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

CITY COMMISSION AGENDA

Regular Meeting - Monday, June 15, 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 -** Pastor Ned Childress, Allen Chapel AME Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from the June 1, 2015 meeting.

6. **PROCLAMATIONS**

   a. Proclamation recognizing the retirement of Officer Paul Pearson.

   b. Proclamation recognizing May 20 through August, 2015 as Juneteenth Season of Freedom and June 19 as Juneteenth Independence Day. Being received by Marjorie Harrell.

7. **LETTERS TO COMMISSION**

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.

9. **CONSENT AGENDA**

a. Waiver of interest and penalties in the amount of $2,219.80 for demolition lien totaling $3,469.80 against 514 N 26th Street, Ft. Pierce, FL previously owned by Lois Mitchell (Est) and Theresa Spears, 2636 SW Ann Arbor Road, Port St. Lucie, FL 34953 and currently owned by Jasmine L. Wimes, 1012 N 22nd Street, Ft. Pierce, FL 34950 in consideration of payment of $1,250.00 payable in 60 days.

b. Waiver of interest and penalties in the amount of $437.78 for lot clearing lien totaling $508.31 against 514 N 26th Street, Ft. Pierce, FL previously owned by Lois Mitchell (Est) and Theresa Spears, 2636 SW Ann Arbor Road, Port St. Lucie, FL 34953 and currently owned by Jasmine L. Wimes, 1012 N 22nd Street, Ft. Pierce, FL 34950 in consideration of payment of $70.53 payable in 60 days.

c. Request from owner Erica D. Baker, 2502 Mohawk Avenue, Ft. Pierce, FL for an extension of time of 6 months to pay reduced code enforcement, lot clearing, and emergency repair liens against 1002 Avenue E, Ft. Pierce, FL. On April 6, 2015 the City Commission approved the reducing the liens to $2,869.11 payable in 60 days.

d. Approval of Main Street Fort Pierce's request for $20,000 for the annual 4th of July Celebration.

e. Approval of Traffic Equipment from Econolite Group, Inc. of Jacksonville, Florida the City's sole source provider of traffic control equipment in the amount of $69,890.

f. Approval of travel expenses in the amount of $357.03 for Commissioner Alexander to attend the Florida League of Cities Legislative Policy Committee Meetings June 25 and 26, 2015 in Orlando, Florida.

10. **PUBLIC HEARINGS**

a. Approval of a Conceptual Development Plan submitted by Pro Team Med LLC, which proposes the construction of a Drug & Alcohol Treatment Center at 3295 S US Highway 1, Fort Pierce, FL. Property is zoned C-3, General Commercial and R-4, Medium Density Residential.

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

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

11. **MISCELLANEOUS REPORTS & REQUESTS**

a. Presentation by Upendo Shabazz-Phillips of the Allegany Franciscan Ministries regarding partnership with the City of Fort Pierce for Public Service Grant Awards.

12. **CITY COMMISSION**

a. Resolution No. 15-R19 authorizing the approval of Traffic Signal Maintenance and Compensation Joint Participation Agreement (JPA) with Florida Department of Transportation (FDOT) for fiscal year 2015/16.

b. Designation of a delegate to vote on behalf of the City Commission at the Florida League of Cities 89th Annual Conference.

c. Resolution No. 15-R20, requesting an opinion from the Florida Attorney General construing application of Florida Statute s.604.50 to a packing house.

13. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject 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.

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: 06/15/2015

Re:

SUBJECT:

Approval of Minutes from the June 1, 2015 meeting.

Attachments

06.01.2015 Minutes

Form Review

Form Started By: Linda Cox Started On: 06/10/2015 09:26 AM

Final Approval Date: 06/10/2015

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, JUNE 1, 2015.

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

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

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

City Clerk Linda Cox swore in Diane Hobley-Burney as the City of Fort Pierce's new Chief of Police.

5. APPROVAL OF MINUTES

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve the Minutes of the Regular Meeting on may 18, 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 June 13, 2015 as National Marina Day. It was received by Dean Kubitschek, Marina Manager.

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

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**

Rev. John Lee - Consent Agenda item 9b.

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.
.

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.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander that the following items on the Consent Agenda be approved – **9a, 9c, 9d.** Commissioner Perona pulled item **9b** for discussion.

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

Passed

As to item 9b, Commissioner Perona stated this board appointed him as the FMPA liaison. He travels to Orlando throughout the year to attend FMPA meetings and this meeting occurs during the annual conference. FMPA is our long term electric provider and it's imperative that the City has a voice at the table as decisions are being made.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve Consent Agenda item **9b.**

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

Passed

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

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

Planner Clarissa Davis appeared and stated the first reading of this ordinance was on February 2, 2015. It has since been transmitted to state agencies where it has received some comments back from FDOT and St. Lucie County School Board. She summarized that FDOT had some concerns with proposed modifications at the Midway Road interchange per data provided in the traffic analysis. St. Lucie School Board concerns were with a lack of a school site for the western area. Because these concerns have been addressed and attended, staff is firm in the recommendation of approval.

Mayor Hudson opened the Public Hearing.

Mr. Lee Dobbins of the Dean Meade law firm stated there was no formal presentation, he

wanted the Commission to know they were available for any questions they may have. He thanked staff for their time and hard work and expressed appreciation for their assistance.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-001 on second and final reading.

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

Passed

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

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

Senior Planner Kori Benton appeared with a presentation, staff is recommending approval.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-006 on first reading.

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

Passed

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

City Clerk Linda Cox introduced the ordinance, read by title only, into the record. During the codification of Ordinance No. 14-033, it was learned that a section of the ordinance allowing for a special permit application was inadvertently omitted. This corrective ordinance simply includes the omitted section.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-011 on first reading.

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

Passed

Public Hearing items 10d thru 10l - Ordinance 15-013 thru 15-021 Extending the territorial limits of the City of Fort Pierce Florida

City Clerk Linda Cox introduced the individual ordinances, read by title only, into the record.

Planner Clarissa Davis appeared with a presentation and staff recommendation that the Commission approve items 10d thru 10l as it furthers the goals, objectives and policies of

the Comprehensive Plan. The thirteen properties to be annexed have a total of 30.33 acres with a taxable value of $3.3 million and estimated annual revenue of $21,300 for the City of Fort Pierce.

Mayor Hudson opened the Public Hearing on items 10d through 10l.

Seeing no one, Mayor Hudson closed the Public Hearing.

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-013 on first reading.

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

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-014 on first reading.

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

Passed

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Ordinance No. 15-015 on first reading.

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

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-016 on first reading.

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

Passed

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Edward Becht to approve Ordinance No. 15-017 on first reading.

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

Passed

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-018 on first reading.

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

Passed

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-019 on first reading.

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

Passed

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-020 on first reading.

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

Passed

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Ordinance No. 15-021 on first reading.

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

Passed

Public Hearing items 10m thru 10kk - Ordinance 15-022 thru 15-046 Extending the territorial limits of the City of Fort Pierce Florida

City Clerk Linda Cox introduced the individual ordinances, read by title only, into the record.

Planner Clarissa Davis appeared with a presentation and staff recommendation that the Commission approve items 10m thru 10kk as it furthers the goals, objectives and policies of the Comprehensive Plan. The 25 properties to be annexed have a total of 112.52 acres with a taxable value of $34 million and estimated annual revenue of $223,000 for the City of Fort Pierce.

Ms. Davis clarified that several of the properties have had annexation agreements on file for several years; the remaining parcels were utilizing FPUA without an agreement on file.

FPUA approached these owners and had them sign the annexation agreement. Commissioner Becht explained it was his belief there was a flume of pollution on the west side of U.S. 1 that created an emergency provision of water, it was state mandated that they hook up to the municipal service. In the rush to get them water and back open, some annexation agreements failed to be signed at that time. However, in the last 6 months when the properties were approached and asked if they would sign the agreement and voluntarily be annexed into the City of Fort Pierce with an understanding it would be this year, all agreements were signed.

Ms. Davis stated it is her goal to bring the City and County together to discuss some of the existing enclaves throughout different areas in the City. Commissioner Becht shared that County Commissioner Chris Dzadovsky would like to have meetings with the members of the Commission to discuss a legislative act that would square up the City's boundaries and allow the City to legislatively annex. It requires three county officials to not object to this.

Mayor Hudson opened the Public Hearing for agenda items 10m thru 10kk.

