015 COMMONWEALTH OF VIRGINIA

NOTARY SEAL

Witness my hand and official Seal in the County and State last aforesaid this 23 day of March 2015 A.D. 2015.

Notary Signature
Rhonda Fisher
Notary Printed Signature

COPY COPY COPY

EXHIBIT "A"

COPY

LEGAL DESCRIPTION

3 36 40 FROM NE COR OF SW 1/4 OF SEC 3 RUN S ALG E LI OF SEC 165.98 FT,TH W 48 FT TO W RD R/W LI OF US 1 AND POB,TH S 00 20 17 E ALG R/W LI 150.06 FT,TH N 89 54 02 W 282.99 FT,TH N 150.43 FT,TH S 89 53 02 E 162.50 FT,TH NLY 0.52 FT,TH ELY 60 FT,TH SLY 0.96 FT,TH ELY 60.40 FT TO POB (MAP 34/03S) (0.98 AC) (OR 586-1738)

COPY

COPY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4051412 OR BOOK 3727 PAGE 1772, Recorded 03/23/2015 at 03:24 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
3403-311-0004-000-9

ANNEXATION AGREEMENT
CORPORATE

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5045 S US HWY 1, FORT PIERCE, FL
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

BEGINNING AT THE CENTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, THENCE RUN SOUTH 315.75 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 354.25 FEET, THENCE WEST 331.00 FEET, THENCE NORTH 351.41 FEET, THEN EAST 330.99 FEET TO THE POINT OF BEGINNING, LESS RIGHT-OF-WAY FOR U.S. HWY 1;

AND LESS THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF THE SW ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 3 RUN NORTH 89° 52' 47" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 , A DISTANCE OF 2,621.64 FEET TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 5 (US1) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO, 94010-2500; THENCE SOUTH 00° 20' 17" EAST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 316.03 FEET, THENCE SOUTH 89° 39' 43" WEST 20.00 FEET TO WESTERLY ROAD RIGHT-OF-WAY LINE OF U.S. HWY 1 AND THE POINT OF BEGINNING; THENCE SOUTH 00° 20' 17" EAST 353.89 FEET, THENCE SOUTH 89° 62' 47" WEST 3.02 FEET; THENCE NORTH 01° 20' 17" WEST 170.99 FEET; THENCE NORTH 00° 20' 17" WEST 182.89 FEET; THENCE NORTH 89° 39' 43" EAST 7 FEET, THENCE NORTH 00° 20' 17" WEST 182.89 FEET, THENCE NORTH 89° 23' 17" EAST 6.00 FEET, TO THE POINT OF BEGINNING.

AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE CENTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°53'07" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 331.00 FEET; THENCE SOUTH 00° 20' 19" EAST, PARALLEL TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 544.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 53' 07" EAST, PARALLEL TO SAID EAST-WEST QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 47.50 FEET; THENCE SOUTH 00° 06' 53" EAST A DISTANCE OF 25.00 FEET; THENCE NORTH 89° 53' 07" EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 00° 06' 53" WEST A DISTANCE OF 25.00 FEET; THENCE NORTH 89° 53' 07" EAST, A DISTANCE OF 204.30 FEET, TO A POINT ON THE WEST LINE OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NUMBER 126 AS SHOWN ON FLORIDA DOT RIGHT-OF-WAY MAP SECTION 94010-2500; THENCE SOUTH 00° 19' 57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 125.52 FEET, THENCE SOUTH 89° 53' 07" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 285.98 FEET; THENCE NORTH 00° 20' 19" WEST, A DISTANCE OF 125.49 FEET TO THE POINT OF BEGINNING.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 18TH *day of* MARCH, 2015.

Attest:

Secretary

***D.L.R.S., INC.**, a Florida Corporation*
successor by merger to
Forjencas Enterprises, Inc., a Florida Corporation
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
Debra L. Rhodig
Printed Witness Signature

Witness Signature
Brandon G. Hutchinson
Printed Witness Signature

PRESIDENT (Signature)
Debra L. Rhodig Lynda Foster V-Pres
Printed Signature
773 SE Hidden River Drive
Address
Port St. Lucie, FL 34983
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

COPY

Lynda Foster Vice President

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ~~Debra L. Rhodig~~ known to me to be the ~~President~~ of D.L.R.S., Inc. successor by merger to Forjencas Enterprises, Inc., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this 18th day of March A.D. 2015.
JENNIFER D. ROBINSON NOTARY PUBLIC STATE OF FLORIDA Comm# FF107055 Expires 3/26/2018	Notary Signature Jennifer D. Robinson Notary Printed Signature

COPY

COPY

COPY

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3104317 OR BO[illegible] 2875 PAGE 2529, Recorded 09/05/2007 02:29 PM

RETURN TO: BOX 145 This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 3403-502-0067-000/4	**ANNEXATION AGREEMENT** **INDIVIDUAL**
To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	5121 SOUTH U. S. HIGHWAY 1, FORT PIERCE, FL 34983 Location Address 9207 ADAMO DRIVE, TAMPA,FL 33619 Mailing Address (if different from location address)

Need 1850

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT 9207 Adamo Drive, Tampa, FL 33619

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand(s) and seal this 30th day of August, 2007.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

SHARON R ZOSS
Printed Witness Signature

Witness Signature

Justin Tucker
Printed Witness Signature

Signature
Sanford L. Woods
Printed Signature
9207 Adamo Drive
Address
Tampa, FL 33619
City, State, Zip

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared SANFORD L. WOODS, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) identification of the above-named person(s): Driver's License(s); and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

JUDITH A. TATE
Notary Public, State of Florida
My comm. exp. Jan. 22, 2010
Comm. No. DD 477391

Witness my hand and official Seal in the County and State last aforesaid this 30 day of AUGUST A.D. 2007.

Notary Signature

JUDITH A. TATE
Notary Printed Signature

EXHIBIT A

LEGAL DESCRIPTION

COMMENCING ATTHE CENTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE S.89°53'07"W., ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 331.00 FEET; THENCE S.00°20'19"E., PARALLEL TO SAID NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 544.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 125.50 FEET; THENCE N.89°53'07"E., A DISTANCE OF 289.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 (120.00' WIDE); SAID POINT BEING 42.00 FEET WEST OF, AS MEASURED PERPENDICULAR TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3; THENCE S.00°20'19"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 487.02 FEET TO A POINT LYING 165.00 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE S.89°53'56"W., PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 619.56 FEET TO A POINT LYING 661.55 FEET WEST OF, AS MEASURED PERPENDICULAR TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, THENCE S.00°20'19"E., PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 165.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE S.89°53'56"W., ALONG SAID SOUTH LINE, A DISTANCE OF 331.16 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N.00°16'42"W., ALONG SAID EAST LINE, A DISTANCE OF 316.80 FEET; THENCE N.89°53'07"E., A DISTANCE OF 261.38 FEET TO A POINT THAT IS 731.00 FEET WEST OF,AS MEASURED PERPENDICULAR TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3; THENCE N.00°20'19"W., PARALLEL TO SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 580.00 FEET TO A POINT THAT IS 425.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 3; THENCE N.89°53'07"E., PARALLEL WITH SAID EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 200.00 FEET; THENCE S.00°20'19"E., A DISTANCE OF 119.50 FEET; THENCE N.89°53'07"E., A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. ALL LYING IN St. Lucie County, Florida.

CONTAINING 503,927 SQUARE FEET OR 11.57 ACRES, MORE OR LESS.

END OF DESCRIPTION.

COPY

1071156

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

The South 165 feet and the West 50 feet of Lot 39 of WHITE CITY SUBDIVISION in Section 3, Township 36 South, Range 40 East, according to the Plat thereof recorded in Plat Book 1 at Page 23 of the Public Records of St. Lucie County, Florida, LESS the East 142 feet for road right-of-way for U.S. Highway No. One, all located in St. Lucie County, Florida.

COPY

The mailing address of the above described property is: 5195 South US #1

90 OCT -3 A9:51
1071156
FILED AND RECORDED
DOUGLAS DIXON CLERK
ST LUCIE COUNTY, FL

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF SHE hereunto set her hand and seal this 27th day of Sept, 1990.

RAVEN PARK, INC.

WITNESSES:

By: _____
Ellen J. Guterl (President)

Rec Fee $ 6.00 DOUGLAS DIXON
Add Fee $ _____ St. Lucie County
Doc Tax $ _____ Clerk of Circuit Court
Int Tax $ _____ By _____
Total $ 6.00 Deputy Clerk

STATE OF Florida)
)
COUNTY OF St. Lucie)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Raven Park Inc., Ellen J. Guterl, President to me known to be the persons described in and who executed the foregoing instrument and SHE acknowledged before me that SHE executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 27th day of September, 1990.

Notary Public, State of Florida at Large.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 7, 1994
BONDED THRU MUCKLEBERRY & ASSOCIATES

RETURN TO:
Ben L. Bryan, Jr.
Fee, Bryan, & Koblegard, P.A.

This instrument prepared by
Joe Vandegrift
Ft. Pierce Utilities Authority
P.O. Box 3251
Ft. Pierce, FL 33448

O.R. BOOK 710 PAGE 026

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4044747 OR BOOK 3721 PAGE 391, Recorded 03/03/2015 at 08:39 AM

South

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
3403-502-0072-010-5

ANNEXATION AGREEMENT
INDIVIDUAL

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5205 S. U.S. HWY 1, FORT PIERCE, FL 34982
Location Address

PO Box 15340, FORT PIERCE, FL 34981
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE NORTH 105 FEET OF LOT 47, WHITE CITY SUBDIVISION, IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LESS THE EAST 42 FEET FOR U.S. HWY NO. 1 RIGHT-OF-WAY

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 1st day of March, 2015.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature
Karen Wirth
Printed Witness Signature

Witness Signature
Bo Hutchinson
Printed Witness Signature

Signature
Sanford L. Woods, Sr., as Trustee of the Sanford L. Woods, Sr. Inter Vivos Trust Agreement dated July 25, 1994
Printed Signature
PO Box 15340
Address
Fort Pierce, FL 34981
City, State, Zip

STATE OF FLORIDA
COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Sanford L. Woods, Sr., as Trustee of the Sanford L. Woods, Sr. Inter Vivos Trust Agreement dated July 25, 1994, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

CARLA LANGEL
Commission # FF 032379
Expires June 30, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official Seal in the County and State last aforesaid this 2nd day of March, A.D. 2015.

Notary Signature
Carla Langel
Notary Printed Signature

COPY

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5225 S US HWY 1, FORT PIERCE, FL
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 47, LESS THE NORTH 105 FEET, WHITE CITY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 23, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE RIGHT-OF-WAY FOR U.S. HWY NO. 1.

ALSO DESCRIBED AS FOLLOWS:

LOT 47, LESS THE NORTH 210 FEET THEREOF, OF WHITE CITY SUBDIVISION, IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS PER PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THE RIGHT-OF-WAY FOR U.S. HWY NO. 1.
AND
THE SOUTH ONE-HALF OF THE NORTH 210 FEET OF LOT 47 OF WHITE CITY SUBDIVISION IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS PER PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THE RIGHT-OF-WAY FOR U.S. HWY NO. 1.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 24 *day of* February, *2015.*

Attest:

Secretary

GARBER FT. PIERCE, INC., a Florida Corporation

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Diane Kay
Witness Signature
Diane Gray
Printed Witness Signature

Carrie Brefka
Witness Signature
Carrie Brefka
Printed Witness Signature

PRESIDENT (Signature)
Richard J. Garber
Printed Signature
5255 S. US Hwy 1
Address
Fort Pierce, FL 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Richard J. Garber known to me to be the President of Garber Ft. Pierce, Inc., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

LAURA J. BIGGINS
Notary Public, State of Michigan
County of Saginaw
My Commission Expires Mar 16, 2015
Acting in the County of Saginaw

Witness my hand and official Seal in the County and State last aforesaid this 24th day of February A.D. 2015.

Laura J. Biggins
Notary Signature
Laura J Biggins
Notary Printed Signature

COPY

1054580

Rec Fee $ 6.00 DOUGLAS DIXON
Add Fee $ _____ St. Lucie
Doc Tax $ _____ Clerk of
Int Tax $ _____ By _____
Total $ 6.00 Deputy Clerk

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

The North 215 feet of Lot 51, White City Subdivision, of Section 3, Township 36 South, Range 40 East, as per plat thereof recorded in Plat Book 1, page23, Excepting therefrom all rights of ways for public roads and drainage canals, Lying in St. Lucie County, Florida.

COPY

The mailing address of the above described property is:

5301 South U. S. 1, Fort Pierce, Florida 34982

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF I hereunto set my hand and seal this 24th day of May, 19 90.

WITNESSES:

Sandra K. Kendall

Ruth Carr

Lakepark Properties, Inc. (SEAL)

Joseph G. Miller President (SEAL)

(SEAL)

(SEAL)

'90 JUL -2 P3:23
1054580 OR
RECORD AND RECORD
DOUGLAS DIXON CLERK
ST LUCIE COUNTY, FL

STATE OF FLORIDA)
)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared LAKPARK PROPERTIES, INC. JOSEPH G. MILLER PRESIDENT to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 24 day of May, 1990.

Notary Public, State of Florida at Large.

This instrument prepared by
Joe Vandegriff
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 33448

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA;
MY COMMISSION EXPIRES: SEPT. 29, 1991;
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

RETURN TO: BOX 25
This instrument prepared by:

Water/Wastewater/Gas Engineering Department
Fort Pierce Utilities Authority, Post Office Box 3191,
Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

ANNEXATION AGREEMENT
CORPORATION

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5359 South US1 Ft Pierce FL
Location Address

P.O. Box 12699 Ft Pierce FL 34979
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Parcel # 3403-502-0078-000/4

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

1 day of April, 2003 A.D.

SUNRISE FORD COMPANY, a Florida corporation

Witness:
Secretary

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Janet L. Monroe
Witness Signature
Janet L. Monroe
Printed Witness Signature

Carol M. Williamson
Witness Signature
CAROL M. WILLIAMSON
Printed Witness Signature

Mary To Tierney
PRESIDENT (Signature)
Mary To Tierney
Printed Signature
P.O. Box 12699
Address
Fort Pierce, FL 34979
City, State, Zip

STATE OF Florida

COUNTY OF St Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Mary To Tierney and Mike Wetre respectively of Sunrise Ford Company, the corporation in whose name the foregoing instrument was executed, and that I severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: personal knowledge and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

CYNDEE COOPER
Notary Public - State of Florida
My Commission Expires May 11, 2006
Commission # DD 112442
Bonded By National Notary Assn.

Witness my hand and official Seal in the County and State last aforesaid this 1 day of April A.D. 2003

Cyndee Cooper
Notary Signature

Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2213891 OR BOOK 1725 PAGE 2609
Recorded:06/04/03 10:58

L:\Forms\Annexation Agreement Corporation.doc

912121

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

THE SOUTH 400' OF THE N 438' OF THE WEST 800' OF THE EAST 842' OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 36S, RANGE 40E, LESS AND EXCEPTING THEREFROM THE SOUTH 21' THEREOF.

The mailing address of the above described property is:

5435 S. U.S. HWY ONE, FORT PIERCE, FLORIDA

I understand that the provision of said water service and/or sewer service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water service and/or sewer service now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for water service and/or sewer service to my property under the conditions above mentioned, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF I hereunto set my hand and seal this 5TH day of JULY, 1988.

WITNESSES:
Kristina M Dawson
Roger A. Priest

SUNRISE FORD CO.
BY: James W. Sneed (SEAL)
James W. Sneed, Jr.
President
(SEAL)
(SEAL)
(SEAL)

'88 AUG 24 P3:39
912121
FILED AND RECORDED
DOUGLAS [illegible]
ST. LUCIE COUNTY, FL

STATE OF Florida)
)
COUNTY OF St Lucie)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James W. Sneed, Jr., President, Sunrise Ford Co. to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 5th day of July, 1988.

Kristina M Dawson
Notary Public, State of Florida at Large.

This instrument prepared by
D. Mell
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 33448

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISION EXPIRES FEB 5 1990
BONDED THROUGH MUROSKI-ASHTON, INC.

O R BOOK 600 PAGE 1584

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2875333 OR BOOK 2583 PAGE 682, Recorded 06/07/2006 at 11:19 AM

RETURN TO: BOX 25
This instrument prepared by:

Steven L. Barnett
Post Office Box 12130
Fort Pierce, FL 34979

Property Appraisers Parcel Identification (Folio) Number(s):
See Attached List

ANNEXATION AGREEMENT
INDIVIDUAL

Recd 27.00

TO: FORT PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER/GAS ENGINEERING
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5555 South US Highway #1, Fort Pierce, FL 3498
Location Address

P.O. Box 12130, Fort Pierce, FL 34979
Mailing Address (if different from location address)

COPY

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

See Attached List

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT _____.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand(s) and seal this 11th day of December, 2003.

Signed, sealed and delivered in our presence as witnesses:

Yvonne F. Rokaw
Witness Signature

Yvonne F. Rokaw
Printed Witness Signature

Witness Signature

Edward Helfrich
Printed Witness Signature

STATE OF Florida

COUNTY OF St Lucie

Steven L. Barnett
Signature

Steven L. Barnett
Printed Signature

P.O. Box 12130
Address

Fort Pierce, FL 34979
City, State, Zip

Signature

Printed Signature

Address

City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Steven L. Barnett known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) identification of the above-named person(s): PERSONALLY KNOWN and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

YVONNE F. ROKAW
MY COMMISSION # DD 186381
EXPIRES: April 29, 2007
Bonded Thru Notary Public Underwriters

Witness my hand and official Seal in the County and State last aforesaid this 11th day of December A.D. 2003.

Yvonne F. Rokaw
Notary Signature

Yvonne F. Rokaw
Notary Printed Signature

Steven L. Barnett
Parcel ID's
For Annexation Agreement

3410-211-0003-000-7

3403-502-0298-200-4

3403-502-0298-100-3

3403-502-0298-000-2

3410-211-0002-010-3

3410-211-0001-000-3

3410-211-0002-000-0

COPY
COPY
COPY

Steven L. Barnett
Legal Descriptions
For Annexation Agreement

COPY

10 36 40 E 842 FT OF N 384 FT OFS 845 FT OF NE 1/4 OF NW 1/4-LESS RD R/W- (7.05 AC) (OR 596-1099: 962-578)

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 1529-2689)

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 1529-2691)

COPY

WHITE CITY S/D 10 36 40 LOT 231-LESS MELVILLE RD RS/W AND LESSELY PART OF LOT 231 MEAS 179.10 FT ON N AND 178.87 FT ON S (7.13 AC) (MAP 34/10N) (OR 626-2796)

10 36 40 W 800 FT OF E 842 FT OFNE 1/4 OF NW 1/4-LESS N 477 FT ANDLESS S 845 FT- (0.03 AC) (OR 626-2796)

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- (6.71 AC) (OR 626-2796)

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 626-2796)

COPY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3522838 OR BOOK 3236 PAGE 2227, Recorded 10/11/2010 at 10:04 AM

RETURN TO: BOX 145 This instrument prepared by: **R. N. Koblegard, III, Esq.** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 3403-502-0311-000-0	**ANNEXATION AGREEMENT** **CORPORATION**

Clerk 10 -

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5655 SOUTH U.S. HWY 1, FORT PIERCE, FL 34982
Location Address

7845 SW ELLIPSE WAY, STUART, FL 34997
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

The North ½ of Lot 242, WHITE CITY SUBDIVISION in Section 10, Township 36 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 1, Page 23 of the Public Records of St. Lucie County, Florida, less and excepting therefrom any and all rights-of-way for U.S. Highway No. 1

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

30th day of SEPTEMBER, 2010

Attest:

Secretary, Nicholas S. Smith

BEV SMITH, INC., a Florida corporation

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

DONNA CARLSON
Printed Witness Signature

Witness Signature

CAROL COOPERSMITH
Printed Witness Signature

PRESIDENT (Signature)

Nicholas S. Smith
Printed Signature
7845 SW Ellipse Way
Address
Stuart, FL 34997
City, State, Zip

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Nicholas S. Smith known to me to be the President of Bev Smith, Inc., the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Notary Public State of Florida
Carol Coopersmith
My Commission DD894648
Expires 08/02/2014

Witness my hand and official Seal in the County and State last aforesaid this 30 day of SEPTEMBER A.D. 2010.

Notary Signature

CAROL COOPERSMITH
Notary Printed Signature

RETURN TO: BOX 25
This instrument prepared by:

Water/Wastewater/Gas Engineering Department
Fort Pierce Utilities Authority, Post Office Box 3191,
Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

ANNEXATION AGREEMENT
CORPORATION

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

408 Ulrich Rd.
Location Address

781 SE Hidden River Dr. PSL 34983
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

PARCEL ID No. 3403-502-0312-000-7
WHITE CITY S/D - 10-36-40 N 1/2 OF S 1/2 OF LOT 242 - LESS E 200 FT AND LESS S 20 FT.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

5th day of May, 19 2003

(Corporate Seal)

Attest: Kalyani
Secretary

Darshan Aggarwal
VEDIC CULTURAL SOCIETY, INC.
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

W. James Motsett, Jr
Witness Signature
W. JAMES MOTSETT, JR.
Printed Witness Signature

Mary Ivy Paulter
Witness Signature
MARY IVY PAULTER
Printed Witness Signature

Darshan Aggarwal
PRESIDENT (Signature)
Darshan Aggarwal
Printed Signature
781 Hidden River Dr
Address
PSL. FL 34983
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Darshan Aggarwal known to me to be the President and _____ respectively of Vedic Cultural Society the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: personally known and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

Debra S Hunt
My Commission DD182820
Expires February 10, 2007

Witness my hand and official Seal in the County and State last aforesaid this 31 day of March A.D. 03.

Debra S. Hunt
Notary Signature

Debra S. Hunt
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2319583 OR BOOK 1860 PAGE 2364
Recorded:12/10/03 15:26

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4059681 OR BOOK 3735 PAGE 2849, Recorded 04/16/2015 at 09:00 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
3403-502-0312-010-0

ANNEXATION AGREEMENT
CORPORATE

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5675 S. US HWY 1, FORT PIERCE, FL 34982
Location Address

Mailing Address (if different from location address)

COPY

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE EAST 200 FEET OF THE NORTH ½ OF THE SOUTH ½ OF LOT 242, SHEENS'S PLAT OF WHITE CITY, LESS AND EXCEPT THE EAST 33 FEET AND THE SOUTH 20 FEET FOR PUBLIC ROADS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this _____ day of _____, 2015.

(Corporate Seal)

Attest:

STOP AND SAVE, INC., a Florida Corporation

Secretary

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Bo Hutchinson
Printed Witness Signature

Witness Signature

Martha A. Kerr
Printed Witness Signature

4/13/15
PRESIDENT (Signature)

ZUTSHI SATISH
Printed Signature
559 SW Sanctuary Drive
Address
Port St. Lucie, FL 34986
City, State, Zip

COPY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Zutshi Satish known to me to be the President of Stop and Save, Inc., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

MARTHA A KERR
Notary Public - State of Florida
Commission # FF 212461
My Comm. Expires Mar 22, 2019
Bonded through National Notary Assn.

Witness my hand and official Seal in the County and State last aforesaid this 13 day of April A.D. 2015.

Martha A. Kerr
Notary Signature

MARTHA A. KERR
Notary Printed Signature

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1438663 OR BOOK 0988 PAGE 0047
Recorded: 12-06-95 03:22 P.M.

Return to: Box 25

This instrument prepared by
BRETT CULPEPPER, P.E.
P.O. BOX 13360
FT. PIERCE, FLORIDA 34979-3360
Property Appraisers Parcel Identification (Folio) Number(s):
3407-502-0059-0005 and
3407-502-0049-0109

ANNEXATION AGREEMENT
CORPORATION

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5002 SOUTH U.S. HIGHWAY #1
Location Address
U.S ONE AND MIDWAY ROAD (S/E CORNER)
Mailing Address (if different from location address)
4010 S. 57TH AVE, SUITE 202
LAKE WORTH, FL 33462

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida, to the following described property which I own, to wit:

SEE ATTACHED EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida, and consent thereto in the event that it, or an area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(Corporate Seal)

REITANO ENTERPRISES, INC.
GRANTOR

Attest:
SECRETARY

Signed, sealed and delivered in the presence of:

Witness Signature
DEBRA MARCHESE
Printed Witness Signature

Witness Signature
Printed Witness Signature

by
PRESIDENT (Signature)
R.J. REITANO
Printed Signature
4010 S 57TH AVE SUITE 202
Street Address
LAKE WORTH FL 33463
City, State, Zip Code

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby Certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared RICHARD REITANO President and SECRETARY respectively of REITANO ENTERPRISES INC. known to me to be the the corporation in whose name the foregoing instrument was executed, and that THEY severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: FL DL R350-740-58-203-0 and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
DEBRA MARCHESE
COMMISSION NUMBER
CC270969
MY COMMISSION EXP.
MAR. 20,1997

Witness my hand and official seal in the County and State last aforesaid this 6th day of NOVEMBER, A.D. 1995.

NOTARY SIGNATURE
DEBRA MARCHESE
Printed Notary Signature

MAC:jm 04.92

COPY

COPY

EXHIBIT 'A'

ON-THE-MOVE CONVENIENCE STORE

The North one-half of the following described property:

FROM the Northwest corner of Lot 37, WHITE CITY SUBDIVISION, as recorded in Plat Book 1, Page 23, St. Lucie County, Florida, run S89°42'17"E along the lot line, 78 feet; thence run S00°02'03"E, 4.08 feet to the South line of Midway Road and the East line of U.S. Highway No. One intersection for the POINT OF BEGINNING; thence run S89°22'07"E along the South line of Midway Road, 100 feet; thence run S00°02'02"E, 190 feet; thence run S89°22'07"E, 143.04 feet to a point 15 feet West of the East line of aforesaid Lot 37; thence run S00° 01'57"E, 134.62 feet to the South line of the North 1/2 of aforesaid Lot 37; thence run N89°46'09"W, 243 feet to the East line of U.S. Highway No. One; thence run N00°02'02"W, 326.30 feet to the POINT OF BEGINNING. (1.19 AC)
3403-502-0059-010/8
AND

FROM the Northwest corner of Lot 37, WHITE CITY SUBDIVISION, as recorded in Plat Book 1, Page 23, St. Lucie County, Florida, run S89°42'17"E along the lot line, 78 feet; thence run S00°02'03"E, 4.08 feet to the South line of Midway Road and the East line of U.S. Highway No. One intersection; thence run S89°22'07"E along the South line of Midway Road, 100 feet to the POINT OF BEGINNING; thence run S00°02'02E, 190 feet; thence run S89°22'07"E, 143.04 feet to a point 15 feet West of the East line of aforesaid Lot 37, thence run N00°01'57"W, 190 feet to the South line of Midway Road, thence run N89°22'07"W, 143.10 feet to the POINT OF BEGINNING. (0.63 AC)
3403-502-0059-000/5
CONTAINING 0.910 ACRES, MORE OR LESS.

COPY

COPY

RETURN TO: Bay 25
This instrument prepared by:
DAVID MELLERT

ANNEXATION AGREEMENT
CORPORATION

Property Appraisers Parcel Identification (Folio) Number(s):
3403502005901O8

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5030
3050 S. US HWY 1 - FT. PIERCE, FL 34982
Location Address

PO BOX 2198, Memphis TN 38101
Mailing Address (if different from location address)

Rent $ 10.50

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

SEE EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further covenant that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

AUTOZONE, INC. CORPORATE SEAL NEVADA (Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

25TH day of JUNE, 1999.

Attest: _____
Asst. Secretary LAWRENCE E. EVANS

AUTOZONE, INC.
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

X Dineen P. Hite
Witness Signature
DINEEN P. HITE
Printed Witness Signature

X Kathy L. Granger
Witness Signature
KATHY L. GRANGER
Printed Witness Signature

X _____
VICE - PRESIDENT (Signature)
WM. DAVID GILMORE
Printed Signature
POBOX 2198
Address
MEMPHIS, TN 38101
City, State, Zip

STATE OF TENNESSEE

COUNTY OF SHELBY

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared WM. DAVID GILMORE known to me to be the [redacted] and VICE PRESIDENT respectively of AUTOZONE, INC., the corporation in whose name the foregoing instrument was executed, and that severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above named person: PERSONALLY KNOWN TO ME and that an oath (was) (was not) taken.

RUBBER STAMP NOTARIAL SEAL
KATHY L. GRANGER MY COMM. EXP. NOTARY PUBLIC AT LARGE 4-30-2002 SHELBY CO. TN

Witness my hand and official Seal in the County and State last Aforesaid this 25TH day of JUNE A.D. 1999

Kathy L. Granger
Notary Signature
KATHY L. GRANGER
Notary Printed Signature

W:\Forms\Corporation Annexation Agreement – Blank.Doc

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1823661 OR BOOK 1313 PAGE 2646
Recorded:07/14/00 04:39

COPY

COPY

EXHIBIT "A"

THAT PART OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF LOT 37, WHITE CITY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 23, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 89 DEGREES 41'34"E ALONG THE LOT LINE, 78 FEET; THENCE RUN SOUTH 00 DEGREES 01'19"E, 4.08 FEET TO THE SOUTH LINE OF MIDWAY ROAD AND THE EAST LINE OF U.S. HIGHWAY NO. 1 INTERSECTION; THENCE CONTINUE ALONG THE EAST LINE OF U.S. HIGHWAY NO. 1 S00 DEGREES 01'19" E A DISTANCE OF 163.39 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 S00 DEGREES 01'19"E 163.39 FEET TO A 3"X3" CONCRETE MONUMENT; THENCE S89 DEGREES 45'26"E, A DISTANCE OF 243.12 FEET, TO A 3"X3" CONCRETE MONUMENT, SAID MONUMENT BEING 15 FEET WEST OF THE EAST LINE OF AFORESAID LOT 37; THENCE RUN N00 DEGREES 01'57"W A DISTANCE OF 162.58 FEET; THENCE RUN N89 DEGREES 33'47"W A DISTANCE OF 243.11 FEET TO THE POINT OF BEGINNING.

COPY

RETURN TO: BOX 25
This instrument prepared by:
Veronica Nix
5090 S. US#1
Fort Pierce, Fl 34982

ANNEXATION AGREEMEI
CORPORATION

Property Appraisers Parcel Identification (Folio) Number(s):
3403-504-0091-000/3
3403-502-0060-000/5

Rcvd 10.50

To: WATER/WASTEWATER/NATURAL GAS ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5090 S. US#1 Fort Pierce FL
Location Address

5090 S. US#1 Fort Pierce Fl
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit: The South ½ of Lot 37 of White City Subdivision, According to the Map or Plat thereof as recorded in Plat Book 1, Page 23 of Public Records of St. Lucie County, Florida, less and Excepting the North 150 Feet, the EAST 15 Feet and less the right of way of US HIGHWAY 1; all Lying and being in Section 3, Township 36 South, Range 40 East, St. Lucie County FLA.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

SEE ATTACH

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2405313 OR BOOK 1970 PAGE 1607
Recorded:05/19/04 11:00

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

6TH day of JANUARY, 20 04.

(Corporate Seal)

Attest:
Secretary / Corp. Secretary

JAFNAR, INC, A FL CORP.
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
DAVID A. MELLERT
Printed Witness Signature

Witness Signature
Joshua Miller
Printed Witness Signature

PRESIDENT (Signature)
NEIL C. NIX - President
Printed Signature
1000 NE 24 AVE
Address
OKEECHOBEE, FL 34972
City, State, Zip

STATE OF FLORIDA

COUNTY OF ST. LUCIE COUNTY

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared NEIL COLBY NIX - CORPORATION PRESIDENT known to me to be the President and _____ respectively of _____, the corporation in whose name the foregoing instrument was executed, and that HE severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: DRIVERS LICENSE #N200-623-63-328-0 and that an oath (was not) taken.

NOTARY SEAL
Christelle Myrick
MY COMMISSION EXPIRES August 3, 2007
#DD213696
Bonded thru Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Witness my hand and official Seal in the County and State last aforesaid this 6TH day of JANUARY A.D. 2004.

Notary Signature
CHRISTELLE MYRICK
Notary Printed Signature

COPY

812471 COMPLETED MAR 3 0 1987

34/035

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

Block 8, Lot 1 & part of Lot 2, Ruhlman S/D,
So. U.S.#1, Ft. Pierce, FL

The mailing address of the above described property is:

5250 South U.S. 1
Fort Pierce, FL 33482

I understand that in order to obtain extension of such water service and/or sewer service, that I will be required to pay the cost of construction of such water line and/or sewer line from point of connection with existing lines of the Utilities Authority to my property. I further agree to deposit with the Utilities Authority, prior to the time of construction of said line, the total estimated cost of engineering and construction of said lines. Final payment to be payment in full of actual costs incurred. If I choose the option of designing and constructing said lines at my expense, all subject to the Utilities Authority specifications, no deposit will be necessary. I further understand I will pay any refund due to others to connect to an existing water or sewer line paid for by others if an existing agreement between the Utilities Authority and others so mandate. I further understand that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said lines, and that I will pay when billed for all water furnished to my property and/or sewer service according to the rates established by the Utilities Authority for the service I receive.

I further understand that if I have not commenced construction of the water line and/or sewer line requested within one year from the date of application, then such application shall become null and void and it will become necessary for me to initiate a new application for such water service and/or sewer service.

I understand that the extension of said water service and/or sewer service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water service and/or sewer service now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

Rev. 5/21/84

This instrument prepared by
Elena Elderbaum
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 33448

OR BK 0534 PAGE 2051

I hereby agree that in consideration of my request for the extension of water service and/or sewer service to my property under the conditions above mentioned, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF I hereunto set my hand and seal this 9th day of March, 19 87.

WITNESSES:

Edward F. De Arruda (SEAL)
EDWARD F. DE ARRUDA

Velma J. Demeter

Elena Elderbaum

(SEAL)

(SEAL)

(SEAL)

STATE OF FLORIDA)
)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Edward F. De Arruda

to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and seal in the County and State last aforesaid, this 9th day of March, 19 87.

Billie D Budd
Notary Public, State of Florida at Large.

812471

MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. AUG 13,1990 BONDED THRU GENERAL INS. UND.

8-13-90

'87 MAR 13 A8:23

FILED
DOUGLAS CLARK
ST. LUCIE CO., FL.

795538

13

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

FILED DEC 22 1986

34/035

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

SEE ATTACHMENT

The mailing address of the above described property is:

~~5520~~ 5220 South Federal Highway, Fort Pierce, FL 33482 (GARDEN STATE MOTEL)

I understand that in order to obtain extension of such water service and/or sewer service, that I will be required to pay the cost of construction of such water line and/or sewer line from point of connection with existing lines of the Utilities Authority to my property. I further agree to deposit with the Utilities Authority, prior to the time of construction of said line, the total estimated cost of engineering and construction of said lines. Final payment to be payment in full of actual costs incurred. If I choose the option of designing and constructing said lines at my expense, all subject to the Utilities Authority specifications, no deposit will be necessary. I further understand I will pay any refund due to others to connect to an existing water or sewer line paid for by others if an existing agreement between the Utilities Authority and others so mandate. I further understand that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said lines, and that I will pay when billed for all water furnished to my property and/or sewer service according to the rates established by the Utilities Authority for the service I receive.

I further understand that if I have not commenced construction of the water line and/or sewer line requested within one year from the date of application, then such application shall become null and void and it will become necessary for me to initiate a new application for such water service and/or sewer service.

I understand that the extension of said water service and/or sewer service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water service and/or sewer service now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

Rev. 5/21/84

This instrument prepared by
Mary M. Cartlidge
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 33448

OR BK 0523 PAGE 1508

I hereby agree that in consideration of my request for the extension of water service and/or sewer service to my property under the conditions above mentioned, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF we hereunto set our hand s and seal this 25 day of November, 19 86.

WITNESSES:

M. C. Patel

Jyoti M. Patel

X Amratlal Chhitubhai Patel (SEAL)

AMRATLAL CHHITUBHAI PATEL (SEAL)

X _____ (SEAL)

~~HANSA CHHITUBHAI PATEL~~

Hansa C. Patel (SEAL)

Hansa C. PATEL

STAPLE HERE

STATE OF CALIFORNIA
COUNTY OF San Luis Obispo } ss. (INDIVIDUAL)

On this 25th day of November, 19 86 before me, the undersigned, a Notary Public in and for said County, personally appeared **Amratlal Chhitubhai Patel and Hansa C. Patel**********

personally known to me, or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that they executed the same.

Witness my hand and official seal.

Janet M. Whipple
Notary Public in and for said County and State

Janet M. Whipple
Name (Typed or Printed)

OFFICIAL SEAL
JANET M. WHIPPLE
Notary Public-California
Principal Office In
San Luis Obispo County
My Comm. Exp. Jan. 16, 1988

(This area for official notarial seal)

3403 (R6/82)1

BOOK 523 1508-A

RETURN TO:
Ben L. Bryan, Jr.
Fee, Bryan, & Koblegard, P.A.
Courthouse Box #25

Return to:

This instrument prepared by
WAYNE MAINGUY
FORT PIERCE UTILITIES AUTHORITY
P. O. BOX 3191, FORT PIERCE, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):
3403-805-0147-0001/9

ANNEXATION AGREEMENT
INDIVIDUAL

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5280 SOUTH US # 1 FT PIERCE, FLA 34982
Location Address
1099 E OAKLAND PARK BLVD, OAKLAND PARK, FLA 33334
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida, to the following described property which I own, to wit:

SOUTH 8.35 FEET OF LOT 2, ALL OF LOT 3 & 4 OF BLOCK 8

RUHLMANS SUBDIVISION PLAT BOOK 9, PAGE 55, ST LUCIE COUNTY, FLA.

THE ABOVE-DESCRIBED PROPERTY XXX (IS NOT) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR RESIDES AT 1099 E OAKLAND PARK BLVD. OAKLAND PARK, FLA 33334

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida, and consent thereto in the event that it, or an area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF, WE hereunto set OUR hand(s) and seal this 11TH day of MAY, 1995.

Signed, sealed and delivered
in our presence as witnesses:

Witness Signature
DENNIS A. NORTH
Printed Witness Signature

Witness Signature
H. Layton MAINGUY
Printed Witness Signature

Harold Bennett
Signature BENNETT LAND TRUST No. 1
Printed Signature HAROLD BENNETT Co- TRUSTEE
Address 1099 E OAKLAND PARK BLVD
OAKLAND PARK, FLA 33334

Barry Bennett
Signature BENNETT LAND TRUST No. 1
Printed Signature BARRY BENNETT Co-TRUSTEE
Address 1099 E OAKLAND PARK BLVD
City, State, Zip Code OAKLAND PARK, FLA 33334

STATE OF Florida
COUNTY OF Broward

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Harold Bennett and Barry Bennett known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that THEY executed the same, that I relied upon the following form of identification of the above-named persons: PERSONALLY KNOWN TO ME and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 11 day of May, A.D. 1995

Barbara Williams
Notary Signature
BARBARA WILLIAMS
Printed Notary Signature

BARBARA WILLIAMS
MY COMMISSION # CC 169589
EXPIRES: January 20, 1996
Bonded Thru Notary Public Underwriters

MAC:jm 10/93

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1402727 OR BOOK 0959 PAGE 2495
Recorded: 06-08-95 03:20 P.M.