Mr. Steve Tierney, legal representative for Sunrise Ford Company, noted it is the written policy of the City to prioritize annexations of enclaves, pockets and infill areas, stating these proposed annexations would do the exact opposite. Midway Road is seen as being the southern boundary of the City of Fort Pierce and also seen as an important demarcation line for first responders. This corridor is not an urban area nor are there neighborhood businesses; there is really no good reason for these properties to be in a municipality. The proposed annexations do not form a compact rectangle; it is instead making the City's boundary more irregular. He stated creating irregularities is contrary to and in violation of city policy, Florida Statute, good sense and any idea of fairness. Mr. Tierney is asking the Commission to do the right thing and not pass these annexation ordinances as they are inherently not fair.

Ms. Davis responded to Mr. Tierney's concerns. She stated there has long been an agreement between the Sheriff's office and the Fort Pierce Police department concerning who responds first; whoever is closest will be the responder and doesn't deter anyone from receiving this service. She disagrees and believes this is a compact annexation because it is under one corridor, between Midway Road and Ulrich Road and it is not in a serpentine pattern. Florida State Statute states you cannot annex a finger like in serpentine patterns. The wording is not "and" it is "in" and the City is proposing annexation of a singular corridor with applicable properties and FPUA annexation agreements in hand for the City to annex. She further clarified enclaves within the Florida State Statutes has a definition of being completely surrounded by a municipality. There are some properties that are vacant with no development on the east side of U.S. 1, the reason we don't annex these properties is that they are vacant and there are no FPUA annexation agreements because nothing is there receiving services. However, in regards to the properties here before the Commission tonight she states that she believes they are completely compact, not creating any enclaves nor conflicts with the Comprehensive Plan or Florida State Statutes.

Ms. Grohall responded these properties meet the Florida State Statutes and the Comprehensive Plan goals. These annexations are based upon FPUA annexation agreements where the City has extended municipal service, some of those services go back at least a decade. For example, in April of 2003 Ms. Mary Jo Tierney signed the annexation agreement for this property and she believes there is another agreement that predates this one from 1988. The City has been extending municipal services to the property, this annexation is an effort to clean up the boundaries and bring them into the city limits.

Commissioner Alexander suggested that a representative from FPUA be present and available for any questions when the ordinances come back for second reading at the next

City Commission meeting.

Mr. Schwerer explained that contractual annexation is quite different from other types of annexations. What the City has are a series of legal agreements that were signed by property owners, some many years ago, agreeing that the consideration or the benefit that would attach to their property would be the extension of water and wastewater which was essential for the development of the property. In the written annexation agreements each of the property owners agreed that the consideration was for the extension of such water and wastewater, it was not in consideration of additional benefits to be provided in the future. The question of what benefits are to be attached or given to this property is really an irrelevant or immaterial argument. Nevertheless, as staff has pointed out the City has to typically annex in accordance with state law. There are two particular statutes that immediately come to the table, Florida Statute 171.044 that essentially states property annexed by a municipality must be contiguous, reasonably compact and not create enclaves. The definition of compactness is further set forth in Florida Statute 171.031 and it states that annexation proceedings in any county in the state shall be designed in such manner as to insure the area is reasonably compact. The statute defines compactness as concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets or finger areas in serpentine patterns. Mr. Schwerer feels staff is absolutely correct that finger areas in a serpentine pattern are the key phrase here. In reviewing case law applicable to annexations he can only say that this is corridor annexation, it is a single area, it is something that the City of Fort Pierce has been engaged in for many years, it was legally challenged on the Okeechobee Road corridor many years ago and found by a local Circuit Court Judge to be in accordance with Florida law. There was a compactness argument that was dispelled by the court. The City Attorney's office has consulted with staff, provided them with their legal opinions and they are very comfortable the annexations conform to Florida law, these two statutes in particular and any case law that has been decided.

Commissioner Sessions stated he has a problem with buying into Mr. Tierney's argument. The property is contiguous, no enclaves and there is an agreement in place that once you receive the water and sewer the property would be annexed into the City.

Mr. Tierney responded that his client pays very high fees for FPUA water; in addition to the water, there is paying for the hook-up, paying for the lines and paying a markup rate for the water. To agree to pay 10 times markup rates is sufficient consideration for the water being received.

Mr. Bill Wallace of 5555 South US Highway 1 stated he never signed an annexation agreement; it was the previous owner of the property. He has been very happy with life as it has been; about the 10th of May he received a notice of hearing with the Zoning board. He stated this is not something the property owners have asked for; it is something that has been thrown onto their table. Once the property is annexed he feels the City needs to take on the liability, stating there is millions in inventory that will become the responsibility of the City to protect. They will be expecting to see blue and white cars circling in and around their inventory. Commissioner Becht interjected that there are car dealerships north of Midway that are paying the real-estate taxes and everything else, asking where is the fairness in allowing others to not pay the taxes when others just to the north are. It is important the City connect these businesses by annexing, adding the City will be providing additional services. Mr. Wallace explained that his business expenses have been historically structured and is facing a very significant increase for what is perceived as very little benefit.

Ms. Debbie Rhodig of 5045 South US Highway 1 wanted to give the Commission a small business owner's perspective. She was approached in March by a representative from

FPUA and told she had to sign the agreement or her water would be turned off in 90 days. She was confused and felt like she was being forced to do something. She requested a meeting with the City Manager, the City Attorney, FPUA and Mr. Koblegard where she was basically told she had no choice. She did not like the way it was done. She loves Fort Pierce, has no problem paying taxes but now her taxes will go up $6,500 and she will be unable to paint her building. This decision affects her and every one of her employees. Commissioner Alexander suggested she contact the City Manager's office; once the property is annexed she will be eligible to apply for a façade grant to get her building painted. She asked why the agreement she signed in March will be retroactive to January 2015.

Mr. Schwerer explained that taxes are retroactive to January 1 by law provided the properties are annexed before July 1. Meetings were held with Ms. Rhodig and it was his understanding the UA negotiated some form of an agreement with her and there were issues he is not at liberty to discuss but he is surprised by the objection being now raised. The agreement was fully explained, a contractual agreement was reached and a standard annexation agreement was signed stating there will be no objection. Mr. Schwerer read from the agreement that the property owner agrees for themselves and on behalf of the property that they will raise no objection the annexation. There is an ordinance that was adopted by the City as a code provision many years ago that says if you receive water and waste water services and do not have an annexation agreement you are given 30 days to sign one. The City is not strong-arming anyone, this is the code, this is the law and we all have to follow the law that has been on the books for many years. If you do not have an agreement for whatever reason and you receive water or waste water you are given 30 days to sign an agreement and if you don't sign, the law provides that the service can then be discontinued. There is also a provision that says if you have an annexation agreement and challenge and refuse to annex then there are provisions terminating water and waste water.

Mr. Michael Weinert of 5255 South US Highway 1 stated they had to sign the agreement a few months ago because of recent construction; they are building a multimillion dollar facility. They are adding jobs and revenue and the way it stands now their taxes are going to go up approximately $24,600 before it is reassessed after completion. This will put a significant crimp in hiring new people; they were looking to hire 10 new people within the next 60 days as they prepare to open. He stated he has a love for Fort Pierce and sponsors many of the events, but what he wanted to get across to the Commission is what this annexation will mean to the business owner, if expenses increase then they cannot hire and create new jobs. He stated they do everything they can for both the City of Fort Pierce as well as St. Lucie County; they even built into the plans a community room for non-profits to come in and have a meeting space. He thinks it shows that they will continue to do whatever they can to continue to be a part of the community.

Commissioner Becht stated that everyone who spoke would say never annex, that they don't want to pay those taxes. It's about the money. Fort Pierce has a serious problem and the additional taxes would allow dealing more proactively with that problem. The problem is not localized; if the City can bring in additional money the City can deal with it proactively. The City has a tremendous turnover rate at the police department, part of that turnover is that the City cannot pay them that money. In keeping a spartan budget, it is difficult to attract and retain officers; we now need more officers and more code enforcement officers. Commissioner Becht pledged that if he gets to say something about the budget it is going to go proactive, not into bloated budgets but into paying people to do the immediate services that are needed.

Mr. Marian Matthews is in total agreement with Commissioner Becht. He stated the problem is that no one wants to pay. If they are getting services, signed up for them with

FPUA and are receiving the services then bring them in and annex. Fort Pierce needs good paying jobs, he believes if there were better jobs there will be more business; you can sell more cars and sell more furnishings. Come in with us, work with us and make this a better Fort Pierce.