1054583

Rec Fee $ 10.50 DOUGLAS DIXON
Add Fee $ _____ St. Lucie County
Doc Tax $ _____ Clerk of Circuit Court
Int Tax $ _____ By _____
Total $ 10.50 Deputy Clerk

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

SEE ATTACHED SHEET

COPY

The mailing address of the above described property is:
5300 So. U.S. #1
Ft. Pierce, Fla 34982

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF WE hereunto set OUR hand and seal this 17 day of May, 1990.

WITNESSES:

Emil Francisco, Jr. (SEAL)
Delayne Francisco (SEAL)
(SEAL)
(SEAL)

STATE OF Florida)
COUNTY OF St Lucie)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Emil Francisco, Jr. and Delayne Francisco, His Wife to me known to be the persons described in and who executed the foregoing instrument and THEY acknowledged before me that THEY executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 17 day of May 1990.

Notary Public, State of Fla. at Large.

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. OCT 10,1990
BONDED THRU General Ins. Und.

COPY

COPY

PARCEL I

Beginning at a Point in the SW corner of SMALLWOOD AVENUE and the intersection of U.S. Highway No. 1, which intersection is located in the Northwest corner of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida, for POINT OF BEGINNING; Thence run South along the East right-of-way of U.S. Highway No. 1 a distance of 146 feet, more or less, to the intersection of the North boundary of a certain 10 foot easement for ingress and egress and the East right-of-way boundary of U.S. Highway No. 1; Thence run East 160 feet along the Northern Boundary of the aforesaid easement to a point; thence South 10 feet; thence East 175 feet; thence North 81 feet; thence West 200 feet; thence North 75 feet to the South right-of-way boundary of SMALLWOOD AVENUE; thence West along the South boundary of SMALLWOOD AVENUE 135 feet, more or less, to the POINT OF BEGINNING.

COPY

PARCEL II

Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida; Beginning 250 feet West of the Northeast corner of SW 1/4 of SW 1/4 of SE 1/4 for Point of Beginning, thence West 50 feet; thence South 100 feet; thence East 50 feet; thence North 100 feet to Point of Beginning, LESS NORTH 25 feet for road right of way and LESS and EXCEPT all rights of way for public roads and drainage canals.

PARCEL III

Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida; Beginning 300 feet West of the Northeast corner of SW 1/4 of SW 1/4 of SE 1/4 thence West 50 feet; thence South 100 feet; thence East 50 feet; thence North 100 feet to Point of Beginning, LESS North 25 feet for road right of way and LESS and EXCEPT all rights of way for public roads and drainage canals.

COPY

'90 JUL -2 P3:25
1054583 6W
FILED AND RECORD...
DOUGLAS DIXON CLE...
ST LUCIE COUNTY, FL

1054579

Rec Fee $ 6.00 DOUGLAS DIXON
St. Lucie County
Clerk of Circuit Court
By
Total $ 6.00 Deputy Clerk

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit: The south 175 feet of the North 357 feet of the S/W 1/4 of the S/W 1/4 of the S/E 1/4 of Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida.

Subject to that certain Reciprocal Easement Agreement dated September 17, 1970 in the Official Records Book 187 at page 288 of the public records of St. Lucie County, Florida;

Less and except the east 30 Feet thereof and the right of way for U.S. Highway No. 1.

The mailing address of the above described property is:
5340 South U.S. 1, Fort Pierce, Florida 34982

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF we hereunto set our hand and seal this 24th day of May, 1990.

WITNESSES:

Sandra L. Kesler

Karen Carlin

James R. Turner (SEAL)

(SEAL)

Joseph G. Miller (SEAL)

James E. Hatfield (SEAL)

'90 JUL -2 P3:23
1054579 BH
REC AND RECORD
DOUGLAS DIXON CLK
ST LUCIE COUNTY, FL

STATE OF FLORIDA)
)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James R. Turner, Joseph G. Miller, & James E. Hatfield to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 24 day of May, 1990.

Sharon L. Howell
Notary Public, State of Florida at Large.

This instrument prepared by
Joel Vandegrift
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 33448

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: SEPT. 29, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

COPY

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

82771

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit: See Exhibit A

The mailing address of the above described property is:
5390 SOUTH US I
FORT PIERCE FLORIDA 34982

I understand that the provision of said water service and/or sewer service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water service and/or sewer service now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for water service and/or sewer service to my property under the conditions above mentioned, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF we hereunto set our hands and seal this 11 day of MAY, 19 87.

WITNESSES:

Tamara Brierley
Tamara Brierley

Pamela Brierley
Pamela Brierley

Lester E. Moody — Lester E. Moody (SEAL)
LESTER E. MOODY

Virginia D. Moody — Virginia D. Moody (SEAL)
VIRGINIA D. MOODY

_____ (SEAL)

_____ (SEAL)

STATE OF FLORIDA)
)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Lester E. Moody and Virginia D. Moody, his wife to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 11 day of MAY, 1987.

Laura Lawrence
Notary Public, State of Florida at Large.

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 4,1991
BONDED THRU GENERAL INS. UND.

This instrument prepared by
E. Elderbaum
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 33448

O R BOOK 544 PAGE 1622

"EXHIBIT A"

PARCEL 1

THE NORTH 73 FEET OF THE SOUTH 304 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 TOWNSHIP 36 SOUTH, RANGE 40 EAST. SUBJECT TO RIGHTS-OF-WAY OVER THE FOLLOWING:

1 THE WEST 80 FEET, FOR HIGHWAY (U.S. HIGHWAY NO 1 AND 2. THE EAST 30 FEET FOR DRAINAGE CANAL

PARCEL 2

THE SOUTH 231 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 TOWNSHIP 36 SOUTH, RANGE 40 EAST. SUBJECT HOWEVER, TO RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS OVER:

THE WEST 80 FEET
THE EAST 30 FEET AND
THE SOUTH 40 FEET OF THE ABOVE TRACT.

827735

'87 JUN -2 P3:46

FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL.

RETURN TO:
This Instrument prepared by:

Rick Starr Lincoln Mercury, Inc

ANNEXATION AGREEMENT
CORPORATION

Property Appraisers Parcel Identification (Folio) Number(s):

3410-502-0291-000/3

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5400 South U.S. Highway 1
Location Address

5400 S US 1 Fort Pierce, FL
Mailing Address (if different from location address) 34982

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

see attached legal description

Exhibit "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

22nd day of August, 2000.

Attest:

Secretary

RICK STARR LINCOLN MERCURY, INC.
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Trudy Steullet
Witness Signature

Trudy Steullet
Printed Witness Signature

Joyce Randall
Witness Signature

JOYCE RANDALL
Printed Witness Signature

PRESIDENT (Signature)

Richard Starr
Printed Signature

5400 S US 1
Address

Ft Pierce, FL 34982
City, State, Zip

STATE OF Fla

COUNTY OF St Lucie Co

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Richard Starr known to me to be the President and ~~owner~~ respectively of Rick Starr Lincoln Mercury, Inc the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: ~~Richard Starr~~ Personal Knowledge and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Witness my hand and official Seal in the County and State last aforesaid this 23rd day of August A.D. 2000.

Lori Law
Notary Signature

Lori Law
Notary Printed Signature

Lori Law
MY COMMISSION # CC925921 EXPIRES
March 20, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1891294 OR BOOK 1371 PAGE 1812
Recorded:03/14/01 08:46

Rec'd 10.50

COPY

COPY

EXHIBIT "A"

5400 SOUTH U.S. HIGHWAY #1

TAX I.D. #3410-502-0291-000/3

COPY

LEGAL DESCRIPTION

BEING THE NORTH 1/2 OF LOT 227. OF WHITE CITY SUBDIVISION. AS RECORDED IN PLAT BOOK 1. AT PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA LESS THE RIGHT OF-WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT-OF-WAYS. PLUS THAT PORTION OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL #18 WHICH LIES CONTIGUOUS TO AND NORTH OF THE NORTH PROPERTY LINE OF THE ABOVE DESCRIBED PROPERTY

(O.R. BOOK 470 PAGE 2452)

COPY

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2906096 OR BK 2625 PAGE 1137, Recorded 08/01/2006 01:21 PM

RETURN TO: BOX 145
This instrument prepared by:

RAMESH T. KUMAR
11168 LANDSEND CHASE
PORT ST. LUCIE, FL 34926

Property Appraisers Parcel Identification (Folio) Number(s):
3403-502-0300-010-3
3403-502-0300-000-0

ANNEXATION AGREEMENT
CORPORATION

Clerk 18.50

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5550 SOUTH US HWY #1
Location Address
11168 LANDSEND CHASE
PORT ST. LUCIE, FL. 34926
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to wit:

SEE ATTACHED EXHIBIT 'A'

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

2 day of Feb, 20 06

Attest: Ramesh T. K

Secretary

Ramesh T. K
xxxxxxxxxxxxx
GRANTOR

ST. LUCIE COUNTY LEASING, LLC, a Florida Limited Liability Company

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Janis Stevens
Witness Signature
Janis Stevens
Printed Witness Signature

Debra Dvotte
Witness Signature
Debra T. Dvotte
Printed Witness Signature

Ramesh T. K
Managing Member ~~PRESIDENT~~ (Signature)
RAMESH T. KUMAR MD
Printed Signature
11168 Landsend Chase
Address
Port St Lucie. FL 34926
City, State, Zip

STATE OF FL
COUNTY OF OKEECHOBEE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RAMESH T KUMAR MANAGING MEMBER St. Lucie County Leasing, LLC known to me to be the ~~President and~~ *Managing Member respectively of ~~xxxxxxxxxxxxxxxxxx~~, the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Drivers License. and that an oath (was not) taken.

*Managing Member

RUBBER STAMP NOTARIAL SEAL
JANIS P. STEVENS
MY COMMISSION EXPIRES February 6, 2009
#DD
Bonded Thru Troy Fain-Insurance 800-385-7019
NOTARY PUBLIC STATE OF FLORIDA

Witness my hand and official Seal in the County and State last aforesaid this 2 day of February A.D. 20 06

Janis P. Stevens
Notary Signature
Janis P. Stevens
Notary Printed Signature

EXHIBIT 'A'

Legal Description

THE SOUTH 100 FEET OF THE NORTH ½ OF LOT 234, WHITE CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 30 FEET FOR CANAL RIGHT OF WAY AND LESS U.S. HIGHWAY NO. 1 RIGHT OF WAY AND LESS RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 602, PAGE 1667, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

THE NORTH ½ OF LOT 234, WHITE CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 30 FEET FOR CANAL RIGHT OF WAY AND LESS THE SOUTH 100 FEET THEREOF, AND LESS THE FOLLOWING: LESS A 61 FOOT WIDE STRIP OF LAND SITUATED IN THE NORTH ½ OF LOT 234, OF WHITE CITY, A SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTH ½ OF LOT 234 WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 00°0'15" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 61.00 FEET; THENCE RUN SOUTH 89°49'14" EAST, PARALLEL WITH SAID SOUTH LINE OF THE NORTH ½ OF LOT 234, A DISTANCE OF 275.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 228.00 FEET; AND A CENTRAL ANGLE OF 47°44'30"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 189.98 FEET, TO THE POINT OF REVERSE CURVE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 272.00 FEET AND A CENTRAL ANGLE OF 29°25'31"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 139.69 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT NEW CANAL; THENCE RUN SOUTH 00°04'23" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 65.26 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 211.00 FEET AND A CENTRAL ANGLE OF 23°52'45", FROM WHICH POINT ITS CENTER BEARS SOUTH 23°40'59" EAST, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.94 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 289.00 FEET AND A CENTRAL ANGLE OF 47°44'30"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 240.81 FEET, TO A TANGENT INTERSECTION WITH SAID SOUTH LINE OF THE NORTH ½ OF LOT 234; THENCE RUN NORTH 89°49'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 274.92 FEET, TO THE POINT OF INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE POINT OF BEGINNING.

AND LESS AND EXCEPTING:

AN 18 FOOT WIDE STRIP OF LAND RESERVED FOR AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE OVER AND ACROSS THE NORTH ½ OF LOT 234, OF WHITE CITY, A SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 616, ON PAGE 1121, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COPY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3998572 OR BOOK 3675 PAGE 1096, Recorded 09/29/2014 at 08:35 AM

RETURN TO: R.N. KOBLEGARD, III COURTHOUSE BOX
This instrument prepared by:
R. N. Koblegard, III, Esq.
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2434-311-0010-000-7

ANNEXATION AGREEMENT
Limited Liability Company

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

4051 SOUTH U. S. HWY 1, FORT PIERCE, FLORIDA 34982
Location Address

4249 SW HIGH MEADOWS AVENUE, PALM CITY, FLORIDA 34990
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

For Legal Description, See Exhibit "A", appended hereto and by this reference incorporated herein.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, by its proper member thereunto duly authorized this

19 *day of* September, 2014.

Ciferri Properties, LLC, a Florida Limited Liability Company
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
MAURA SIMO
Printed Witness Signature

Kathleen Foley
Witness Signature
Kathleen Foley
Printed Witness Signature

MANAGING MEMBER (Signature)
Michael F. Ciferri, Sr.
Printed Signature
4249 SW High Meadows Avenue
Address
Palm City, Florida 34990
City, State, Zip

STATE OF FLORIDA
COUNTY OF Martin

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Michael F. Ciferri, Sr.**, known to me to be the Managing Member of **Ciferri Properties, LLC**, A Florida Limited Liability Company, the entity in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in him by said entity, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

NOTARY PUBLIC STATE OF FLORIDA
KATHLEEN FOLEY
MY COMMISSION # FF 010692
EXPIRES: April 22, 2017
Bonded Thru Budget Notary Services

Witness my hand and official Seal in the County and State last aforesaid this 19 day of September A.D. 2014.

Kathleen Foley
Notary Signature

Kathleen Foley
Notary Printed Signature

COPY

EXHIBIT A

Parcel A

From the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, run West along the South line of said Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, 48 feet to the West right of way line of U.S. Highway No. 1 and the Point of Beginning; thence run North along said right of way line 138.77 feet; thence on an angle of 96 degrees 55'15" as measured from South to West run Northwesterly 261.89 feet; thence run South parallel with the West right of way line of U.S. Highway No. 1, 173.24 feet to the South line of aforesaid Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence run East 260 feet to the Point of Beginning.

Parcel B

From the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, run West along the South line of said Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, 48 feet to the West right of way line of U.S. Highway No. 1; Thence run North along said right of way line 138.77 feet to the Point of Beginning; thence on an angle of 96 degrees 55'15" as measured form South to West run Northwesterly 261.89 feet; thence run North parallel with U.S. Highway No. 1, 25.18 feet; thence run Southeasterly parallel with the Southerly line of the parcel herein described 261.89 feet to the West right of way of U.S. Highway No. 1; thence run South 25.18 feet to the Point of Beginning;

Parcel C

That part of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, South of Platts Creek; less the following: Beginning at the Southeast corner of said parcel run West to the West right-of-way of U.S. 1, thence continue West 260' thence North 198.42 feet then Southeasterly 261.89 feet to the West right-of-way of U.S. 1 thence South 163.95 feet to the Point of Beginning.

COPY COPY COPY COPY COPY

South US Hwy 1 Corridor

Address	Parcel Number	Acreage	Assessed Value	Taxable Value	Estimated Tax Revenue	Property Owner	Current Zoning De	Proposed Zoning D	Current FLU	Proposed FLU
5005 S US Hwy 1	340331100030002	0.98	$515,700	$515,700	$3,392.58	Advance Auto Parts	CG	C-3	COM	GC
5045 S US Hwy 1	340331100040009	1.42	$987,600	$987,600	$6,497.03	Forjencas Enterprises	CG	C-3	COM	GC
5121 S US Hwy 1	340350200670004	5.36		$9,971,200	$65,596.54		CG	C-3	COM	GC
	340331100040204	0.82	$142,900	$142,900	$940.08		CG	C-3	COM	GC
	340331100050006	4.78	$513,040	$513,040	$3,375.08		CG	C-3	COM	GC
	340350200680104	1.47	$25,600	$25,600	$168.41		CG	C-3	COM	GC
5195 S US Hwy 1	340350200680001	2.4	$483,600	$483,600	$3,181.41	Sanford L Woods Sr ('	CG	C-3	COM	GC
5205 S US Hwy 1	340350200720105	1.5	$322,400	$322,400	$2,120.94	Sanford L Woods Sr ('	CG	C-3	COM	GC
5255 S US Hwy 1	340350200730009	7.92	$3,742,000	$3,742,000	$24,617.12	Garber Ft Pierce Inc	CG	C-3	COM	GC
5301 S US Hwy 1	340350200770007	2.9	$606,300	$606,300	$3,988.61	Joseph J Koch (TR)	CG	C-3	COM	GC
5359 S US Hwy 1	340350200780004	5.8	$1,259,700	$1,259,700	$8,287.06	Sunrise Ford Compan	CG	C-3	COM	GC
5435 S US Hwy 1	341021100000006	6.96	$2,704,680	$2,704,680	$17,793.01	Sunrise Ford Co	CG	C-3	COM	GC
5555 S US Hwy 1	341021100030007	7.05	$920,300	$920,300	$6,054.29		CG	C-3	COM	GC
	341021100020000	1.11	$154,700	$154,700	$1,017.71	Wallace Cadillac Pont	CG	C-3	COM	GC
	341021100010003	13.84	$241,100	$241,100	$1,586.10	Melville Road Proper	CG	C-3	COM	GC
	340350202981003	5.38	$2,053,249	$2,053,249	$13,507.50	Wallace Cadillac Pont	CG	C-3	COM	GC
	341021100020103	0.03	$300	$300	$1.97	Wallace Cadillac Pont	CG	C-3	COM	GC
	340350202982004	3.09	$343,200	$343,200	$2,257.78	Wallace Cadillac Pont	CG	C-3	COM	GC
5655 S US Hwy 1	340350203110000	4.72	$1,965,920	$1,965,920	$12,933.00	Bev Smith Inc	CG	C-3	COM	GC
406 Ulrich Rd	340350203120007	1.52	$449,500	$0	$0.00	Vedic Cultural Society	CG	C-3	COM	GC
5675 S US Hwy 1	340350203120100	0.56	$247,830	$247,830	$1,630.37	Stop and Save Inc	CG	C-3	COM	GC
5000 S US Hwy 1	340350200590005	0.73	$698,610	$698,610	$4,595.88	Shakoor Petroleum Ir	CG	C-3	COM	GC
5030 S US Hwy 1	340350200591006	0.84	$573,600	$573,600	$3,773.48	Autozone Inc	CG	C-3	COM	GC
5090 S US Hwy 1	340350200600005	0.85	$374,700	$374,700	$2,465.00	Jatnar Inc	CG	C-3	COM	GC
5220 S US Hwy 1	340380500010004	3.02	$342,900	$342,900	$2,255.80	Moffat International	CG	C-3	COM	GC
5250 S US Hwy 1	340380501450005	0.62	$239,800	$239,800	$1,577.55	Kreisner Properties F	CG	C-3	COM	GC
5280 S US Hwy 1	340380501470009	0.62	$330,900	$330,900	$2,176.86	Harold Bennett	CG	C-3	COM	GC
5300 S US Hwy 1	340343300070005	0.71	$204,000	$204,000	$1,342.03	Emil Francisco Jr	CG	C-3	COM	GC
5340 S US Hwy 1	340343300080002	2.25	$392,000	$392,000	$2,578.81	Sue-Ellen G Mosler (T	CG	C-3	COM	GC
5390 S US Hwy 1	340343300090009	3.39	$654,200	$654,200	$4,303.72	Port St Lucie Investm	CG	C-3	COM	GC
5400 S US Hwy 1	340350202910003	3.77	$1,961,889	$1,961,889	$12,906.48	C and O Properties Lt	CG	C-3	COM	GC
5550 S US Hwy 1	340350203000000	0.41	$71,400	$71,400	$469.71	St Lucie County Leasi	CG	C-3	COM	GC
	341050900040008	2.39	$730,100	$730,100	$4,803.04	Store Master Funding	CG	C-3	COM	GC
	340350203000103	0.43	$18,700	$18,700	$123.02	St Lucie County Leasi	CG	C-3	COM	GC
4051 S US Hwy 1	243431100100007	12.88	$160,100	$160,100	$1,053.23	Ciferri Properties LLC	CG	C-3	COM	GC
TOTAL		**112.52**		**$33,954,218**	**$223,371.22**					

1
ST MARKS
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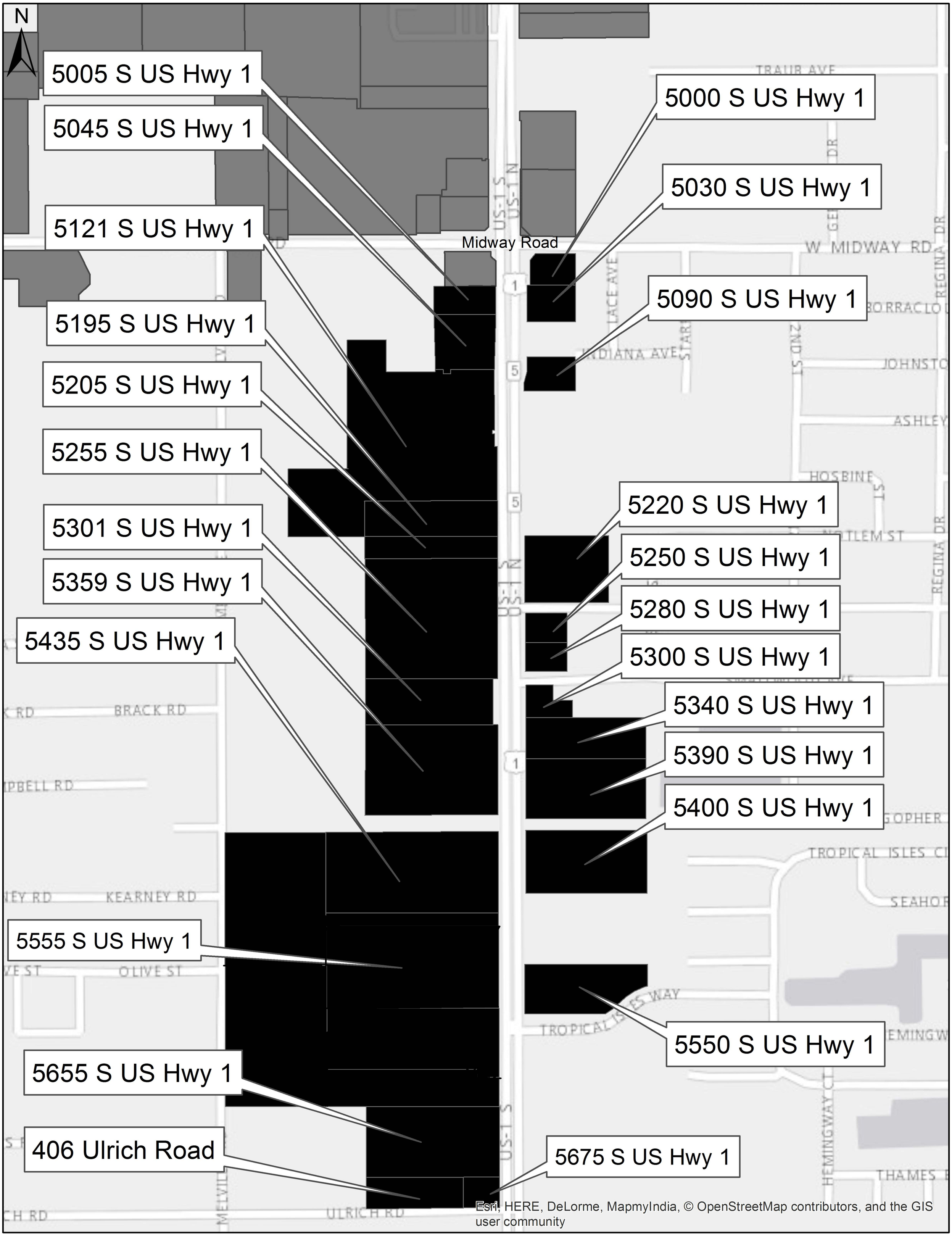
4051 S US Hwy 1
US-1
LEBANON RD
5
JIMBLIN KLING RD
ROSE LN
Legend
City Limits
Annexation Agreements
Esri, HERE, DeLorme, MapmyIndia, ©
user community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5301 S US Hwy 1
5359 S US Hwy 1
5435 S US Hwy 1
5555 S US Hwy 1
5655 S US Hwy 1
406 Ulrich Road
5000 S US Hwy 1
5030 S US Hwy 1
5090 S US Hwy 1
5220 S US Hwy 1
5250 S US Hwy 1
5280 S US Hwy 1
5300 S US Hwy 1
5340 S US Hwy 1
5390 S US Hwy 1
5400 S US Hwy 1
5550 S US Hwy 1
5675 S US Hwy 1
Midway Road
W MIDWAY RD
INDIANA AVE
BRACK RD
KEARNEY RD
OLIVE ST
ULRICH RD
TROPICAL ISLES WAY
HOSBINE
ASHLEY
JOHNSTO
REGINA DR
HEMINGWAY CT
THAMES
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

ORDINANCE NO. 15-022

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 4051 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 COMMISION 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:

a) 4051 S US Hwy 1, Parcel ID: 2434-311-0010-000-7
Legal Description: 34 35 40 FROM SE COR OF NE 1/4 OF NE 1/4 OF SW 1/4 RUN W 48 FT TO W R/W US 1 FOR POB, TH N ALG R/W 163.95 FT, TH ON AN ANG OF 96DEG 55 MIN 15 SEC AS MEAS FROM STO W RUN NWLY 261.89 FT, TH S // WITH W R/W US 1 198.42 FT TO S LI OF NE 1/4 OF NE 1/4 OF NW 1/4, TH E ON SD S LI 260 FT TO POB (1.08 AC) (OR 3546-1277)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-022 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 4051 S US Hwy 1, Parcel ID: 2434-311-0010-000-7
Legal Description: 34 35 40 FROM SE COR OF NE 1/4 OF NE 1/4 OF SW 1/4 RUN W 48 FT TO W R/W US 1 FOR POB, TH N ALG R/W 163.95 FT, TH ON AN ANG OF 96DEG 55 MIN 15 SEC AS MEAS FROM STO W RUN NWLY 261.89 FT, TH S // WITH W R/W US 1 198.42 FT TO S LI OF NE 1/4 OF NE 1/4 OF NW 1/4, TH E ON SD S LI 260 FT TO POB (1.08 AC) (OR 3546-1277)

Exhibit B

Maps

Proposed Annexation Area

*The selected parcel is currently zoned CG, Commercial General with a COM, Commercial FLU. Once annexed, this parcel will have the City zoning of C-3, General Commercial with a GC, General Commercial FLU.

City Commission Regular Meeting **Agenda Item # 10. n.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-023 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5005 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5005 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-023. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $3,392 in ad valorem tax revenue from this particular property.

Attachments

Ordinance No. 15-023

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:06 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 03:23 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-023

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5005 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 COMMISION 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:

a) 5005 S US Hwy 1, Parcel ID: 3403-311-0003-000-2
Legal Description: 3 36 40 FROM NE COR OF SW 1/4 OF SEC 3 RUN S ALG E LI OF SEC 165.98 FT,TH W 48 FT TO W RD R/W LI OF US 1 AND POB,TH S 00 20 17 E ALG R/W LI 150.06 FT,TH N 89 54 02 W 282.99 FT,TH N 150.43 FT,TH S 89 53 02 E 162.50 FT,TH NLY 0.52 FT,TH ELY 60 FT,TH SLY 0.96 FT,TH ELY 60.40 FT TO POB (MAP 34/03S) (0.98 AC) (OR 586-1738)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-023 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

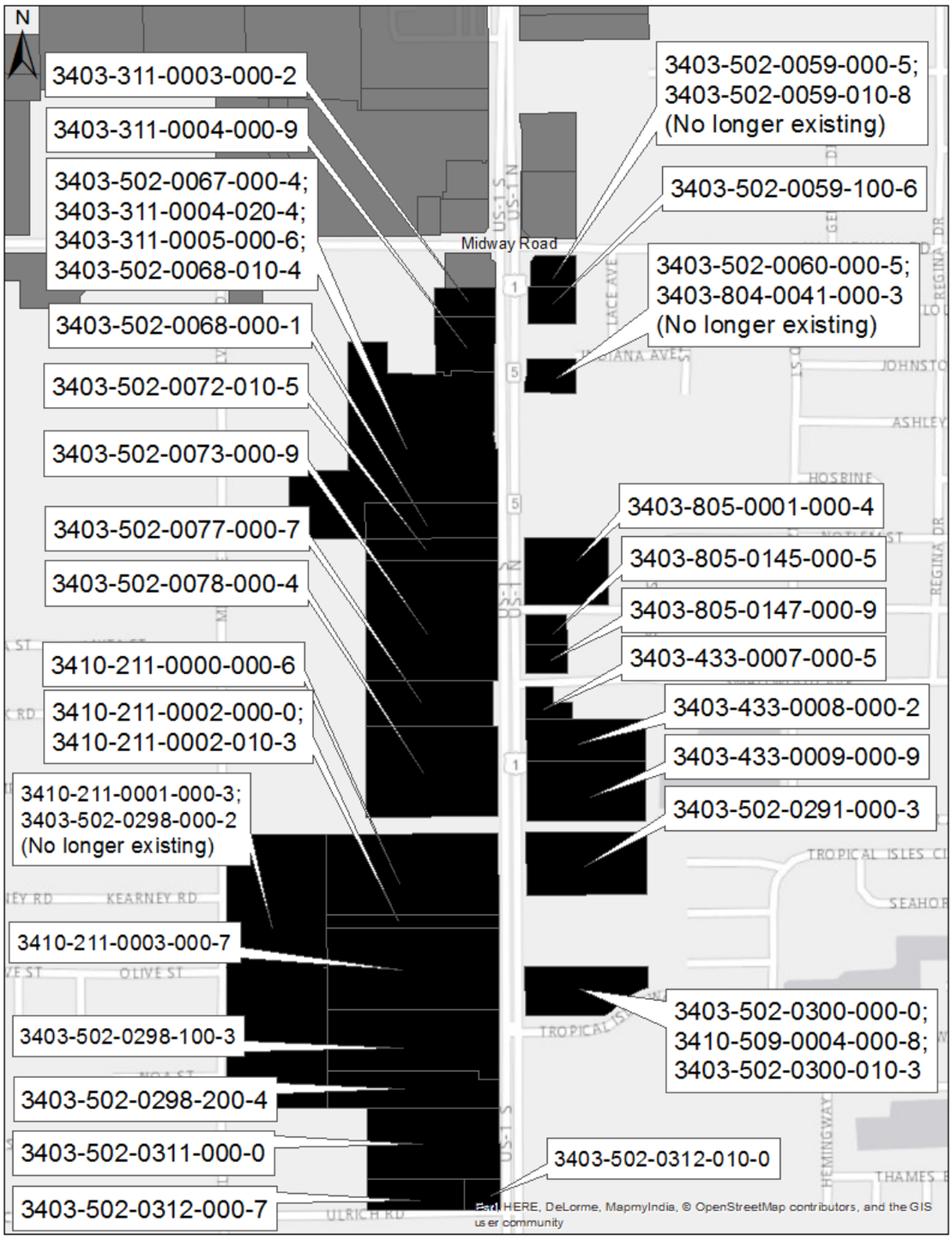
a) 5005 S US Hwy 1, Parcel ID: 3403-311-0003-000-2

Legal Description: 3 36 40 FROM NE COR OF SW 1/4 OF SEC 3 RUN S ALG E LI OF SEC 165.98 FT,TH W 48 FT TO W RD R/W LI OF US 1 AND POB,TH S 00 20 17 E ALG R/W LI 150.06 FT,TH N 89 54 02 W 282.99 FT,TH N 150.43 FT,TH S 89 53 02 E 162.50 FT,TH NLY 0.52 FT,TH ELY 60 FT,TH SLY 0.96 FT,TH ELY 60.40 FT TO POB (MAP 34/03S) (0.98 AC) (OR 586-1738)

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.

City Commission Regular Meeting **Agenda Item # 10. o.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-024 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5045 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5045 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-024. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $6,497 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-024

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:08 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 03:35 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-024

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5045 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 COMMISION 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:

a) 5045 S US Hwy 1, Parcel ID: 3403-311-0004-000-9
Legal Description: 3 36 40 FROM CENTER OF SEC 3 RUN S 315.75 FT,TH WLY 48 FT TO POB,TH S 00 20 17 W 59.40 FT,TH S 89 23 17 W 5 FT,TH S 00 20 17 E 168.89 FT,TH S 89 53 07 W 204.30 FT,TH S 00 06 53 E 25 FT,TH S 89 53 07 W 32 FT,TH N 00 06 53 W 25 FT,TH S 89 53 07 W 47.50 FT,TH N 00 20 17 W 225.92 FT,TH E 282.99 FT TO POB (1.42 AC) (OR 1985-1448)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-024 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

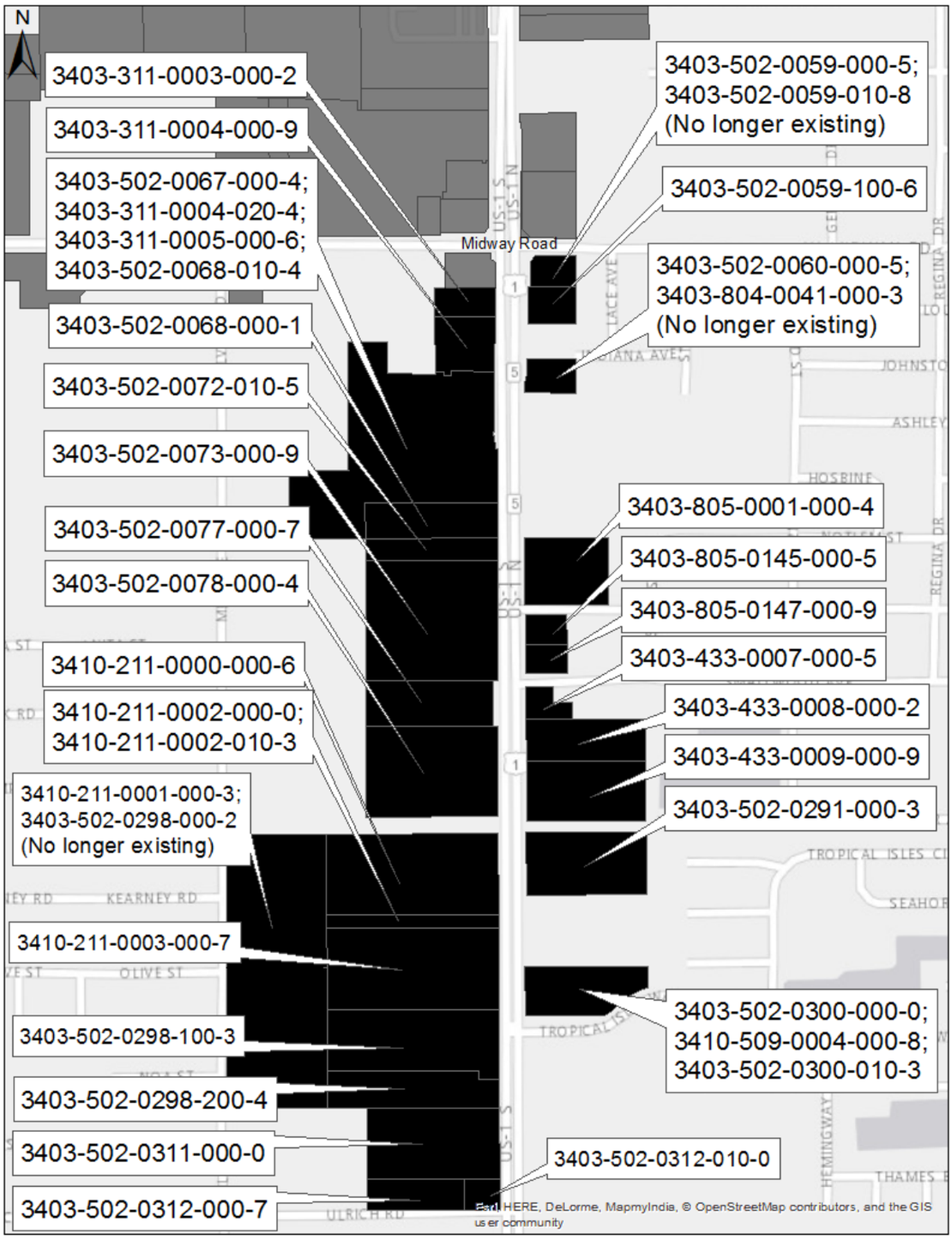
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5045 S US Hwy 1, Parcel ID: 3403-311-0004-000-9
Legal Description: 3 36 40 FROM CENTER OF SEC 3 RUN S 315.75 FT,TH WLY 48 FT TO POB,TH S 00 20 17 W 59.40 FT,TH S 89 23 17 W 5 FT,TH S 00 20 17 E 168.89 FT,TH S 89 53 07 W 204.30 FT,TH S 00 06 53 E 25 FT,TH S 89 53 07 W 32 FT,TH N 00 06 53 W 25 FT,TH S 89 53 07 W 47.50 FT,TH N 00 20 17 W 225.92 FT,TH E 282.99 FT TO POB (1.42 AC) (OR 1985-1448)

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.