Commissioner Alexander stated he has been fighting for annexations in District 1 for 13 years. He is not taking sides but says he can see how they feel pressured to do something.
Mr. Frank Gonzalez with the Bev Smith Automotive Group stated he has been in Fort Pierce for 18 years and he came to hear what everyone had to say. He thinks that he can speak for every business owner here tonight and say they do provide a lot of jobs, a lot of income and a lot of taxes. He does not agree with the delivery, the way this was handled is not right.

Seeing no one further, Mayor Hudson closed the Public Hearing.

Commissioner Becht agreed with Mr. Gonzalez, the City's delivery could have been better. He suggests learning from this and does it better the next time.

It was the consensus of the Commission that the City's delivery was off and capable of doing better.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve Ordinance 15-023 on the first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve Ordinance No. 15-023

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-024 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve Ordinance No. 15-025 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-026 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-027 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-028 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-029 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-030 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve Ordinance 15-031 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-032 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Edward Becht to approve Ordinance No. 15-033 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Edward Becht to approve Ordinance No. 15-034 on rirst reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-035 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-036 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-037 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve Ordinance No. 15-038 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-039 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-040 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-041 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-042 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-043 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve Ordiance No. 15-044 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-045 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve Ordinance No. 15-046 on first reading.

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

NAY: Commissioner Rufus Alexander

Passed

11. MISCELLANEOUS REPORTS & REQUESTS

12. CITY COMMISSION

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Resolution No. 15-R18.

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

Passed

13. COMMENTS FROM THE PUBLIC

Mr. John Graziano
Mr. John Graziano Jr
Ms. Dodi Spence

14. COMMENTS FROM THE CITY MANAGER

a. City Manager Departmental Activity Report

Mr. Robert Bradshaw wanted to give a quick reminder to everyone of the grand opening of the Marina which will be on June 13, 2015 from 9:00 a.m. to 4:00 p.m. Everyone is invited. Also, there will be a follow up on the strategic plan on Thursday, July 16 from 3:00 to 6:00 p.m. Any additional input should be directed to the City Manager's office.

In regard to legislative annexation, at the July 13 conference agenda, the City will be discussing legislative issue. Any other issues that should be discussed need to go to the City Manager's office.

15. COMMENTS FROM THE COMMISSION

Commissioner Alexander reported on the conference in Tampa expressing the great success of the City of Fort Pierce kids. He also requested that FPUA weigh in on the annexations and discuss surcharges.

Commissioner Perona thanked Frank Amandro for his work as Interim Police Chief indicating he was visible, accessible, knowledgeable and involved. His efforts were of great benefit to the city. As to the events of the weekend at Jetty Park, the business owners share the concerns of the residents and will work closely with the city for solutions. Interim Chief Amandro provided an overview of the events along with staffing levels. We are all responsible to come up with viable solutions to our growing problems.

Commissioner Sessions thanked the city for the opportunity to attend the conference in Tampa. It was great to be able to talk and discuss potential solutions to our problems and we also learned we are not the only City having problems with youthful offenders. He suggested that we look into establishing a curfew for our young people. He hopes that the Chief is ready to tackle the problems.

Commissioner Becht expressed his happiness that the new Chief has arrived. He also expressed his appreciation to Frank and his efforts. He recognizes that we have effective law enforcement but that we have a resource issue. There are many ideas about potential tools to address our issues. He asked about the policy allowing police officers in private businesses; the draft is in the City Attorney's office and we hope that it is able to be approved soon. He received a call from the Property Appraiser who is reporting a 2.5% increase in property values which equates to approximately $320,000.00. The annexations will help as well. He is anxious to have a budget workshop to discuss what we can do moving forward. He would love hearing ideas from each department on how we might deal with our violence issues and other ideas to proactively deal with our issues. Ms. Johnson indicated a draft budget is in process. Deputy Chief Amandro reported that we have a curfew ordinance in place and offenders are transported to the JAC facility on Oleander Avenue. Mr. Schwerer indicated the off-duty police policy can be wrapped up quickly; it is a priority item. Commissioner Becht also brought up our lack of School Resource Officers; it is done by the Sheriff's Department but we should have police as well.

Mayor Hudson reported that the business community is willing to help in any way to address future problems. She also shared that at the Preventing Crime in the Black Community conference in Tampa, she was surprised by how many cities are dealing with this issue. It is clear that it is not just a police issue but needs to be addressed in many different ways. The County has the gas tax ordinance on its agenda; they are passing the same formula for a two-year period. Commissioner Becht believes that Port St. Lucie is not going to agree to the new formula and this may be an opportunity to get a formula that is more fair to the cities; it was requested that Mr. Bradshaw contact the Port St. Lucie City Manager and report back. With the seriousness of our budget, it would be helpful if we can avoid losing $500,000 from our budget in the future. Mayor Hudson shared that she attended church at the Haitian Independent Assembly of God; many of the members that were injured in the crash were back in the community. They presented an Award of Appreciation for the City of Fort Pierce.

16. ADJOURNMENT

There being no further business, Mayor Hudson declared the meeting adjourned at 9:55 p.m.

ATTEST:

_____	_____
CITY CLERK	MAYOR COMMISSIONER

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

Meeting Date: 06/15/2015

Re: Paul Pearson

SUBJECT:

Proclamation recognizing the retirement of Officer Paul Pearson.

Attachments

Paul Pearson

Form Review

Form Started By: Linda Cox Started On: 06/01/2015 12:00 PM

Final Approval Date: 06/01/2015

WHEREAS, Officer Paul Pearson began his career on January 21, 1988, as a police reserve officer with the Fort Pierce Police Department and then on September 20, 1988, Officer Pearson became a full-time police officer with the Fort Pierce Police Department; and

WHEREAS, Officer Pearson was deeply devoted and committed to his responsibilities as a member of the Fort Pierce Police Department; and

WHEREAS, Over his career, Officer Pearson served as a patrol officer, crime prevention specialist, field training officer (FTO), department instructor, acting sergeant and Honor Guard; and

WHEREAS, Officer Pearson's strong commitment to community involvement is demonstrated most notably by his implementation of the Fort Pierce Athletic League in 1995; starting with 3 youth to over 700 today; and

WHEREAS, During his term of service, Officer Pearson received several prestigious awards, including:

- Officer of the Quarter in 1992 and 2003
- Lifesaving Award in 1993
- Exceptional Duty Award in 1996 and 2002
- Florida's Crime Prevention Association Officer of the Year Award in 1996
- Palm Beach Post Distinguished Law Officer of the Year Award in 1997
- American Legion Post 40 Officer of the Year Award in 1998
- Who's Who of Prevention Leaders in Florida Award in 2005

WHEREAS, Officer Pearson, throughout his career, received numerous letters of appreciation from citizens and other law enforcement agencies for the professional manner in which he has handled his assignments; and

WHEREAS, Officer Pearson served the citizens of Fort Pierce for 27 years with honor and selfless commitment toward Protecting Our Community making Fort Pierce a safer place for our citizens; and

WHEREAS, Officer Pearson has chosen to retire on June 3, 2015.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, acting on behalf of and with the full support of the City Commission of the City of Fort Pierce, Florida do hereby issue this proclamation in honor of

OFFICER PAUL PEARSON

in appreciation and recognition for his honorable and loyal service to the City of Fort Pierce.

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 15th day of June, 2015.

MAYOR COMMISSIONER

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

Meeting Date: 06/15/2015

Re: Juneteenth

SUBJECT:

Proclamation recognizing May 20 through August, 2015 as Juneteenth Season of Freedom and June 19 as Juneteenth Independence Day. Being received by Marjorie Harrell.