City Commission Regular Meeting **Agenda Item # 10. p.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-025 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5121 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5121 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-025. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimate of $70,078 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-025

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:08 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 03:39 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-025

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5121 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 COMMISION 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) 5121 S US Hwy 1

1. Parcel ID: 3403-311-0004-020-4
   Legal Description: 3 36 40 FROM CENTER SEC 3 RUN S 89 53 07 W 331 FT,TH S 00 20 19 E 544.50 FT TO POB,TH N 89 53 07 E 47.50 FT,TH S 00 06 53 E 25 FT,TH N 89 53 07 E 32 FT,TH N 00 06 53 W 25 FT,TH N 89 53 07 E 204.30 FT,TH S 00 19 57 E 14.02 FT,TH N 89 39 43 W 7 FT,TH S 01 20 17 E 111.50 FT,TH S 89 53 07 W 273.98 FT,TH N 00 20 19W 125.49 FT TO POB (0.82 AC) (OR 3064-2133: 3070-361)

2. Parcel ID: 3403-311-0005-000-6
   Legal Description: 3 36 40 FROM INT 1/4 COR RUN W ALG E-W 1/4 SEC LI 331 FT, TH S 544.5 FT TO POB, TH CONT S 460.50FT, TH W 400 FT, TH N 580 FT, TH E 200 FT, TH S 119.5 FT, TH E 200 FTTO POB (4.78 AC) (OR 3053-2280)

3. Parcel ID: 3403-502-0067-000-4
   Legal Description: WHITE CITY S/D 03 36 40 N 330 FT AND N 156.8 FT OF S 321.8 FT OF LOT 39-LESS W 50 FT AND LESS RD R/W- (5.36 AC) (MAP 34/03S) (OR 3053-2280)

4. Parcel ID: 3403-502-0068-010-4
   Legal Description: WHITE CITY S/D 03 36 40 W 331.45 FT OF S 165 FT AND W 50 FT OF N 156.8 FT OF S 321.8 FT OF LOT 39-LESS RD R/W- (1.47 AC) (MAP 34/03S) (OR 3053-2280)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-025 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5121 S US Hwy 1

1. Parcel ID: 3403-502-0067-000-4

Legal Description: WHITE CITY S/D 03 36 40 N 330 FT AND N 156.8 FT OF S 321.8 FT OF LOT 39-LESS W 50 FT AND LESS RD R/W- (5.36 AC) (MAP 34/03S) (OR 3053-2280)

2. Parcel ID: 3403-311-0004-020-4

Legal Description: 3 36 40 FROM CENTER SEC 3 RUN S 89 53 07 W 331 FT,TH S 00 20 19 E 544.50 FT TO POB,TH N 89 53 07 E 47.50 FT,TH S 00 06 53 E 25 FT,TH N 89 53 07 E 32 FT,TH N 00 06 53 W 25 FT,TH N 89 53 07 E 204.30 FT,TH S 00 19 57 E 14.02 FT,TH N 89 39 43 W 7 FT,TH S 01 20 17 E 111.50 FT,TH S 89 53 07 W 273.98 FT,TH N 00 20 19W 125.49 FT TO POB (0.82 AC) (OR 3064-2133: 3070-361)

3. Parcel ID: 3403-311-0005-000-6

Legal Description: 3 36 40 FROM INT 1/4 COR RUN W ALG E-W 1/4 SEC LI 331 FT, TH S 544.5 FT TO POB, TH CONT S 460.50FT, TH W 400 FT, TH N 580 FT, TH E 200 FT, TH S 119.5 FT, TH E 200 FTTO POB (4.78 AC) (OR 3053-2280)

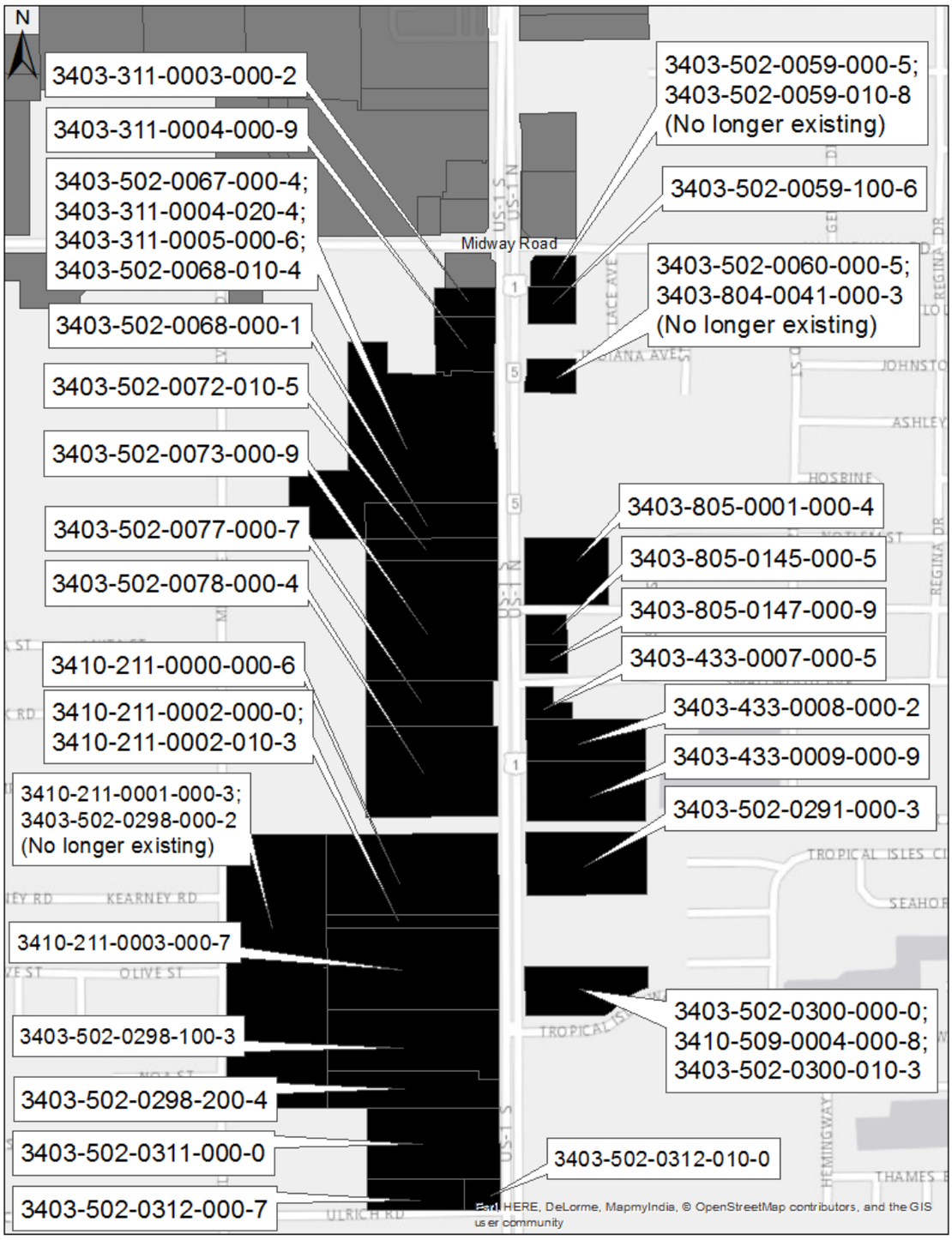
4. Parcel ID: 3403-502-0068-010-4

Legal Description: WHITE CITY S/D 03 36 40 W 331.45 FT OF S 165 FT AND W 50 FT OF N 156.8 FT OF S 321.8 FT OF LOT 39-LESS RD R/W- (1.47 AC) (MAP 34/03S) (OR 3053-2280)

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.

City Commission Regular Meeting **Agenda Item # 10. q.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-026 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5195 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5195 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-026. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $3,181 in ad valorem tax revenue from this particular property.

Attachments

Ordinance No. 15-026

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:08 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 07:18 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-026

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5195 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 COMMISION 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:

a) 5195 S US Hwy 1, Parcel ID: 3403-502-0068-000-1
Legal Description: WHITE CITY S/D 03 36 40 S 165 FTOF LOT 39-LESS W 331.45 FT AND LESS RD R/W- (2.40 AC) (MAP 34/03S) (OR 2926-1285)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-026 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

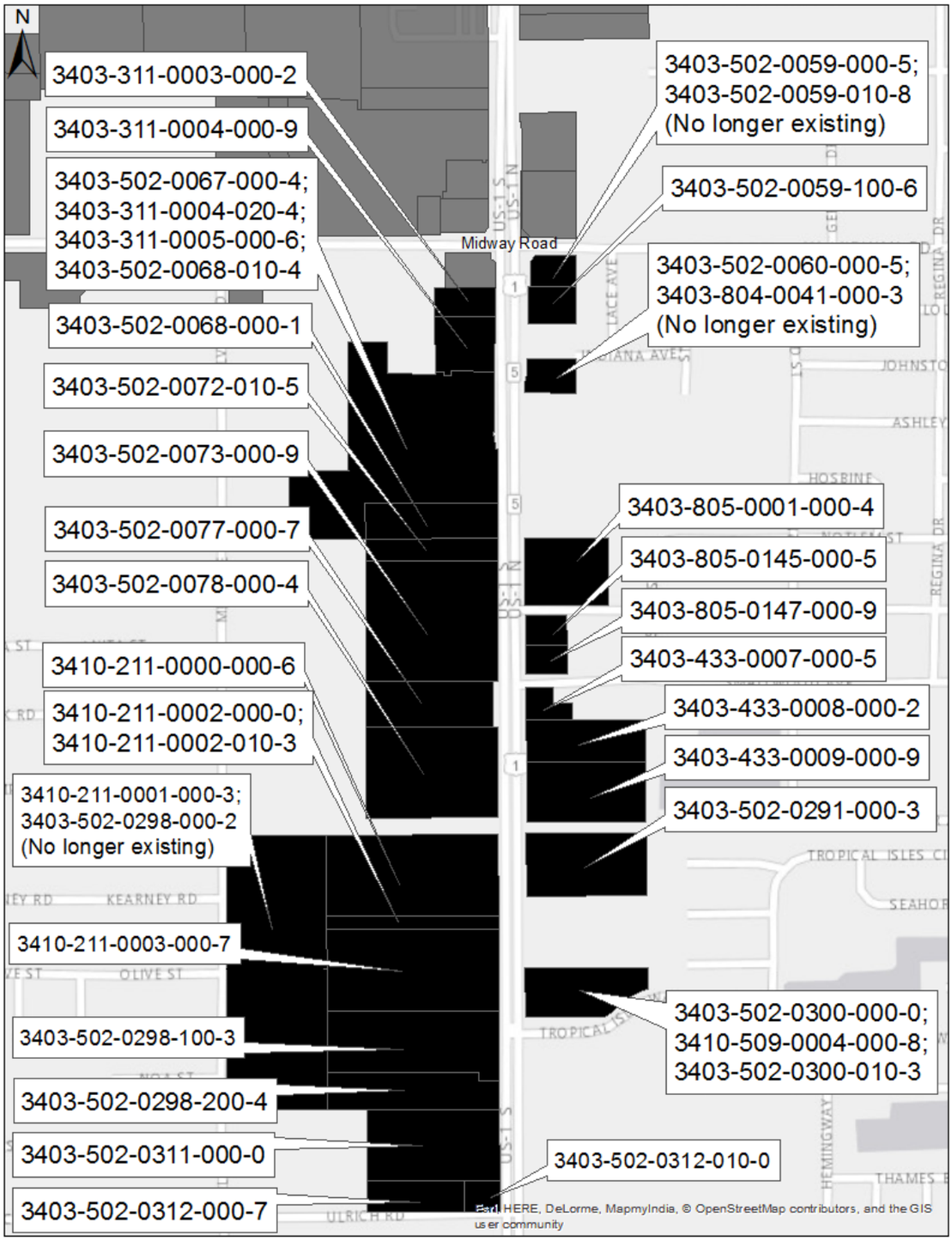
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5195 S US Hwy 1, Parcel ID: 3403-502-0068-000-1
Legal Description: WHITE CITY S/D 03 36 40 S 165 FTOF LOT 39-LESS W 331.45 FT AND LESS RD R/W- (2.40 AC) (MAP 34/03S) (OR 2926-1285)

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.

City Commission Regular Meeting **Agenda Item # 10. r.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-027 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5205 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5205 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-027. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $2,120 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-027

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:08 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 07:25 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-027

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5205 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 COMMISION 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:

a) 5205 S US Hwy 1, Parcel ID: 3403-502-0072-010-5
Legal Description: WHITE CITY S/D 03 36 40 N 105 FTOF LOT 47-LESS RD R/W- (MAP 34/03S) (1.50 AC) (OR 2926-1285)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-027 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

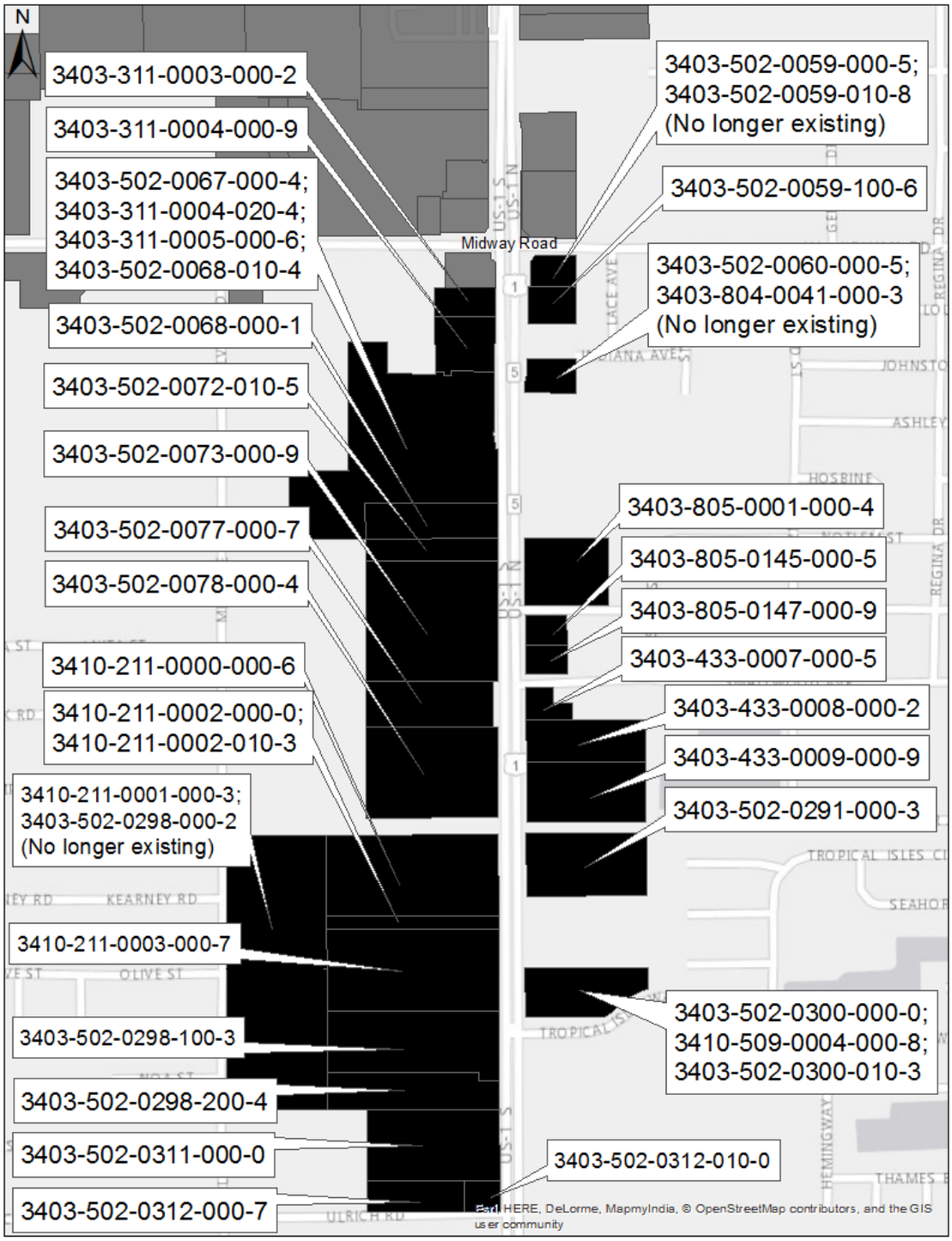
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5205 S US Hwy 1, Parcel ID: 3403-502-0072-010-5
Legal Description: WHITE CITY S/D 03 36 40 N 105 FTOF LOT 47-LESS RD R/W- (MAP 34/03S) (1.50 AC) (OR 2926-1285)

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.

City Commission Regular Meeting **Agenda Item # 10. s.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-028 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5255 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5255 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-028. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $24,617 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-028

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:11 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 07:34 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-028

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5255 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 COMMISION 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:

a) 5255 S US Hwy 1, Parcel ID: 3403-502-0073-000-9
Legal Description: WHITE CITY S/D 03 36 40 LOT 47-LESS N 105 FT AND LESS US #1- (7.92 AC) (MAP 34/03S) (OR 3542-2266: 3547-2696)
AND

The South One-half of the north 210 feet of Lot 47 of White City Subdivision in Section 3, Township 36 South, Range 40 East, as per Plat of said subdivision on file in Plat Book 1, Page 23, of the Public Records of St. Lucie County, Florida; Less and Excepting the Right-of-way for U.S. Hwy No. 1

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-028 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

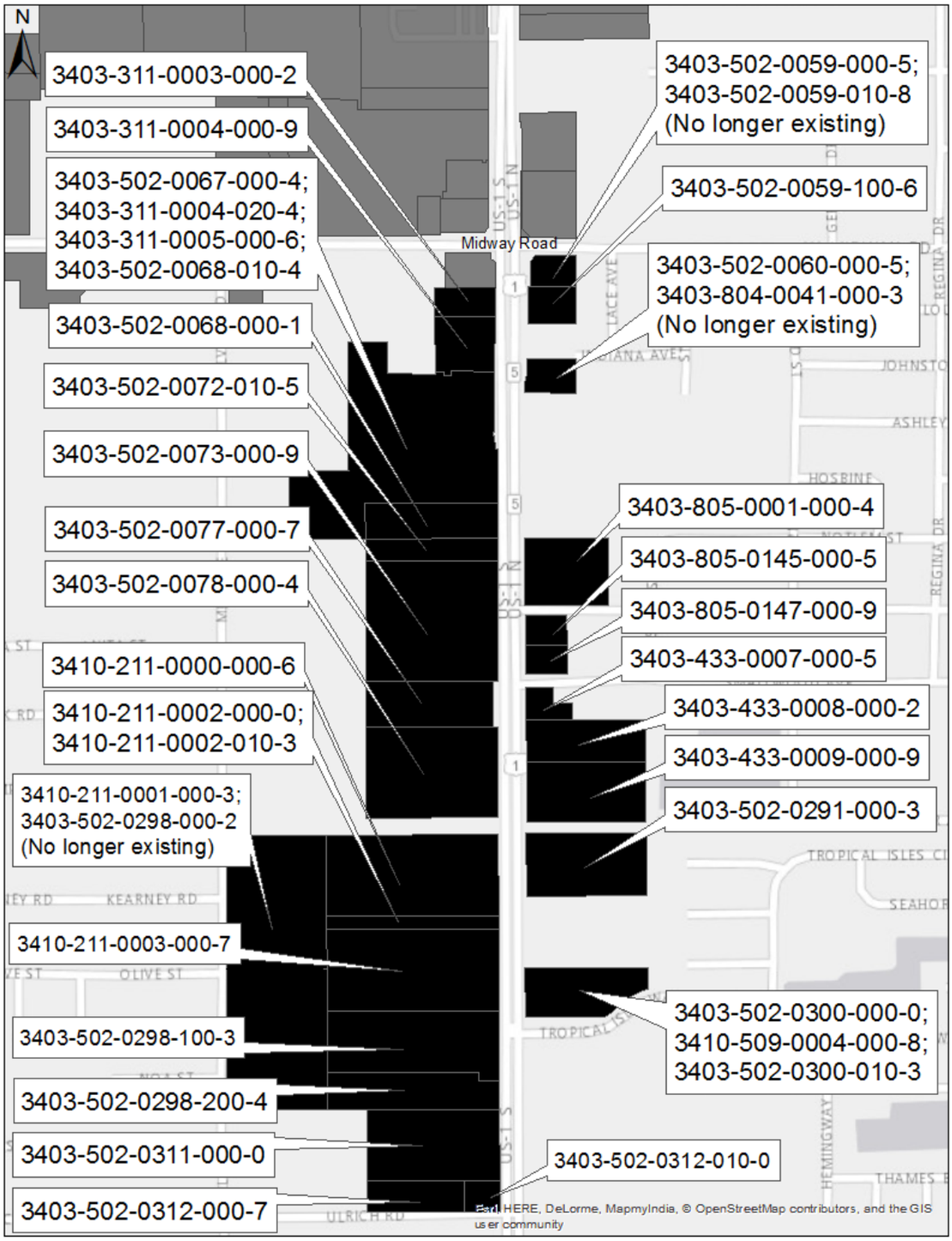
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5255 S US Hwy 1, Parcel ID: 3403-502-0073-000-9
Legal Description: WHITE CITY S/D 03 36 40 LOT 47-LESS N 105 FT AND LESS US #1- (7.92 AC) (MAP 34/03S) (OR 3542-2266: 3547-2696)
AND
The South One-half of the north 210 feet of Lot 47 of White City Subdivision in Section 3, Township 36 South, Range 40 East, as per Plat of said subdivision on file in Plat Book 1, Page 23, of the Public Records of St. Lucie County, Florida; Less and Excepting the Right-of-way for U.S. Hwy No. 1

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.

City Commission Regular Meeting **Agenda Item # 10. t.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-029 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5301 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5301 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-029. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $3,988 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-029

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:12 PM

Form Started By: Clarissa Davis Started On: 05/21/2015 07:40 PM
Final Approval Date: 05/27/2015

ORDINANCE NO. 15-029

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5301 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 COMMISION 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:

a) 5301 S US Hwy 1, Parcel ID: 3403-502-0077-000-7
Legal Description: WHITE CITY S/D 03 36 40 N 215 FTOF LOT 51-LESS RD AND CANAL R/W- (2.92 AC) (MAP 34/03S) (OR 1560-2387)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-029 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

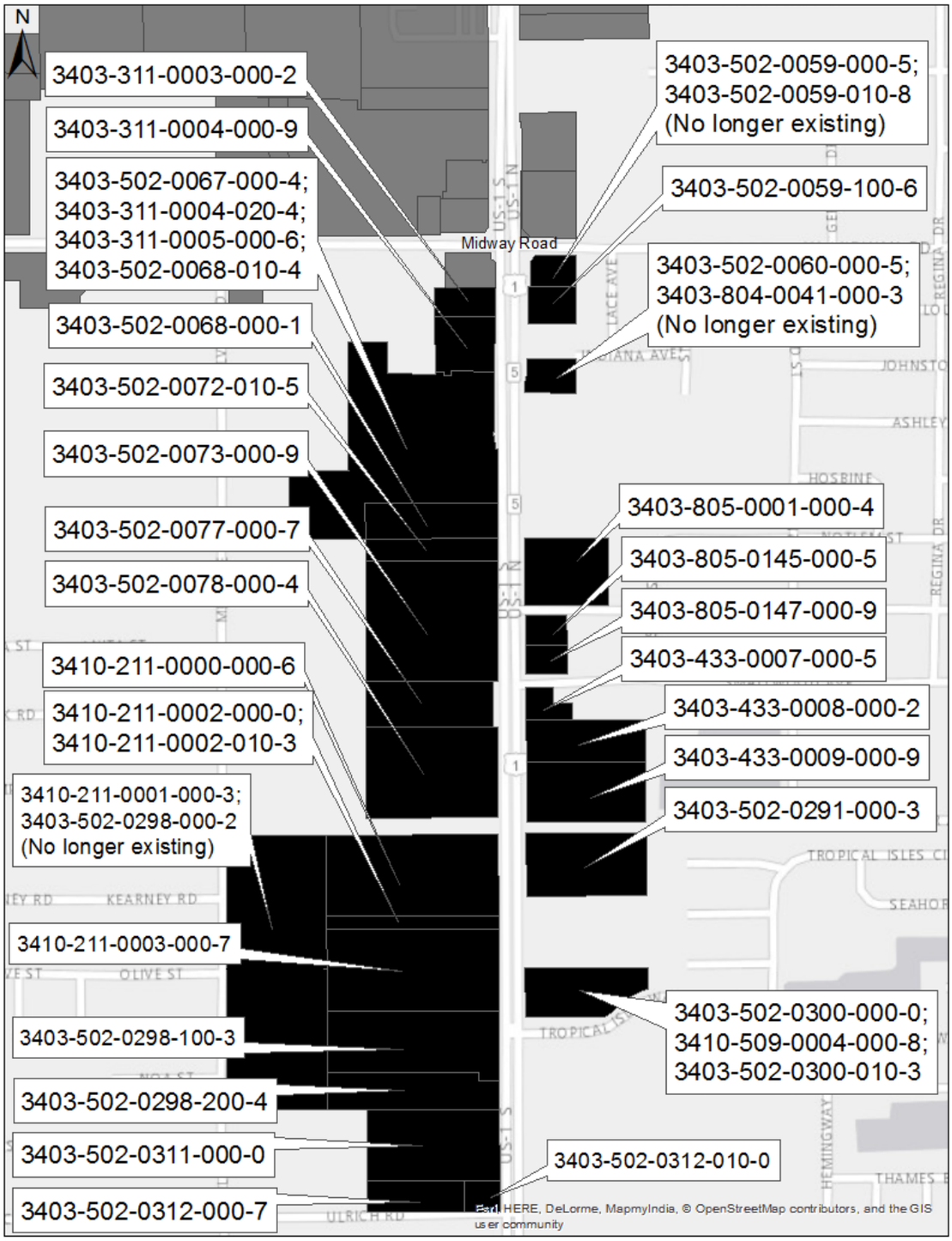
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5301 S US Hwy 1, Parcel ID: 3403-502-0077-000-7
Legal Description: WHITE CITY S/D 03 36 40 N 215 FTOF LOT 51-LESS RD AND CANAL R/W- (2.92 AC) (MAP 34/03S) (OR 1560-2387)

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.

City Commission Regular Meeting **Agenda Item # 10. u.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-030 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5359 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5359 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-030. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Clarissa Davis, Planner

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $8,287 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-030

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:12 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 07:44 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-030

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5359 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 COMMISION 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:

a) 5359 S US Hwy 1, Parcel ID: 3403-502-0078-000-4
Legal Description: WHITE CITY S/D 03 36 40 LOT 51-LESS N 215 FT AND LESS RD AND CANAL R/W- (OR 505-2) (MAP 34/03S) (5.80 AC) (OR 1201-1557)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-030 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

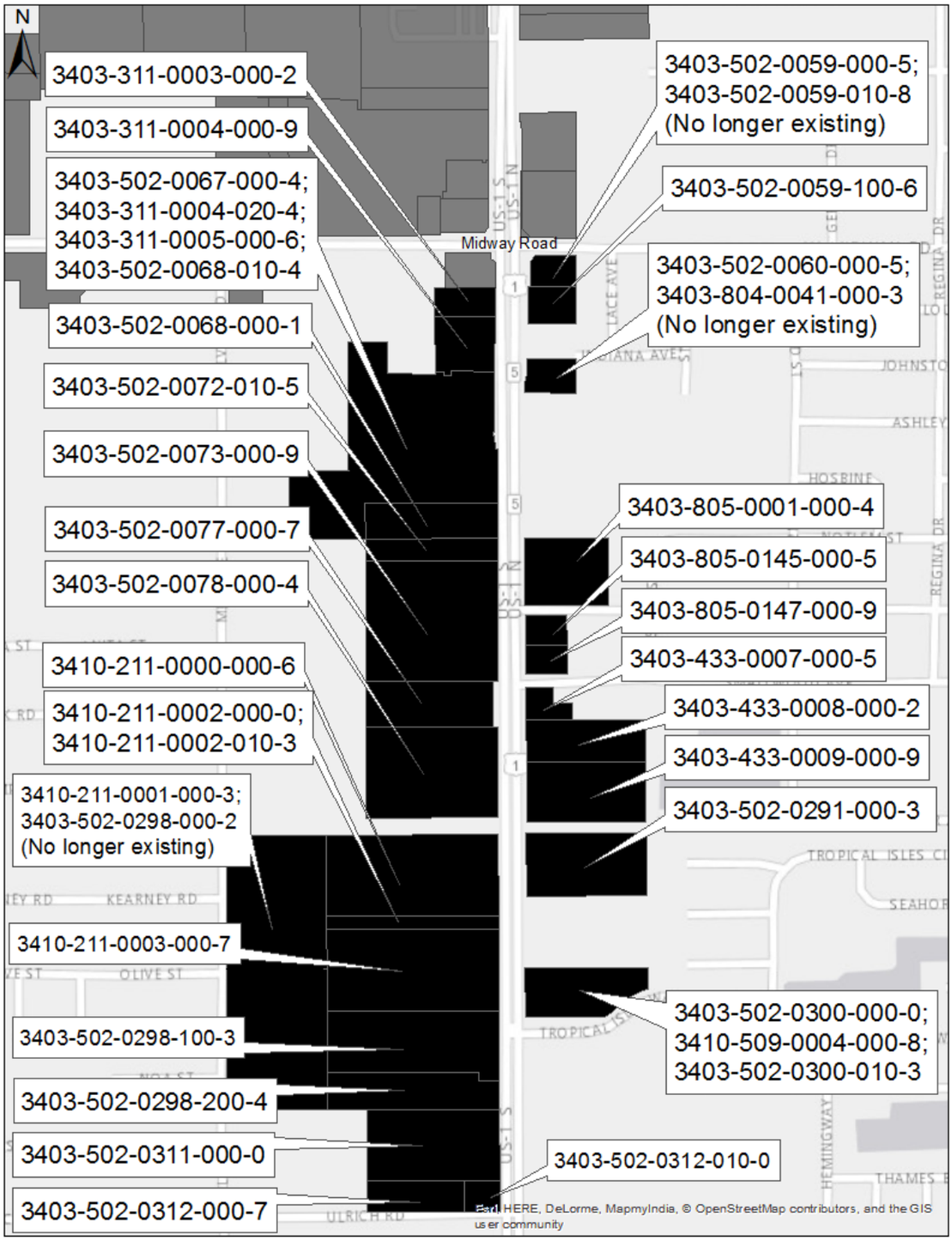
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5359 S US Hwy 1, Parcel ID: 3403-502-0078-000-4
Legal Description: WHITE CITY S/D 03 36 40 LOT 51-LESS N 215 FT AND LESS RD AND CANAL R/W- (OR 505-2) (MAP 34/03S) (5.80 AC) (OR 1201-1557)

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.

City Commission Regular Meeting **Agenda Item # 10. v.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-031 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5435 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5435 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-031. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $17,793 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-031

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:13 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 07:56 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-031

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5435 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 COMMISION 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:

a) 5435 S US Hwy 1, Parcel ID: 3410-211-0000-000-6
Legal Description: 10 36 40 ELY 800 FT OF NLY 379 FT OF FOL DESC PROP: NE 1/4 OF NW1/4-LESS RD AND CANAL RS/W- (6.96 AC) (OR 768-830)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-031 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

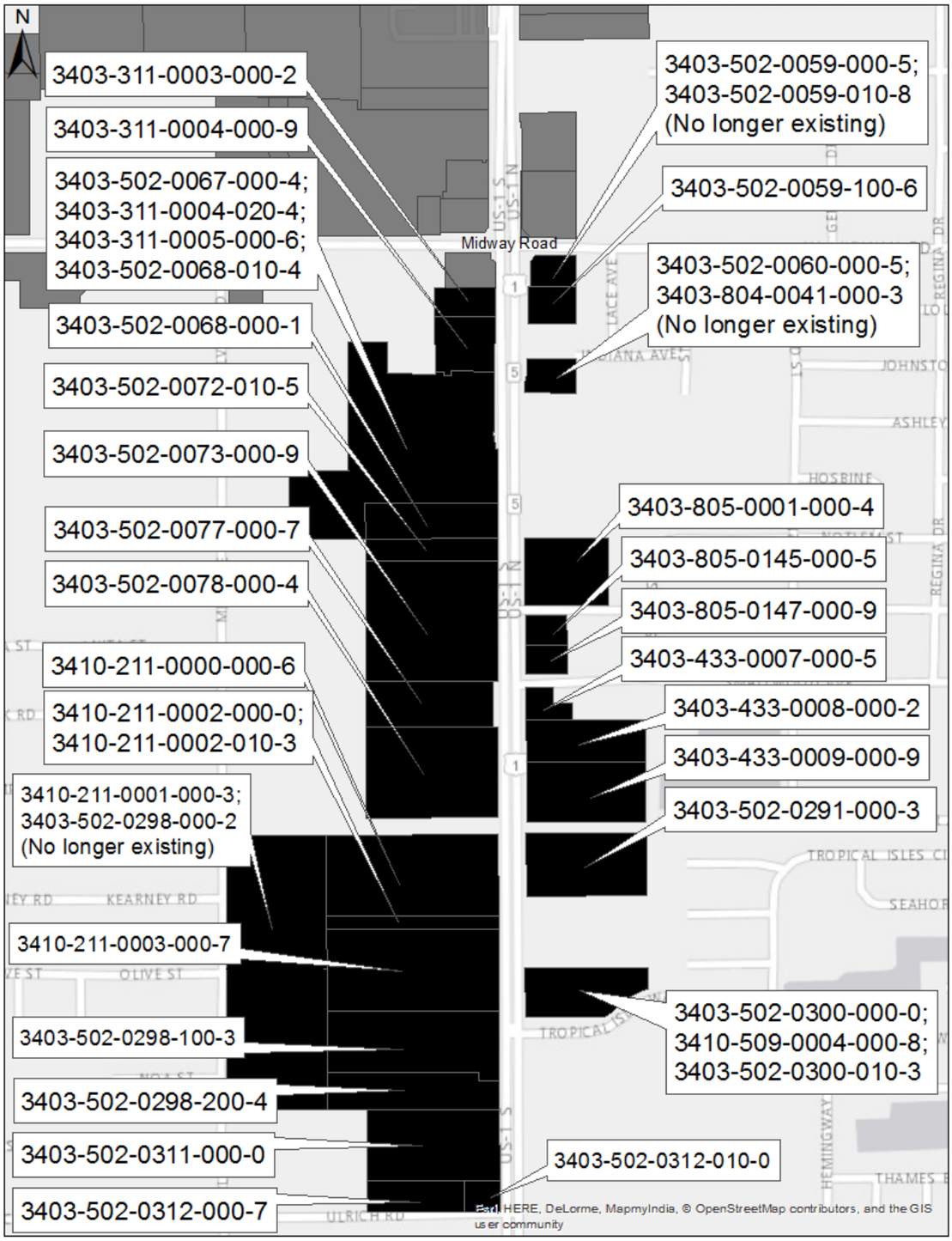
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5435 S US Hwy 1, Parcel ID: 3410-211-0000-000-6
Legal Description: 10 36 40 ELY 800 FT OF NLY 379 FT OF FOL DESC PROP: NE 1/4 OF NW1/4-LESS RD AND CANAL RS/W- (6.96 AC) (OR 768-830)

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.

City Commission Regular Meeting **Agenda Item # 10. w.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-032 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5555 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5555 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-032. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $24,422 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-032

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:13 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:00 PM

Final Approval Date: 05/27/2015

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 COMMISION 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 OFNE 1/4 OF NW 1/4-LESS N 477 FT ANDLESS 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 OFS 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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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 Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
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

1. Parcel ID: 3410-211-0003-000-7
Legal Description: 10 36 40 E 842 FT OF N 384 FT OFS 845 FT OF NE 1/4 OF NW 1/4-LESS RD R/W- (7.05 AC) (OR 2457-2855)

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: 3410-211-0001-000-3
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)

4. 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)

5. Parcel ID: 3410-211-0002-010-3
Legal Description: 10 36 40 W 800 FT OF E 842 FT OFNE 1/4 OF NW 1/4-LESS N 477 FT ANDLESS S 845 FT- (0.03 AC) (OR 2457-2855)

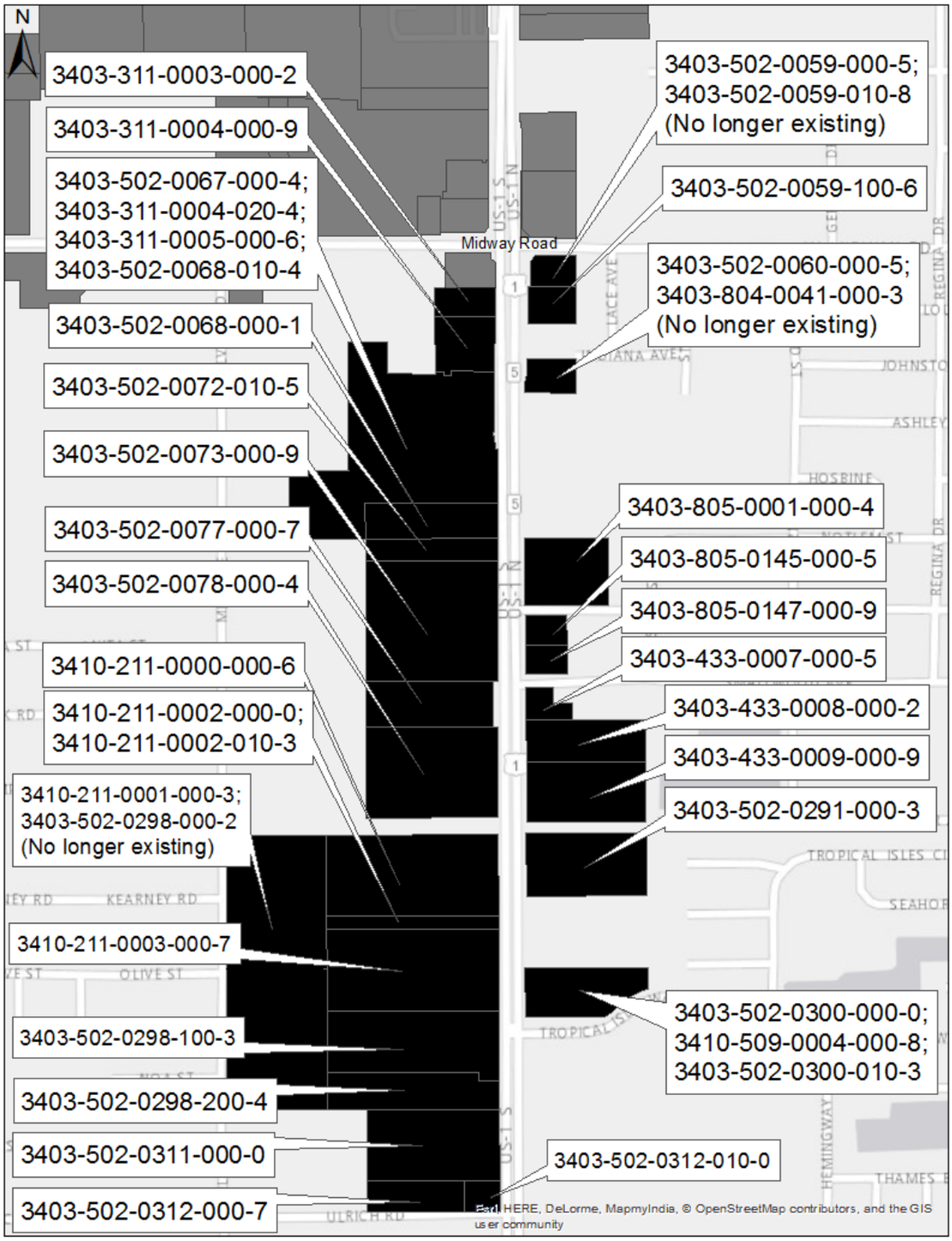
6. Parcel ID: 3403-502-0298-200-4
Legal Description: WHITE CITY S/D 10 36 40 THAT PART LOTS 231 AND 233 MPDAF: FROM SE COR OF NE 1/4 OF NW 1/4 OF SEC RUN S 89 49 36 W ALG S LI OF NE 1/4 OF NW 1/4 42 FT TO WLY RD R/W LI OF US #1 AND POB, TH CONT S 89 49 36 W 800 FT, TH N 00 18 56 W 175 FT, TH S 89 49 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)

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.