Attachments

Juneteenth

Form Review

Form Started By: Linda Cox Started On: 06/10/2015 09:54 AM

Final Approval Date: 06/10/2015

WHEREAS, America's Independence Day Movement, initiated by the Declaration of Independence and the 4th of July, 1776, did not include enslaved African-Americans as they were not recognized as full human beings. Freedom from slavery was initiated by the enforcement of the Emancipation Proclamation on January 1, 1863, and formally announced by Union General Gordon Granger in Galveston, Texas on the 19th of June, 1865, through the reading of General Order No. 3 to the last group of slaves in bondage, creating America's 2nd Independence Day Celebration, Juneteenth Independence Day, observed on the 19th of June as the oldest African-American holiday; and

WHEREAS, the 19th of June is the freedom forerunner to the 13th Amendment, which implemented freedom for all slaves in the United States, Juneteenth Independence Day completes the cycle of Independence Day Celebrations in America. In 1997, the 105th Congress of the United States passed Senate Joint Resolution 11 and House Joint Resolution 56 officially recognizing Juneteenth Independence Day in America; and

WHEREAS, the Juneteenth celebration commemorates the emancipation of Southern Blacks on June 19, 1865, two and a half years after the signing of the Emancipation Proclamation. The memory of all those who moved from slavery to freedom remains as a lesson for all Americans regardless of their background, race or religion; and

WHEREAS, the Florida legislature issued an apology on March 26, 2008, expressing profound regret for the shameful history of enslaving black people and passing laws that sanctioned involuntary servitude upon generations of African slaves.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim May 20th – August 2015 as:

"JUNETEENTH SEASON OF FREEDOM"

in the City of Fort Pierce and June 19th as:

"JUNETEENTH INDEPENDENCE DAY"

for all Americans as a time to learn more about our common past and to better understand the experiences that have shaped our Nation.

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 15th day of June 2015.

_____

MAYOR COMMISSIONER

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

Meeting Date: 06/15/2015

Re: Demolition Lien Reduction - 514 N 26th Street

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

---

SUBJECT:

Waiver of interest and penalties in the amount of $2,219.80 for demolition lien totaling $3,469.80 against 514 N 26th Street, Ft. Pierce, FL previously owned by Lois Mitchell (Est) and Theresa Spears, 2636 SW Ann Arbor Road, Port St. Lucie, FL 34953 and currently owned by Jasmine L. Wimes, 1012 N 22nd Street, Ft. Pierce, FL 34950 in consideration of payment of $1,250.00 payable in 60 days.

SUMMARY:

Jasmine L. Wimes has submitted a request to waive interest, penalties, and administrative fees in the amount of $2,219.80 leaving a balance due of $1,250.00.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees of $2,219.80 leaving a balance of $1,250.00 payable in 60 days.

Recommendation is based on:

1. Ms. Wimes inherited this property from her parents who received the property through the previous owner's will.
2. Ms. Wimes is a full time student and works part time.
3. She has brought the property taxes current and has been maintaining the property since becoming the owner.
4. She is requesting the reduction of lien so she can continue to take care of the property without additional penalties.

ALTERNATIVES:

1. Deny request.
2. Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N: 2015

Fiscal Year:

Account:

Amount: 1,250.00

OTHER INFORMATION:

$1,250.00 to the general fund.

Attachments

Request for Reduction

Tax Card

Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	06/10/2015 09:46 AM

Form Started By: Collen Greer Started On: 05/26/2015 09:58 AM

Final Approval Date: 06/10/2015

CITY OF FORT PIERCE
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A WAIVER
LOT CLEARING / DEMOLITION LIENS

Property address:	~~1012 N 22nd St.~~ 514 N 26st. Fort Pierce, FL				
Owner(s) of record:	Jasmine Wimes				
Mailing address:	1012 N 22nd St. Fort Pierce, FL				
Property tax ID #:					
Original purchase date:	09/2010	Original purchase price:	Ø		
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 waiver	Jasmine Wimes	Relationship to owner(s):	Owner		
Telephone #:	772-209-1106	Mobile phone #:	772-209-1106		
E-mail:	JasmineWimes@hotmail	Preferred contact method:	cell		
What are owner(s) intentions for property:	To build upon in future				
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?		

City incurred charges (lot clearing, demolition, etc)	$ 1250.00
Administrative fees	$ 75.00
Interest	$ 1794.29
Penalties	$ 348.18
Filling Fee	2.33
TOTAL AMOUNT DUE TO CITY	$ 3469.80
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 2219.80
DOLLAR AMOUNT I AGREE TO PAY	$ 1250.00

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

[signature] (Signature of Owner or Representative)

Jasmine Wimes (Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Jasmine Wimes, 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:

I Am asking for all fee removal and interests on the property. I was given the property from my parents who had the property willed to them from a close friend after passing. I am a full time graduate student and part time worker, I have brought the property taxes up to date and have been attending to the upkeep of the property. I am at this at a financial stand still that I am not able to pay the fees that has been added to Property and would very much appreciate if all fees Could be removed ~~and~~ so that I can continue to take care of property without additional penealties. ~~E~~

Date: 5/12/2015

Signed: [signature]

Print Name: Jasmine Wimes

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jasmine L Wimes 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 # W520-432-91-633-0 as identification.

SWORN TO AND SUBSCRIBED before me this 12th day of May, 2015.

BARBARA G. MOORE
Notary Public - State of Florida
My Comm. Expires Sep 24, 2017
Commission # FF 057068
Bonded Through National Notary Assn.

[signature]

Notary Public, State of Florida

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: 514 N 26 st Fort Pierce, FL

Property Owner: Jasmine Wimes

Mailing Address: 1012 N 22nd st. Fort Pierce, FL

Telephone #: 772-834-4848 Cell Phone #: 772-209-1106

E-Mail Address: jasminewimes@hotmail.com

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

Property Identification

Site Address: 514 N 26th ST
Parcel ID: 2408-501-0079-000-0
Account #: 20202
Sec/Town/Range: 08/35S/40E
Map ID: 24/08N
Zoning: C3
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

Jasmine L Wimes
1012 N 22nd St
Fort Pierce, FL 34950-5740

Legal Description

EMANCIPATION PARK BLK 5 LOT 14 (OR 3271-613)

Current Values

Just/Market:	$1,800	**Assessed:**	$1,800
Exemptions:	$0	**Taxable:**	$1,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	$1,800	$1,800	$0	$1,800
2013	$1,800	$1,800	$0	$1,800
2012	$1,800	$1,800	$0	$1,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-22-2011	3271 / 0613	0111	QC	Wimes,Terry T	$100
05-01-1995	0953 / 0085	01	WD		$500

Total Areas

Land Size (acres):	0.15
Land Size (SF):	6,750
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2014 Saint Lucie County Property Appraiser.

Employee Paystub Information

Indian River State College
3209 Virginia Avenue
Fort Pierce, FL 34981-5596

Jasmine L. Wimes
Tuesday May 12, 2015
1012 North 22ND Street
Fort Pierce
St Lucie
Florida , 34950

Title: TESTING ASSISTANT II
Salary: $0.00
W4-Status: S 2
Additional Withholdings: $

Check Date: 03/31/15
Check Number: 100398119
Reporting Period Dates: 02/14/15 - 02/27/15
Pay Period Dates: 02/14/15 - 02/27/15

Description	Position	Amount
Regular Gross From Assignment	25501	$523.25
Adjustment/Hours: 35.00		
Assignment Total Regular Gross		$523.25
Taxable Gross For Medicare		$523.25
Taxable Gross For Socsec		$523.25
Taxable Gross For Withhold		$523.25
Total Gross		$523.25
Medicare		$7.59
Social Security		$32.44
Withhold		$9.39
Subtotal		$473.83
Net		$473.83
Direct Deposit: Checking		$473.83

Leave Description	Available Leave as of Last Pay Period

Employee Paystub Information

Indian River State College
3209 Virginia Avenue
Fort Pierce, FL 34981-5596

Jasmine L. Wimes
Tuesday May 12, 2015
1012 North 22ND Street
Fort Pierce
St Lucie
Florida , 34950

Title: TESTING ASSISTANT II
Salary: $0.00
W4-Status: S 2
Additional Withholdings: $

Check Date: 04/15/15
Check Number: 100399329
Reporting Period Dates: 02/28/15 - 03/20/15
Pay Period Dates: 02/28/15 - 03/20/15

Description	Position	Amount
Regular Gross From Assignment	25501	$657.80
Adjustment/Hours: 44.00		
Assignment Total Regular Gross		$657.80
Taxable Gross For Medicare		$657.80
Taxable Gross For Socsec		$657.80
Taxable Gross For Withhold		$657.80
Total Gross		$657.80
Medicare		$9.54
Social Security		$40.78
Withhold		$22.84
Subtotal		$584.64
Net		$584.64
Direct Deposit: Checking		$584.64

Leave Description	Available Leave as of Last Pay Period

Employee Paystub Information

Indian River State College
3209 Virginia Avenue
Fort Pierce, FL 34981-5596

Jasmine L. Wimes
Tuesday May 12, 2015
1012 North 22ND Street
Fort Pierce
St Lucie
Florida , 34950