City Commission Regular Meeting **Agenda Item # 10. x.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-033 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5655 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5655 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-033. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $12,933 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-033

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:14 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:05 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-033

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5655 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 COMMISION 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:

a) 5655 S US Hwy 1, Parcel ID: 3403-502-0311-000-0
Legal Description: WHITE CITY S/D 10 36 40 N 1/2 OFLOT 242-LESS US #1 R/W- (4.72 AC) (MAP 34/10N) (OR 2347-975)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-033 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

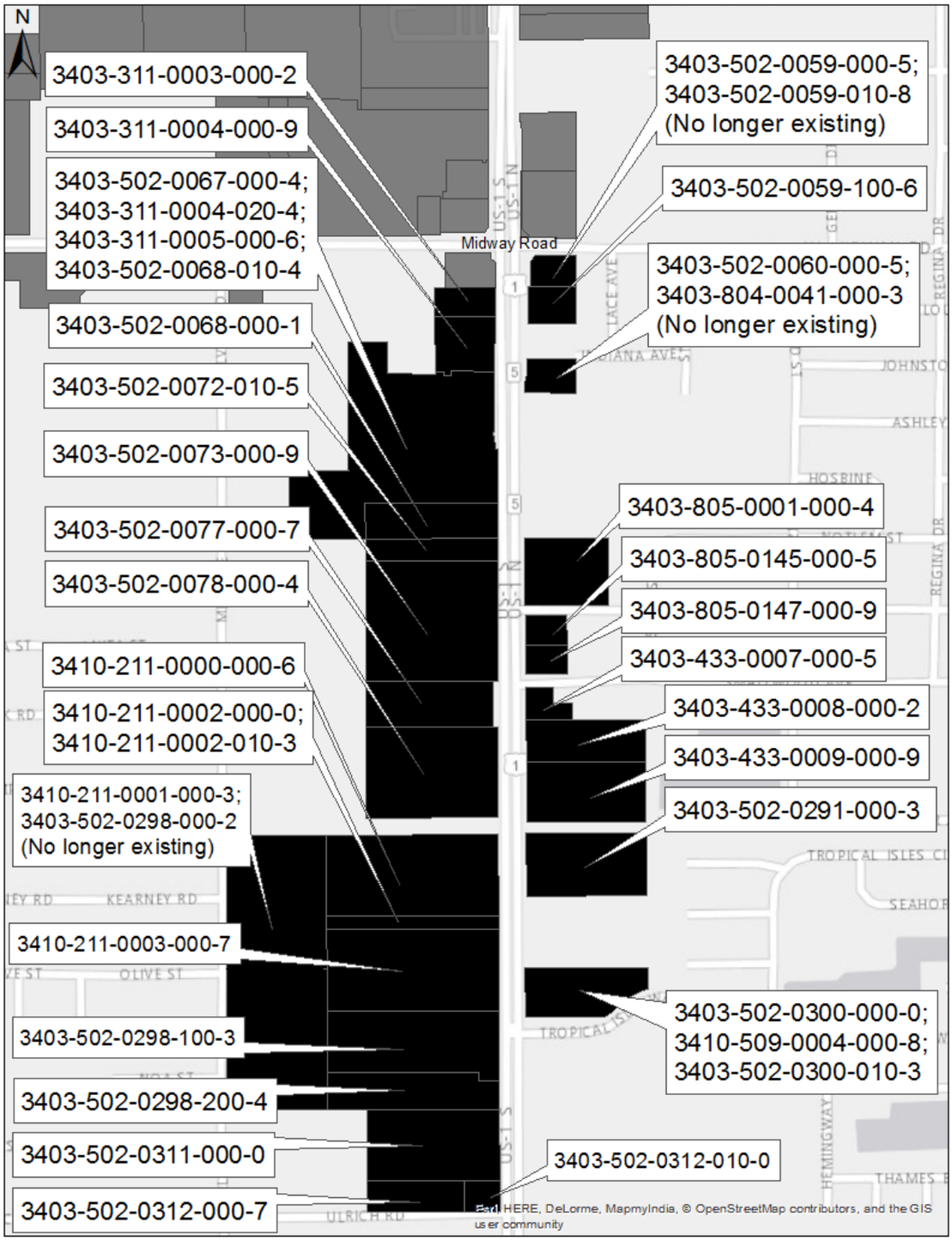
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5655 S US Hwy 1, Parcel ID: 3403-502-0311-000-0
Legal Description: WHITE CITY S/D 10 36 40 N 1/2 OFLOT 242-LESS US #1 R/W- (4.72 AC) (MAP 34/10N) (OR 2347-975)

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.

City Commission Regular Meeting **Agenda Item # 10. y.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-034 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 406 Ulrich Road. FIRST READING

SUMMARY:

The annexation of the property located at 406 Ulrich Road shown in Exhibit A & B within ordinance no. 15-034. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $0 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-034

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:19 PM

Form Started By: Clarissa Davis Started On: 05/21/2015 08:08 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-034

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 406 ULRICH ROAD 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 COMMISION 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:

a) 406 Ulrich Road, Parcel ID: 3403-502-0312-000-7
Legal Description: WHITE CITY S/D 10 36 40 N 1/2 OF S 1/2 OF LOT 242-LESS E 200 FT AND LESS S 20 FT- (1.52 AC) (MAP 34/10N) (OR 1275-868)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-034 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

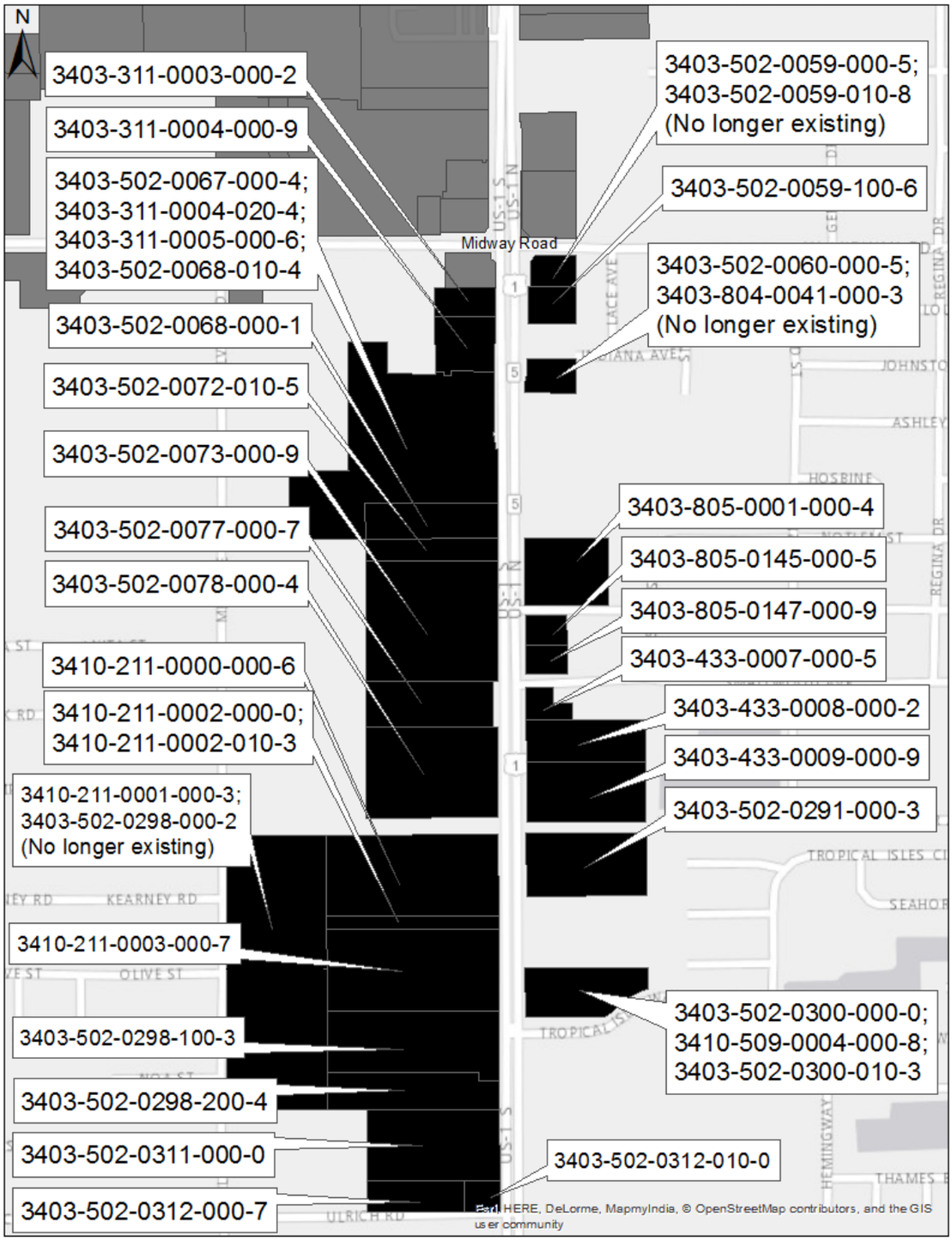
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 406 Ulrich Road, Parcel ID: 3403-502-0312-000-7
Legal Description: WHITE CITY S/D 10 36 40 N 1/2 OF S 1/2 OF LOT 242-LESS E 200 FT AND LESS S 20 FT- (1.52 AC) (MAP 34/10N) (OR 1275-868)

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.

City Commission Regular Meeting **Agenda Item # 10. z.**

Meeting Date: 06/01/2015

Re: Annexation - South US Hwy 1 Corridor

SUBJECT:

Ordinance No. 15-035 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 5675 S US Hwy 1. FIRST READING

SUMMARY:

The annexation of the property located at 5675 S US Hwy 1 shown in Exhibit A & B within ordinance no. 15-035. This property is within District 2. Please see staff report and supporting documentation that are attached to agenda item (10m).

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The City will receive an estimated $1,630 in ad valorem tax revenue from this particular property.

Attachments

Ordinance 15-036

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:19 PM
Form Started By: Clarissa Davis		Started On: 05/21/2015 08:11 PM

Final Approval Date: 05/27/2015

ORDINANCE NO. 15-035

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5675 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 COMMISION 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:

a) 5675 S US Hwy 1, Parcel ID: 3403-502-0312-010-0
Legal Description: WHITE CITY S/D 10 36 40 E 200 FTOF N 1/2 OF S 1/2 OF LOT 242-LESS E 33 FT AND LESS S 20 FT-(0.56 AC) (MAP 34/10N) (OR 822-418)

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:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

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. 15-035 was duly advertised in accordance with Section 171.044(2) of the Florida Statues 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 1st, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15th, 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 15th day of June 2015.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A

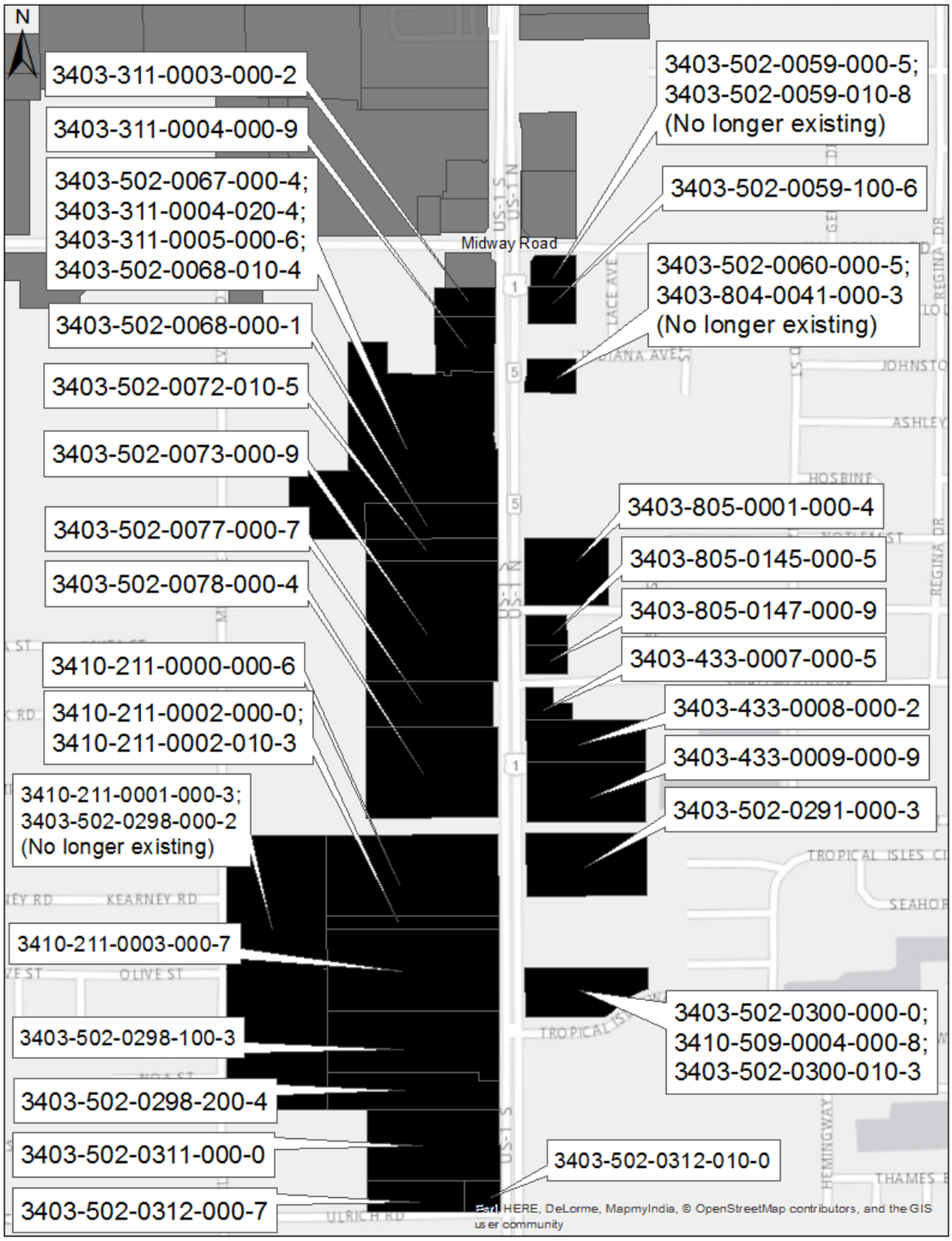
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

a) 5675 S US Hwy 1, Parcel ID: 3403-502-0312-010-0
Legal Description: WHITE CITY S/D 10 36 40 E 200 FTOF N 1/2 OF S 1/2 OF LOT 242-LESS E 33 FT AND LESS S 20 FT-(0.56 AC) (MAP 34/10N) (OR 822-418)

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.

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 06/01/2015

Re: Appointment of FPAT Advisory Board Member

Submitted For: Libby Woodruff, Grant Writer, Urban Redevelopment

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SUBJECT:

Resolution 15-R18 appointing Meredith Bennett to serve on the Fort Pierce Authentic Tours Advisory Board

SUMMARY:

We currently have three (3) vacancies on the Fort Pierce Authentic Tours (FPAT) Advisory Board, due to term expirations. Attached is an application from Meredith Bennett to serve on the board.

RECOMMENDATION:

Approve the appointment of Meredith Bennett to serve on the FPAT Advisory Board.

ALTERNATIVES:

Do not approve the appointment.

RESPONSIBLE STAFF:

Libby Woodruff

COORDINATED WITH:

Nicholas Mimms

Fiscal Impact

Budgeted Y/N:	No
Fiscal Year:	N/A
Account:	N/A
Amount:	N/A

OTHER INFORMATION:

There will be no fiscal impact from this appointment.

Attachments

15-R18

Bennett FPAT Board Application

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/12/2015 12:31 PM

Form Started By: Libby Woodruff Started On: 05/06/2015 02:30 PM
Final Approval Date: 05/19/2015

RESOLUTION NO. 15-R18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBER(S) TO THE FORT PIERCE AUTHENTIC TOURS (FPAT) ADVISORY BOARD;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Fort Pierce Authentic Tours Advisory Board in accordance with Resolution No. 11-25; said terms to commence upon adoption of this resolution and to expire on May 31, 2017, or when a successor has been duly appointed.

Meredith Bennett, EcoTourism

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 1st day of June, 2015.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
ROBERT V. SCHWERER
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Fort Pierce Authentic Tours

Name: Meredith Bennett	Phone: 772-538-2913
Home Address: 1166 6th Ave # 15D Vero Bch, FL 32960	How long at this address? 9 yrs

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Gift Shop Buyer / Marketing

Do you ~~own~~ Represent a business that operates within the City of Fort Pierce? ☑ Yes ☐ No

If yes, list the address and nature of said business:
Manatee Observation & Education Center & Vanishing Mermaid Gift Shop
480 N. Indian River Drive
Fort Pierce, FL. 34950

Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No

If yes, in what capacity?
As part of Fort Pierce Utilities Authority

Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No

Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other:

Describe your education, background, training and knowledge in the above area(s):
N/A my background is in Retail management and direct sales/interior design/ART

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No

If yes, please specify:

Have you ever been convicted of a crime? ☐ Yes ☑ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Jann Widmayer Email Address: mbennett@FPUA.com

Date: 4/30/15 Applicant's Signature Meredith Bennett

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **Agenda Item # 14. a.**

Meeting Date: 06/01/2015

Re: City Manager Departmental Activity Report

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

City Manager Departmental Activity Report

Attachments

City Manager's Departmental Activity Report

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:12 PM

Form Started By: Jennifer Robinson Started On: 05/19/2015 10:08 AM

Final Approval Date: 05/27/2015

INTEROFFICE MEMORANDUM
FROM THE OFFICE OF THE
CITY MANAGER

TO: The Honorable Mayor and Members of the City Commission
FROM: Robert J. Bradshaw, City Manager
RE: Department Activity Report
DATE: May 22, 2015

The information that follows is intended to keep the Commission abreast of the on-going activities, issues, programs and services within the City.

City Manager's Office

City Manager

- The City Manager held a Conference Agenda meeting on May 11, 2015.
- The City Manager and Deputy City Manager participated in a conference call with Lyle Sumek regarding the next scheduled Leadership and Strategic Planning Workshop scheduled for July 16, 2015.
- The City Manager and Deputy City Manager attended the first of regularly scheduled meetings with the FPUA Director.
- The City Manager and Deputy City Manager attended a standing meeting with the Mayor to discuss current issues.
- The City Manager attended a mediation.
- The City Manager and Deputy City Manager attended a lunch meeting that was scheduled by the EDC to meet with a representative from the DEO.
- The City Manager and Deputy City Manager attended the joint meeting with St. Lucie County on May 15, 2015.
- The City Manager attended a standing meeting with Commissioner Perona to discuss the agenda for the May 18, 2015 City Commission meeting.
- The City Manager met with the City Attorney regarding an update on current legal issues.
- The City Manager and Deputy City Manager met with the City Attorney and staff regarding the clarification of personnel issues.
- The City Manager attended a meeting with the County Administrator regarding mutual issues.
- The City Manager met with the Code Compliance Manager regarding animal control issues.