Title: TESTING ASSISTANT II
Salary: $0.00
W4-Status: S 2
Additional Withholdings: $

Check Date: 04/30/15
Check Number: 100400860
Reporting Period Dates: 03/21/15 - 04/03/15
Pay Period Dates: 03/21/15 - 04/03/15

Description	Position	Amount
Regular Gross From Assignment	25501	$665.28
Adjustment/Hours: 44.50		
Assignment Total Regular Gross		$665.28
Taxable Gross For Medicare		$665.28
Taxable Gross For Socsec		$665.28
Taxable Gross For Withhold		$665.28
Total Gross		$665.28
Medicare		$9.65
Social Security		$41.25
Withhold		$23.59
Subtotal		$590.79
Net		$590.79
Direct Deposit: Checking		$590.79

Leave Description	Available Leave as of Last Pay Period

5770SS1 V7R1M0 100423 FTPIERCE 05/12/15 09:43:28

Display Device . . . . . : KATHYA
User . . . . . : KATHY

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 5/12/15
Miscellaneous Receivables Inquiry 09:43:24

Customer ID . . . : 35 Name: 514 N 26TH ST WIMES
Last statement . : 5/12/15 Addr: 240850100790000 WIMES
Last invoice . . : 5/11/15 ., .. .
Current balance . : 3,469.80
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 3,469.80 Type: 001 0000 115 03 00 DEMO
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
	DEMO	DEMOLITION	.00	1250.00	1250.00
	DEMOA	ADMINISTATION/DEMO	75.00	.00	75.00
	FEEDM	FILING FEES/DEMOLITION	.00	2.33	2.33
	INT	DM INTEREST CHARGE 6%/YR	589.19	1205.10	1794.29
	PEN	DM PENALTY CHARGES OF .1%	118.37	229.81	348.18

Bottom

F3=Exit F7=Pending activity F8=Charge hsty F9=Payment hsty
F10=Combined detail F11=Invoice inquiry F12=Cancel F13=Auto charges
F14=Deposit detail F20=Print Activity Listing F21=Other tasks

Property Identification

Site Address: 514 N 26th ST
Parcel ID: 2408-501-0079-000-0
Account #: 20202
Sec/Town/Range: 08/35S/40E
Map ID: 24/08N
Zoning: C3
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

Jasmine L Wimes
1012 N 22nd St
Fort Pierce, FL 34950-5740

Legal Description

EMANCIPATION PARK BLK 5 LOT 14 (OR 3271-613)

Current Values

Just/Market:	$1,800	**Assessed:**	$1,800
Exemptions:	$0	**Taxable:**	$1,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	$1,800	$1,800	$0	$1,800
2013	$1,800	$1,800	$0	$1,800
2012	$1,800	$1,800	$0	$1,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-22-2011	3271 / 0613	0111	QC	Wimes,Terry T	$100
05-01-1995	0953 / 0085	01	WD		$500

Total Areas

Land Size (acres):	0.15
Land Size (SF):	6,750
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **DEMOLITION LIEN REDUCTION**
Address: 514 N 26th Street, Ft. Pierce, FL
Owner: Wimes, Jasmine

DATE: June 15, 2015

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Demolition Lien	$1,250.00	$2,144.80	$75.00
TOTAL	$1,250.00	$2,144.80	$75.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$2,219.80
CANNOT BE WAIVED (ALL DEMOLITION COSTS)	$1,250.00
	$3,469.80

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

Meeting Date: 06/15/2015

Re: Lot Clearing Lien - 514 N 26th Street

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

---

SUBJECT:

Waiver of interest and penalties in the amount of $437.78 for lot clearing lien totaling $508.31 against 514 N 26th Street, Ft. Pierce, FL previously owned by Lois Mitchell (Est) and Theresa Spears, 2636 SW Ann Arbor Road, Port St. Lucie, FL 34953 and currently owned by Jasmine L. Wimes, 1012 N 22nd Street, Ft. Pierce, FL 34950 in consideration of payment of $70.53 payable in 60 days.

SUMMARY:

Jasmine L. Wimes has submitted a request to waive interest, penalties, and administrative fees in the amount of $437.78 leaving a balance due of $70.53.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees of $437.78leaving a balance of $70.53 payable in 60 days.

Recommendation is based on:

1. Ms. Wimes inherited this property from her parents who received the property through the previous owner's will.
2. Ms. Wimes is a full time student and works part time.
3. She has brought the property taxes current and has been maintaining the property since becoming the owner.
4. She is requesting the reduction of lien so she can continue to take care of the property without additional penalties.

ALTERNATIVES:

1. Deny request.
2. Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N: 2015

Fiscal Year:

Account:

Amount: 70.53

OTHER INFORMATION:

$70.53 to the general fund.

Attachments

Request for Reduction

Breakdown

Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	06/10/2015 09:47 AM

Form Started By: Collen Greer Started On: 05/26/2015 10:40 AM

Final Approval Date: 06/10/2015

CITY OF FORT PIERCE
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A WAIVER
LOT CLEARING / DEMOLITION LIENS

Property address:	514 N 26st. Fort Pierce, FL		
Owner(s) of record:	Jasmine Wimes		
Mailing address:	1012 N 22nd st. Fort Pierce, FL		
Property tax ID #:			
Original purchase date:	09/2010	Original purchase price:	0
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 waiver	Jasmine Wimes	Relationship to owner(s):	Owner
Telephone #:	772-831-4848	Mobile phone #:	772-209-1106
E-mail:	Jasmine Wimes @hotmail	Preferred contact method:	Cell

What are owner(s) intentions for property:	To build upon in future			
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?	

City incurred charges (lot clearing, demolition, etc)	$ 70.53
Administrative fees	$ 175.00
Interest	$ 218.49
Penalties	$ 42.66
FILLING FEE	1.63
TOTAL AMOUNT DUE TO CITY	$ 508.31
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 437.78
DOLLAR AMOUNT I AGREE TO PAY	$ 70.53

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

Jasmine Wimes

(Signature of Owner or Representative)

Jasmine Wimes

(Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Jasmine Wimes, 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:

I Am asking for all fee removal and interests on the property. I was given the property from my parents who had the property willed to them from a close friend after passing. I am a full time graduate student and part time worker, I have brought the property taxes up to date and have been attending to the upkeep of the property. I am at this at a financial stand still that I am not able to pay the fees that has been added to Property and would very much appreciate if all fees could be removed ~~and~~ so that I can continue to take care of property without additional penealties. ~~E~~

Date: 5/12/2015

Signed: [signature]

Print Name: Jasmine Wimes

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jasmine L. Wimes 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 # W520-432-91-633-0 as identification.

SWORN TO AND SUBSCRIBED before me this 12th day of May, 2015.

BARBARA G. MOORE
Notary Public - State of Florida
My Comm. Expires Sep 24, 2017
Commission # FF 057068
Bonded Through National Notary Assn.

[signature]

Notary Public, State of Florida

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: 514 N 26 St Fort Pierce, FL

Property Owner: Jasmine Wimes

Mailing Address: 1012 N 22nd St. Fort Pierce, FL

Telephone #: 772-834-4848 Cell Phone #: 772-209-1106

E-Mail Address: jasminewimes@hotmail.com

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

Property Identification

Site Address: 514 N 26th ST
Parcel ID: 2408-501-0079-000-0
Account #: 20202
Sec/Town/Range: 08/35S/40E
Map ID: 24/08N
Zoning: C3
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

Jasmine L Wimes
1012 N 22nd St
Fort Pierce, FL 34950-5740

Legal Description

EMANCIPATION PARK BLK 5 LOT 14 (OR 3271-613)

Current Values

Just/Market:	$1,800	**Assessed:**	$1,800
Exemptions:	$0	**Taxable:**	$1,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	$1,800	$1,800	$0	$1,800
2013	$1,800	$1,800	$0	$1,800
2012	$1,800	$1,800	$0	$1,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-22-2011	3271 / 0613	0111	QC	Wimes,Terry T	$100
05-01-1995	0953 / 0085	01	WD		$500

Total Areas

Land Size (acres):	0.15
Land Size (SF):	6,750
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2014 Saint Lucie County Property Appraiser.

Employee Paystub Information

Indian River State College
3209 Virginia Avenue
Fort Pierce, FL 34981-5596

Jasmine L. Wimes
Tuesday May 12, 2015
1012 North 22ND Street
Fort Pierce
St Lucie
Florida , 34950

Title: TESTING ASSISTANT II
Salary: $0.00
W4-Status: S 2
Additional Withholdings: $

Check Date: 03/31/15
Check Number: 100398119
Reporting Period Dates: 02/14/15 - 02/27/15
Pay Period Dates: 02/14/15 - 02/27/15

Description	Position	Amount
Regular Gross From Assignment	25501	$523.25
Adjustment/Hours: 35.00		
Assignment Total Regular Gross		$523.25
Taxable Gross For Medicare		$523.25
Taxable Gross For Socsec		$523.25
Taxable Gross For Withhold		$523.25
Total Gross		$523.25
Medicare		$7.59
Social Security		$32.44
Withhold		$9.39
Subtotal		$473.83
Net		$473.83
Direct Deposit: Checking		$473.83

Leave Description	Available Leave as of Last Pay Period

Employee Paystub Information

Indian River State College
3209 Virginia Avenue
Fort Pierce, FL 34981-5596

Jasmine L. Wimes
Tuesday May 12, 2015
1012 North 22ND Street
Fort Pierce
St Lucie
Florida , 34950

Title: TESTING ASSISTANT II
Salary: $0.00
W4-Status: S 2
Additional Withholdings: $

Check Date: 04/15/15
Check Number: 100399329
Reporting Period Dates: 02/28/15 - 03/20/15
Pay Period Dates: 02/28/15 - 03/20/15

Description	Position	Amount
Regular Gross From Assignment	25501	$657.80
Adjustment/Hours: 44.00		
Assignment Total Regular Gross		$657.80
Taxable Gross For Medicare		$657.80
Taxable Gross For Socsec		$657.80
Taxable Gross For Withhold		$657.80
Total Gross		$657.80
Medicare		$9.54
Social Security		$40.78
Withhold		$22.84
Subtotal		$584.64
Net		$584.64
Direct Deposit: Checking		$584.64

Leave Description	Available Leave as of Last Pay Period

Employee Paystub Information

Indian River State College
3209 Virginia Avenue
Fort Pierce, FL 34981-5596

Jasmine L. Wimes
Tuesday May 12, 2015
1012 North 22ND Street
Fort Pierce
St Lucie
Florida , 34950

Title: TESTING ASSISTANT II
Salary: $0.00
W4-Status: S 2
Additional Withholdings: $

Check Date: 04/30/15
Check Number: 100400860
Reporting Period Dates: 03/21/15 - 04/03/15
Pay Period Dates: 03/21/15 - 04/03/15

Description	Position	Amount
Regular Gross From Assignment	25501	$665.28
Adjustment/Hours: 44.50		
Assignment Total Regular Gross		$665.28
Taxable Gross For Medicare		$665.28
Taxable Gross For Socsec		$665.28
Taxable Gross For Withhold		$665.28
Total Gross		$665.28
Medicare		$9.65
Social Security		$41.25
Withhold		$23.59
Subtotal		$590.79
Net		$590.79
Direct Deposit: Checking		$590.79

Leave Description	Available Leave as of Last Pay Period

5770SS1 V7R1M0 100423 FTPIERCE 05/12/15 09:43:38

Display Device . . . . . : KATHYA
User . . . . . : KATHY

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 5/12/15
Miscellaneous Receivables Inquiry 09:43:32

Customer ID . . . : 35 Name: 514 N 26TH ST WIMES
Last statement . : 5/12/15 Addr: 240850100790000 WIMES
Last invoice . . : 5/11/15 ., .. .
Current balance . : 508.31
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 508.31 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
	FEELC	FILING FEES/LOT CLEARING	.00	1.63	1.63
	INT01	LC INTEREST CHARGE 6%/YR	34.38	184.11	218.49
	LOTAD	LOT CLEARING ADMIN FEE	75.00	100.00	175.00
	LOTCL	LOT CLEARING	.00	70.53	70.53
	PEN01	LC PENALTY CHARGES OF .1%	6.74	35.92	42.66

Bottom

F3=Exit F7=Pending activity F8=Charge hsty F9=Payment hsty
F10=Combined detail F11=Invoice inquiry F12=Cancel F13=Auto charges
F14=Deposit detail F20=Print Activity Listing F21=Other tasks

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 514 N 26th Street, Ft. Pierce, FL
Owner: Wimes, Jasmine

DATE: June 15, 2015

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$70.53	$262.78	$175.00
TOTAL	$70.53	$262.78	$175.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$437.78
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$ 70.53
	$508.31

Property Identification

Site Address: 514 N 26th ST
Parcel ID: 2408-501-0079-000-0
Account #: 20202
Sec/Town/Range: 08/35S/40E
Map ID: 24/08N
Zoning: C3
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

Jasmine L Wimes
1012 N 22nd St
Fort Pierce, FL 34950-5740

Legal Description

EMANCIPATION PARK BLK 5 LOT 14 (OR 3271-613)

Current Values

Just/Market:	$1,800	**Assessed:**	$1,800
Exemptions:	$0	**Taxable:**	$1,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	$1,800	$1,800	$0	$1,800
2013	$1,800	$1,800	$0	$1,800
2012	$1,800	$1,800	$0	$1,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-22-2011	3271 / 0613	0111	QC	Wimes,Terry T	$100
05-01-1995	0953 / 0085	01	WD		$500

Total Areas

Land Size (acres):	0.15
Land Size (SF):	6,750
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.

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

Meeting Date: 06/15/2015

Re: Extension of Time Request - 1002 Avenue E

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

---

SUBJECT:

Request from owner Erica D. Baker, 2502 Mohawk Avenue, Ft. Pierce, FL for an extension of time of 6 months to pay reduced code enforcement, lot clearing, and emergency repair liens against 1002 Avenue E, Ft. Pierce, FL. On April 6, 2015 the City Commission approved the reducing the liens to $2,869.11 payable in 60 days.

SUMMARY:

On May 28, 2015 received request for extension of time to pay the reduced liens totaling $2,869.11. Ms. Butler is requesting the City Commission to allow her an additional 6 months for all 3 lien payments.

RECOMMENDATION:

Staff recommends granting Erica D. Butler the extension of time to pay the reduced liens.

This recommendation is based on:

1. Erica D. Butler's health is failing her.
2. There is a sale pending.
3. The Special Magistrate recommended to allow her 6 months to pay the reduced code enforcement lien.

ALTERNATIVES:

1. Deny request.
2. Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.

Fiscal Impact

Budgeted Y/N:	2015
Fiscal Year:	
Account:	
Amount:	2,869.11

OTHER INFORMATION:

$2,869.11 to the general fund.

Attachments

Extension

app

Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	06/10/2015 09:47 AM

Form Started By: Collen Greer Started On: 06/03/2015 10:52 AM

Final Approval Date: 06/10/2015

May 28th 2015

City Hall
Code Enforcement Division
100 North US1
Ft. Pierce, FL 34950

Code Enforcement Staff:

This is written request for an extension on the fees related to demolition cost and lawn maintenance incurred by your department for 1002 Avenue E Ft. Pierce FL. It is our understanding the related fees were added after the reduction of the other fees and needed to be addressed in sixty days. This information recently came to our attention. We respectfully request an extension for the payment due to match the due date with the other fees due date. We understand a hearing will be held on June 1st to consider this request.

Thank you for your time and consideration in this matter.

Erica D. Butler
Owner
772-475-7317

Mary Wells
Interested Party
772-359-7083

TO : Robert V. Schwerer, City Attorney

FROM : Robert J. Bradshaw, City Manager

RE : **Lien Reduction Request - 1002 Avenue E**

DATE : April 7, 2015

At the April 6, 2015 meeting, the Fort Pierce City Commission approved the request to reduce code enforcement fines in the amount of $66,490.00 against 1002 Avenue E currently owned by Erica D. Butler, 2502 Mohawk Avenue, Ft. Pierce, FL 34946, to $1,500.00 payable in 60 days.

RJB:aw

c: Colleen Greer, Code Enforcement Specialist
Kathy D'Arton, Accounts Receivable/Banking

TO : Robert V. Schwerer, City Attorney

FROM : Robert J. Bradshaw, City Manager

RE : **Emergency Repair Lien - 1002 Avenue E**

DATE : April 7, 2015

At the April 6, 2015 meeting, the Fort Pierce City Commission approved the request to waive administrative fees in the amount of $100.00 for Emergency Repair Lien against 1002 Avenue E owned by Erica D. Butler, 2502 Mohawk Avenue, Ft. Pierce, FL, leaving a balance of $1,169.11 payable in 60 days.