City Clerk's Office

- **Business Tax Receipts –**
  New: 18 Renewals: 0 Transfer: 4

- **Vendor Permits Issued –**
  New: 10 Renewal: 0

- **Contractor Licensing –**
  New: 12 Renewals: 5

- **Public Records Requests** (not including Building Department) **–**
  New Requests: 9

- **Animal Registrations –**
  New/Renewals/Impound Fees: 3

- **Enterprise Zone Applications –**
  Sales Tax Refund Applications: 1

- **Agenda Preparation and Meeting Minutes –**
  1. Fort Pierce City Commission Meeting – 05/18/15
  2. Joint Meeting with St Lucie County Board of County Commissioners Re: Port – 05/15/15
  3. City Manager Conference Agenda – 05/11/15

- **Special Projects**
  1. On-going records retention/destruction project
  2. Conversion of Annexation Agreement Listing from MS Word to Excel
  3. Review of all annexation agreements to verify accuracy and entry into database
  4. Reviewing all contractor license entries to insure status is accurately reflected in our database
  5. Reviewing BTR process to insure compliance with State Statutes
  6. Public Record Request Policy.

- **Meetings/Special Events Attended**
  1. City Clerk attended Coffee with the Mayor on 5/15/15
  2. City Clerk attended meeting with EDC and DEO Officials on 05/15/15
  3. City Clerk and Caleta Scott, License/Permit Clerk, participated in Great American Cleanup on 5/16/15
  4. City Clerk attended Ag-Awareness Tour organized through UF/IFAS on 5/20/15

Administrative Services Department

- **Procurement –**
  1. Opened Letters of Interest No. 2015-041 Leasing of Two Units/Harbor Master Building
  2. Opened RFP 2015-043 South Hutchinson Island Redevelopment
  3. Processed Addendum No. 6 for RFP No. 2015-039 questions/answers & extended due date to
  4. June 9, 2015 at 3:00PM
  5. Address questions daily regarding Property Solicitation
  6. Handle Informal training for various departments
  7. Processed Purchase Orders
  8. Processing and or completion of awards to vendor/contractors approved by Commission.
  9. Meetings:
     a) Director of Administrative Services attended the 48th Annual (FAPPO) Florida Association of Public Procurement Officials Conference

- **Human Resources –**
  1. Interviews for Indian Hills Golf Course
  2. Advertises Job Openings for Switchboard, Solid Waste, and Public Works Departments
  3. Assist Police Department in completing their Audit for Grant Purposes
  4. Processed August 2015 employee evaluation forms
  5. Created personnel action forms.
  6. Distributed monthly Reports to each department such as Accrual Register, Time Sheets and payroll register to the Police Department

- **Risk Management –**
  1. Processed day to day Risk Management Duties
  2. Accident Investigation and Injury Reviews
  3. Audited, Closed and Processed WC Claims
  4. Consulted with the City Carrier regarding Liability Claims.
  5. Processed day to day Risk Management Duties.

Finance Department

- Working on state annual reports
- Starting process for FY2016 budget.
- Oversight of daily operations.

MIS Department

- Training with Swagit LLC on mobile unit broadcasting and other identifiable broadcasting issues.
- Met with Deputy City Manager on MIS issues.
- Working with SunGard – Public Sector to implement Click-2-Gov Employee Self Service Portal and Applicant Tracking.
- Working to continue to upgrade cell phones with Text Guard application.
- Working with Diebold on upgrading hardware and software for Security System for City Hall.
- Transitioning Sunrise Theatre emails.
- Converting all sites to City Hall with a true WAN with River Walk, Marina, Indian Hills/Police Department and Public Works completed. Work has started on Sunrise Theatre.
- Migrated and updated PetData software on new server and testing with Animal Control Officers in the field.
- Searching for options for Commissioners to be able to engage in audio or video conferencing when not physically able to attend meetings.
- Completed WiFi to the entire City Hall.
- Received new quote from Selectron IVR reps for information on sending this function to the cloud awaiting response from Building staff to proceed.
- Upgrading out of lease copiers for several departments.
- Working on new servers, racks and Intune software citywide.
- Exploring cloud based options for different applications.
- Working on a WorkOptiFlow pilot program with Indian Hills Department.
- Processing VOIP spread sheet for remaining remote site (Sunrise Theatre) and gathering all information required including old numbers to be ported.
- Major problems with email due to virus attacks to our system (on-going).
- Servers and computer equipment for Sunrise Theatre are being processed for distribution.
- Software integrations citywide (on-going).
- Working with AT&T and State of Florida on the fiber optic installation preparation for Public Works/Solid Waste (ongoing).
- Lotus Notes IQsuite e-mail spam, and archiving (ongoing).
- Updating MIS documentation and procedural policies (on-going).
- Received fifty-nine (59) new work orders and completed one hundred twenty-one (121) work orders.

Building Division

- **1700 S. 23rd Street, Lawnwood Hospital** – Submitted new lighting plans.
- **1860 N. Lawnwood Circle, Lawnwood Pavilion** – Submitted new lighting plans.
- **2000 Hartman Road, Hartman Medical Center** – Building Shell Certificate of Occupancy was issued.
- **2000 Hartman Road, Bright Dialysis Center** – Was given a Certificate of Completion.
- Twelve (12) cases seen before the Magistrate
- Zero (0) contractor complaints brought before the Board
- One (1) appeal presented to CBAA.

Planning Department

- **Administrative/Meetings –**
  1. All Staff members conducted 'Planner of the Day' duties on a rotating basis
  2. Walk-ins/Call-ins
  3. Planning Board Meeting
  4. Technical Review Committee Meeting
  5. Pre-application meeting - Adult Congregate Living Facility - 413 N 31st Street
  6. Pre-application meeting - S Indian River Drive FLU Amendment - 401 S Indian River Drive

- **Development Review –**
  1. Inlet Palms Townhomes PD - 1502 Seaway Drive
  2. Lawnwood Pavilion Facility Expansion - 1860 N Lawnwood Circle
  3. A1 Kitchen Remodeling Retail Center - Drive Aisle Variance - 3306 S 7th Street – Technical Review Committee Meeting & Board of Adjustment Report
  4. Rocla Concrete Tie Facility - 600 S 3rd Street - Technical Review Committee Meeting
  5. Hartman Road Medical Facility - 2000 Hartman Road - Conditional C/O
  6. Neighborhood Bible Way Revival - 513 N 13th Street - Site Inspection & C/O Preparation
  7. Artistry in Mosaics - 850 S US Highway 1 - Developer's Agreement Review & Meeting

- **Comprehensive Planning, Long Range Planning –**
  1. S US Hwy 1 Annexation Project
  2. John Carroll/St. Anastasia Annexation Project
  3. Orange Avenue Annexation Project
  4. Village at Midway

- **Historic Preservation –**
  1. St. Andrew's Expansion Architectural Design Review - 210 - 320 S. Indian River Drive – Historic Preservation Board Report
  2. Inter-modal Center Ground Sign Revisions - 715 Avenue D – Historic Preservation Board Report
  3. Window Replacement Request - 531 N 2nd Street - Historic Preservation Board Report
  4. Hibiscus Park Neighborhood Meeting - Potential Historic Designation(s)

Code Enforcement Division

- **Hearing –**
  1. Code Enforcement Board
     a) 8 violation cases
        - 3 complied prior to hearing
        - 5 found in violation
     b) 2 fine reductions
        - Nava, Noel – continued until further notice.
        - Asnel, Pierre – request to reduce lien in the amount of $47,790 to $600 payable in 60 days. Staff and Code Board recommend to Commission to approve request based upon it is Mr. Asnel's first interaction with Code Enforcement.

  2. Special Magistrate Ross – May 20, 2015
     a) 14 violation cases
        - 4 complied prior to hearing
        - 1 continued by staff
        - 9 found in violation
     b) 2 recall cases – old business: both found in violation
     c) 1 request for extension of time: request granted

- **Code Enforcement –**
  1. Issued 0 written warnings
  2. Issued 1 citation
  3. Initiated 21 new cases
     - 15 general violations
     - 6 lot clearing violations
  4. Conducted 138 follow-up inspections
  5. Closed 38 cases

- **Animal Control –**
  1. All Animal Control Officers are now utilizing the Shelter Pro database to input calls. Database not complete yet. Reporting not accurate.

- **Revenue –**
  1. Conducted 23 title/lien searches.

- **Miscellaneous –**
  1. Code Manager prepared final draft of RFP for management of the Humane Society.
  2. Code Manager prepared responses to items for the monthly TRC meeting and attended the meeting.
  3. Code Manager attended a meeting with Attorney Rob Schwerer, City Clerk Cox and Interim Chief Amandro to discuss the proposed changes to the taxi cab ordinance.
  4. Code Officers attended the Treasure Coast Association of Code Enforcement meeting.
  5. Daily code enforcement and animal control activities.

Engineering Department

- **Development Reviews –** Intake of four (4) Building Permit, Site Plan, or Certificate of Occupancy reviews.
- **Traffic Control –** City continues maintenance of all signals. FDOT has provided a copy of the final Signal Maintenance JPA for agency approval and execution. We have started system software upgrades for traffic controller, video detection cameras and CENTRACs system controller.
- **City Marina Reconstruction – Phase II – Docks –** Bellingham has completed the project. We are currently working on punch list items and items contained in Change Order No. 3.
- **S. 21st Street / Havana Ave. Sidewalk Project –** On-going project management of the FDOT joint sidewalk construction project. Final completion scheduled for September 24, 2015.
- **Indian Hills Recreation Area - Stormwater Improvements –** Preparation of change order for Phase II being completed and coordinated with St. Lucie County. Approval to be requested at the June 1st City Commission meeting. This work involves the re-creation of the wetlands on the south side of Savannah Road, construction of a canoe/kayak launch area and dock, walking paths, 5 pedestrian bridges and observation decks. Work will also include, picnic pavilions, exercise equipment and fencing in Phase I.
- **Veterans Memorial Park –** Phase I construction has been completed and accepted. Awaiting receipt of the FDEP 319 grant to forward to commission for approval. This grant will fund a portion of the Phase II construction and therefore we cannot commence until it is received.
- **Melody Lane Fishing Pier –** Contractor has been executed. Contractor anticipates having the final signed and sealed value engineering plans to us within two weeks at which time a Pre-construction Meeting will be scheduled.
- **H.D. King Power Plant Clean-up –** Planning for stockpiling of clean material for 2016 work underway. Material will be hauled from phase II of the Indian Hills Recreation project. Currently investigating the possibility of a design-build contract for the replacement of the seawall along Moore's Creek. Cardno construction to make proposal for replacement of seawall to be coordinated with 2016 clean-up work.
- **Lincoln Park Neighborhood Improvements –** Sidewalk and curb construction on 8th Street and Dundas is complete. Contractor currently working on 9th Street and Avenue C. The proposed work includes sidewalk and curbing construction, along with drainage installation, and milling and resurfacing of 8th Street (Avenue C to Moore's Creek); 9th Street (Avenue C to Avenue D); 10th Street (Avenue D to Moore's Creek); Avenue C (10th Street to 7th Street); and Dundas (Avenue C to Avenue D).

Police Department

1. **Staffing –** The police department eight (8) vacancies as of this report: seven sworn officer positions and one civilian position (our Grant and Program Coordinator).
2. **Summer Detail –** The police department has teamed with the St. Lucie County Sheriff's Office again this year for our Summer Detail. This year, the Summer Detail will run seven days a week, adjusting the hours of detail depending on crime patterns and trends. The detail will be a targeted approach focusing on our violent crime. The detail will start the week of June 1st and continue until school starts in August.
3. **Parking Problems –** The city's Parking Committee continues to meet to come up with a long term plan to address the parking issues throughout Downtown and South Beach. The new signage has been or will be installed by the June 1st, Commission Meeting.
4. **Homeless Initiative –** This is a long term problem that the police department and the Treasure Coast Homeless Coalition continue to work on. I am pleased to report that we are gaining some momentum with a shelter for our chronic homeless population. As previously report, the Committee was looking at the Salvation Army building on South U.S. Highway #1, as a temporary shelter for our chronic homeless. The Committee is still waiting to hear back from the National Office. The Committee is also looking at another location, 505 North 7th Street as a possible location. I will report back after our next meeting, which is scheduled for June 4, 2015.
5. **Updates –**
   a) May 6th: St. Lucie County of Poverty Forum at IRSC. The forum was well attended. There is a lot of follow-up work to be completed, which is be organized and directed by the Roundtable of St. Lucie County. This collaboration has resulted in the Free Youth Summer Ride Program.
   b) May 6th: Tactical Communication for First Responders Training at IRSC. The police department sent 25 officers, supervisors, and commanders to this training. It was well received. More of this training is needed.
   c) May 16th: Great America Clean-Up at the River Walk. It was an amazing event with more than 300 volunteers in attendance. There was a second Clean-Up event at Parkland Court, organized by Terrance Beauford, the Men of the Sword, which was held on Saturday, May 23rd. Lieutenant William Hall had six officers from his shift participate in the clean-up event, which was well received by our Parkland Court Community.

Public Works Department

- **Energy Efficiency & Conservation –** The interior lighting retrofit is progressing rapidly with only City Hall remaining to do. Installation of the LED street lights has begun (3500 installed so far) and both chillers at City Hall and the PD have been replaced. The plumbing retrofits have been completed at City Hall and the HVAC control installations are nearing completion. PWD staff will be receiving training on the HVAC controls in the near future.
- **Phase II Window Retrofit Project –** This project has been completed.
- **HDRC Recreation –** Open gym nights are still being held during the week. Staff is still working on adding to our programming with quality activities for the youth and young adults of our community. There are some amazing talents playing basketball in the gym. The second score board and shot clocks have arrived and will be installed shortly. Look for an announcement on the City of Fort Pierce Youth Basketball League set to begin in the spring as well as some Semi-professional competition at the HDRC Percy Peek Gymnasium.
- **Eagle Scout Project at NW Pioneer Park –**Staff is preparing to partner with the scouts once again on a project. The western portion of NW Pioneer Park will be receiving a new pavilion, concrete slab, picnic table and a sidewalk that will connect to the existing sidewalk that spans the entire length of the Park. This project is anticipated to begin on June 6, 2015.
- **Keep Ft Pierce Beautiful, Great American Clean-up –** This year's event was a huge success with a new location and record breaking participation. The River Walk Center is now the official location of the GAC.

Urban Redevelopment Department

- **Grants Administrator –**
  1. Provided project oversight for
     a) 24 commercial facade grant-funded projects
     b) 14 public service agency grant-funded projects
     c) Highwaymen Heritage Trail Ribbon Cutting, Art Show and Festival, scheduled for February 20, 2016
     d) Fort Pierce Authentic Tours marketing program
     e) Lincoln Park Mural Project Implementation
     f) World Changers 2015 summer project
     g) SCORE Economic Development Initiative for Lincoln Park and Orange Avenue Corridor businesses.
  2. Began creating framework/development for URD webpages
  3. Created PowerPoint to detail URD past, present and future projects in CRA
  4. Coordinated installation of link to City's 3 new webcams to individual FPAT business websites
  5. Collaborated with Allegany Franciscan Ministries to increase funding to Lincoln Park area public service agencies
  6. Collaborated with project coordinator of Restoring the Village Youth Initiative to identify potential funding opportunities for summer youth programs
  7. Collaborated with Arts and Cultural Alliance to complete extensive "America for the Arts" survey
  8. Preparing for HUD monitoring visit scheduled for June 9
  9. Delivered tourism brochures on Zora Trail and various businesses to Granny's Kitchen and downtown Visitor Center.
  10. Meetings
      a) Pre-Meeting and Meeting with FPUA regarding economic development incentives for businesses
      b) Ampersand Graphics - Highwaymen Trail markers
      c) Phillip Hartnett - Commercial Facade Grant
      d) Sharon Robinson - Public Service Grant
      e) URD Website Development Meeting
      f) Renee' Jordan - Public Service Grant
      g) Economic Development Team
      h) CRA Advisory Board meeting
- **Program Analyst –**
  1. FEMA
     a) Marina Project
        - Reconciling payments with Florida PA.org
        - Finalizing files for project close out and review
        - Preparing final request for funds until close out
        - Monitoring request for funding payments from State.
     b) Windows Expansion Project
        - Working on replacement of garage doors with contractor and Mike Reals
        - Approval from SHPO received regarding installation of windows and doors on St. Anastasia
        - Working on final aspects of project close out.
  2. SHIP
     a) Answering questions from Florida Housing for SHIP audit for 2011-2012. Auditors will be here the week of June 8
     b) Working on SHIP audit files and documentation
     c) Updating 2014-2015 files
     d) Went to SLC Clerk to have 12 mortgages/notes recorded for SHIP program.
  3. NSP
     a) Working with Maureen Cassaniti from FPHA to update all tenant files for Orange Avenue Apartments
     b) Attended monitoring visit of Orange Avenue Apartments on Friday May 22 with FPHA and Deputy City Manager
     c) Working with Jeannie Russell from DEO to set up monitoring program for 15 years.

Marina

- Oversee daily operations for City Marina and Fisherman's Wharf Marina.
- Marina staff working on programming dock and store inventory into new marina program. A second computer, a phone and a POS system is being added to the dock master office.
- Replacing wood pole channel navigation markers with buoys. Wilco Marine to install in June.
- Working with several educational programs for science purposes.
- Adding regulation and information signs throughout marina.
- Grant submitted to F.I.N.D. for the 2nd half of financing for a courtesy boat dock.
- Working on Marina Opening ceremony on June 13th, 2015 - National Marina Day.

Golf Course

- Interviewed candidates for the open Greenskeeper position at Indian Hills.
- Met with Superintendent to discuss aerifying fairways this summer.
- Met with Assistant Golf Professionals to discuss summer rates.
- Day-to-day operations.

River Walk Center

Park Permits	1,712.50
Programming	908.08
River Walk Center	379.37
Garden Center	402.86
Special Events	2,050.00
Maravilla Center	100.00
Historic City Hall	98.59
Youth Activity	1,025.00
Total	$6,676.40

Sunrise Theatre

- Over the past weeks, the following performances and activities were presented in the Sunrise & Black Box Theatre: Fort Pierce Jazz and Blues Society and the Sunrise Theatre co-presented Tuesday Night Jazz Jam evenings on May 12 & 19; Comedy Corner Improv on Saturday, May 9; Family Meals Inc., presented Abbey Road Live on May 16; Private graduation party on May 22. Performances on the Sunrise Theatre main stage included: St. Andrew's Academy Spring Musical "The Music Man" on May 14; John Carroll High School Graduation on May 22;
- Assistance continues with future rental events and co-presentations with various community groups including, but not limited to: Amazing Grace Dance Studio on June 6; Treasure Coast Food Bank, A Night of Comedy on August 14; The Butterfly Project Pure Zeppelin Experience on August 28.
- The Membership drive for the 2015/16 Season has started off with a bang with our first $10,000 membership!
- Research on artists, teleconferences with agents discussing artist fees, tour routing and availability for the 2015/16 season, along with offers, artist confirmations, and contract negotiations are ongoing on a daily basis.
- The theatre is still busy preparing and registering for the four week long summer camps with Missoula Children's Theatre which start on June 15.
- Information from all departments is collected on a daily basis for the monthly report on the activities of the Sunrise Theatre, which was requested by the City Manager's office, to be delivered on a monthly basis. This report includes the schedule of in-house shows, rentals, attendance, revenue, and expenditures (tech, marketing, etc.).
- Marketing and show sponsorship packages are being put together to solicit for next season. Foundation grant opportunities continue to be researched and grant applications continue to be written and submitted.
- Budget projections and adjustments for this and next year's fiscal year continue to be reviewed and implemented.