RJB:aw

c: Colleen Greer, Code Enforcement Specialist
Kathy D'Arton, Accounts Receivable/Banking

TO : Robert V. Schwerer, City Attorney

FROM : Robert J. Bradshaw, City Manager

RE : **Lot Clearing Lien - 1002 Avenue E**

DATE : April 7, 2015

At the April 6, 2015 meeting, the Fort Pierce City Commission approved the request to waive interest, penalties, and administrative fees in the amount of $123.40 for a Lot Clearing Lien against 1002 Avenue E owned by Erica D. Butler, 2502 Mohawk Avenue, Ft. Pierce, FL, leaving a balance of $200.00 payable in 60 days.

RJB:aw

c: Colleen Greer, Code Enforcement Specialist
Kathy D'Arton, Accounts Receivable/Banking

Property Identification

Site Address: 1002 Avenue E | **Parcel ID:** 2404-828-0034-000-5 | **Account #:** 18176 | **Sec/Town/Range:** 04/35S/40E
Map ID: 24/04H | **Zoning:** R4 | **Use Type:** M-F < 10U | **Jurisdiction:** Fort Pierce

Ownership

Erica D Butler

2502 Mohawk Ave
Fort Pierce, FL 34946-1715

Legal Description

JACKSON'S S/D LOTS 25 AND 26 (OR 3209-33)

Current Values

Just/Market:	$41,400	**Assessed:**	$41,400
Exemptions:	$0	**Taxable:**	$41,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	$41,400	$41,400	$0	$41,400
2013	$41,500	$41,500	$0	$41,500
2012	$41,800	$41,800	$0	$41,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-24-2010	3209 / 0033	0001	WD	Johnson,Johnny	$25,000
04-25-1984	0643 / 0440	01	PR		$100

Primary Building Information

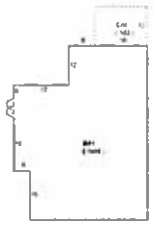
Finished Area of this building: 1,904 SF

Exterior Data

View: N/A | **Roof Cover:** Dim Shingle | **Roof Structure:** Gable | **Building Type:** MFH
Year Built: 1980 | **Frame:** N/A | **Grade:** Y_D | **Effective Year:** 1970
Primary Wall: CB Stucco | **Story Height:** 1 Story | **No. Units:** 2 | **Secondary Wall:** N/A

Interior Data

Bedrooms: 2 | **A/C %** 100% | **Electric:** MAXIMUM | **Primary Int Wall:**
Full Baths: 2 | **Heated %** 100% | **Heat Type:** FrcdHotAir | **Avg Hgt/Floor:** N/A
Half Baths: 0 | **Sprinkled %** 0% | **Heat Fuel:** ELEC | **Primary Floors:** Tile-Ceramic



Total Areas

Finished/Under Air (SF):	2,288
Land Size (acres):	0.27
Land Size (SF):	11,700
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	N/A	2300	1980
CHAINLINK 5'	N/A	460	1980

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

© Copyright 2014 Saint Lucie County Property Appraiser.

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

Meeting Date: 06/15/2015

Re: Fund Request for 4th of July Celebration

Submitted For: Nick Mimms, Deputy City Manager, City Manager

SUBJECT:

Approval of Main Street Fort Pierce's request for $20,000 for the annual 4th of July Celebration.

SUMMARY:

The requested funds of $20,000 will be applied towards the cost of the expenses for the annual event.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

Nick Mimms, Deputy City Manager

COORDINATED WITH:

Doris Tillman, Manager, Main Street Fort Pierce

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2015
Account:	001-6000-513-83-95
Amount:	$20,000

OTHER INFORMATION:

Funding is available and budgeted.

Attachments

Letter from Doris Tillman

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	05/29/2015 04:54 PM
Finance Department	Gloria Johnson	06/10/2015 02:44 PM
City Manager	Robert Bradshaw	06/10/2015 04:35 PM
Form Started By: Jennifer Robinson		Started On: 05/29/2015 04:40 PM

Final Approval Date: 06/10/2015

MAIN STREET
FORT PIERCE

122 A. E. Backus Avenue, Fort Pierce, FL 34950

RECEIVED
TIME
MAY 19 2015
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

May 12, 2015

City of Fort Pierce
Mr. Nick Mimms
P. O. Box 1480
Fort Pierce, Florida 34954

Dear Nick,

Main Street Fort Pierce would like to request the $20,000 in the City budget for the 4th of July Celebration. This year the 4th falls on the first Friday. Financially for us we will need to hold Friday Fest the second Friday. The Original Tiki and Cobbs Landing continue to be a great partner in helping us with the 4th of July.

The cost of fireworks for the size show we have planned increased in price to $14,000. We anticipate our expenses to be $20,000 and request to the City of Ft. Pierce Commission this amount to fund the 2015 4th of July Celebration. Main Street is proud to put this event on for our community in working with the City. We will raise the rest of the funds to cover the fireworks for Friday Fest, which will be a smaller show.

Sincerely,

Doris

Doris Tillman
Manager

"A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE (800-435-7352) WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE." CH26923

Expenses

Fireworks	$14,000.00
Band	$1,000.00
Jeff Brown	$300.00
St. Lucie County Stage	$950.00
Jumbotron - Peak Technology	$1,100.00
Insurance (Special Fireworks)	$762.00
Permits - City	$225.00
Alcohol Permit	$25.00
Fort Pierce Police Detail	$1,000.00
Parks Rental	$800.00
Reliable Poly Johns	$300.00
Ice-City Marina	$450.00
Labor	$1,000.00

Total Expenses **$21,912.00**

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

Meeting Date: 06/15/2015

Re: Purchase of Traffic Equipment from Econolite Group, Inc. in the amount of $69,890.00

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Traffic Equipment from Econolite Group, Inc. of Jacksonville, Florida the City's sole source provider of traffic control equipment in the amount of $69,890.

SUMMARY:

The purchase will allow for intersection upgrades to the Orange Ave corridor to make connection back to the City's central traffic control system located in Engineering. Once completed it will allow for active fault monitoring and centralized control of the corridor. This upgrade will also allow for the implementation of the next phase to upgrade and connect the 25th Street corridor to the City's central control system next year. In addition to the intersection upgrades the purchase also includes spare parts for daily operations.

RECOMMENDATION:

Approval

ALTERNATIVES:

Not to upgrade and not purchase spares for daily operations

RESPONSIBLE STAFF:

Edward Seissiger, Engineering Project Coordinator

COORDINATED WITH:

Matt Joseph with Econolite Group, Inc

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2014/15
Account:	001-4400-541-3492
Amount:	69,890.00

FISCAL IMPACT:

This item is funded under the City's JPA with FDOT for traffic system maintenance.

Attachments

Econolite Quote

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	06/05/2015 09:33 AM
Finance Department	Gloria Johnson	06/05/2015 02:43 PM
City Manager	Robert Bradshaw	06/10/2015 09:47 AM
Form Started By: Ed Seissiger		Started On: 06/05/2015 07:26 AM
Final Approval Date: 06/10/2015		

ECONOLITE Group, Inc.

The Solution Team

Date: June 4, 2015

To:		
	Fort Pierce; City of 100 North U.S. 1 Fort Pierce, FL 34954 Attn: Ed Seissiger	Re: Fort Pierce Spares 6/4/15 Econolite Reference: Q-05190-F0D9

Item #	Part #	Qty	Description	Price per	Extended
1	40691P3	10	Flash Transfer Relay	$30.00	$300.00
3	AENCOREH	4	Autoscope ENCORE MVP Sensor with EasyLock Connector - white	$3,800.00	$15,200.00
4	37006P3	12	Load Switch	$30.00	$360.00
5	ATAPE	4	Terra Access Point	$1,800.00	$7,200.00
6	ATIP1	6	Terra Interface Panel	$650.00	$3,900.00
8	160-1003-501	8	BIU	$185.00	$1,480.00
9	Cobalt	9	Cobalt Controller	$2,650.00	$23,850.00
10	Cabinet	2	TS2T1 Cabinet without controller or MMU	$8,800.00	$17,600.00
			TOTAL:		$69,890.00

Unless specifically requested or noted on this quotation, the product(s) quoted herein may or may not comply with any Buy America requirements.

Quote Valid For: 60 Days
FOB: Econolite Factory
Terms: Net 30
***Shipping: Included**
****Taxes: Included**

Matthew Joseph

Matthew Joseph-Account Manager
mjoseph@econolite.com

Delivery: 4 weeks ARO, approved credit terms and submittal approval when applicable

CABINET: 8 WEEKS

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

Meeting Date: 06/15/2015

Re: FLC Policy Committee

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel expenses in the amount of $357.03 for Commissioner Alexander to attend the Florida League of Cities Legislative Policy Committee Meetings June 25 and 26, 2015 in Orlando, Florida.

SUMMARY:

Commissioner Alexander serves on the Transportation and Intergovernmental Relations Committee with the Florida League of Cities.

RECOMMENDATION:

Approve travel.

ALTERNATIVES:

Don't approve travel.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2015
Account:	001-1000-511-4030
Amount:	357.03

OTHER INFORMATION:

Budget monies remain for this expense.

Attachments

FLC Travel

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	06/10/2015 09:24 AM
Finance Department	Gloria Johnson	06/10/2015 11:29 AM

City Manager	Robert Bradshaw	06/10/2015 02:40 PM
Form Started By: Linda Cox		Started On: 06/03/2015 03:16 PM
Final Approval Date: 06/10/2015		

RECEIVED

TIME _____

REGISTRATION INFORMATION

Florida League of Cities
P.O. Box 1757
Tallahassee, FL 32302

(850) 222-9684

TRAVEL EXPENSE STATEMENT

JUN 05 2015

CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

HOTEL INFORMATION

Hyatt Regency Orlando Airport
9300 Jeff Fuqua Blvd
Orlando, FL 32827

(407) 825-1234

DATE: **6/3/2015**

1. TRAVELER'S NAME: Rufus Alexander
2. DEPARTURE DATE: 6/25/2015
3. RETURN DATE: 6/26/2015
4. DESTINATION: Orlando, FL
5. CODE CHARGE: **001-1000-511-40-30**
6. AMT BUDGETED: _____

DEPARTMENT: Mayor and Commission
DEPARTURE TIME: 1:00 p.m.
RETURN TIME: 1:00 p.m.
PURPOSE: _____

7. BALANCE AVAILABLE: _____

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.

$357.03

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:				
* HOTEL BILL: Confirmation # 32C9X5NW		129.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.575 217.9			125.29	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES			54.00	
* MISC. EXPENSES				
MEALS				
1 BREAKFAST @ $8.00			8.00	
1 LUNCH @ $8.00			8.00	
1 DINNER @ $20.00			20.00	
SPECIAL LUNCHEON/BANQUET			0.00	
6.5% STATE TAX			2.34	
15% GRATUITIES			5.40	
TOTALS	0.00	129.00	228.03	

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

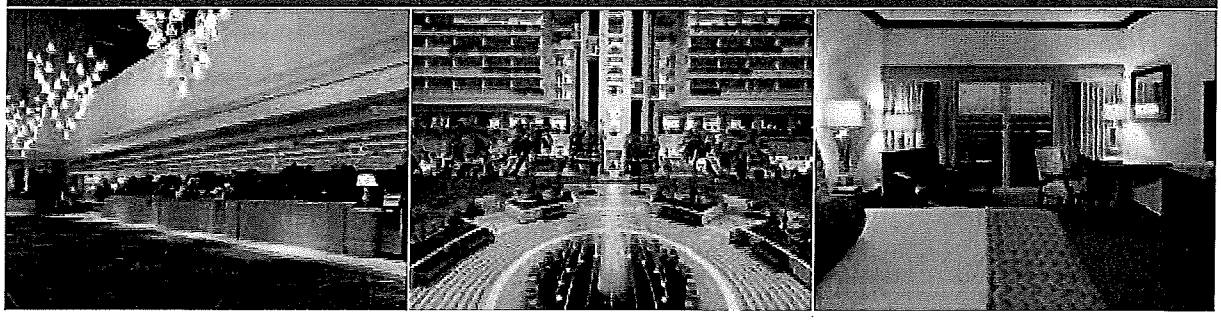
_____
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

_____
_____
_____
_____

* RECEIPT REQUIRED
REV 1/15 DLN

HYATT REGENCY



FL LEAGUE CITIES (LEAG) ~ 22-Jun-2015 - 29-Jun-2015 ~ Hyatt Regency Orlando International Airport

Dear RUFUS ALEXANDER,

Your reservation at Hyatt Regency Orlando International Airport has been changed. You will find details of your reservation below. To make any additional changes, please click here or call 888-421-1442.

We look forward to welcoming you to Hyatt Regency Orlando International Airport.

- The Staff of Hyatt Regency Orlando International Airport

Reservation Details

Online Confirmation:	32C9X5NW
Date Modified:	05-Jun-2015
Reservation Name:	RUFUS ALEXANDER
Arrival Date:	25-Jun-2015
Departure Date:	26-Jun-2015
Room Type:	King
Number of Rooms:	1
Number of Guests:	1
Night by Night Rate:	**Date** **Guest(s)** **Status** **Rate** 25-Jun-2015 1 Confirmed 129.00 Additional Guest Rate Second Guest 0.00 Third Guest 25.00 Fourth Guest 25.00 Fifth Guest 0.00
Total Charge:	129.00
	Room rates shown do not include State Tax of 6.5% and County Tax of 6.0% (taxes

Tax Disclosure:	are subject to change without notice).
Add-Ons:	
Cancel Policy:	Guest room must be canceled by 4pm EST day prior to arrival to avoid one night room/tax cancel fee.

Hempshire Steak House

Nightlife

Walt Disney World Resort

Thank you for registering for FLC Legislative Policy Committee Meetings: June 25-26, 2015 <Watchdog: Virus checked>
Holly McPhail
to:
amartin
06/04/2015 02:22 PM
Hide Details
From: Holly McPhail <hmcphail@flcities.com>
To: amartin@city-ftpierce.com
Please respond to hmcphail@flcities.com

FLC Legislative Policy Committee Meetings: June 25-26, 2015

Please confirm your attendance at the first round of committee meetings for 2015-2016 by completing this form in its entirety. The Legislative Debriefing is scheduled for Thursday, June 25, from 4 pm - 6 pm (reception to follow). The individual policy committees will meet on Friday, June 26, from 9 am - 2 pm (breakfast and lunch provided).

Thursday June 25, 2015 at 4:00 PM EDT
-to-
Friday June 26, 2015 at 2:00 PM EDT

Hyatt Regency Orlando International Airport Hotel
9300 Jeff Fuqua Blvd
Orlando, FL 32827

You have successfully registered for the first round of FLC committee meetings for the 2015-2016 Legislative Policy Development process. If any of the information displayed below is incorrect or you have questions, please contact Holly McPhail, FLC Legislative Assistant, at 850-701-3604 or hmcphail@flcities.com.

If you would like to live tweet during this event, please use the hashtag #HOMERULE.

Personal Information

First Name:	Rufus
Last Name:	Alexander
Email Address:	amartin@city-ftpierce.com

Business Information

Job Title:	commissioner
City:	fort pierce

Policy Committee

Please select which policy committee you serve on.	Transportation & Intergovernmental Relations
Please confirm which meetings you will participate in.	Thursday, June 25, from 4 pm - 6 pm

Contact
Holly McPhail
Florida League of Cities
850-701-3604
hmcphail@flcities.com

Add to Calendar

This email was sent to amartin@city-ftpierce.com by hmcphail@flcities.com
because you registered for FLC Legislative Policy Committee Meetings: June 25-26, 2015. Click here if you no longer wish to receive emails about this event.

Florida League of Cities | 301 S. Bronough street Suite 300 | Tallahassee | Florida | 32301

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

Meeting Date: 06/15/2015

Re: Conceptual Development Plan - Pro Team Med - Drug & Alcohol Treatment Center -3295 S US Highway 1

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

---

SUBJECT:

Approval of a Conceptual Development Plan submitted by Pro Team Med LLC, which proposes the construction of a Drug & Alcohol Treatment Center at 3295 S US Highway 1, Fort Pierce, FL. Property is zoned C-3, General Commercial and R-4, Medium Density Residential.

SUMMARY:

- The applicant is requesting the review and approval of a Conceptual Development Plan pursuant to Section 22-58(e) of the City Code for consideration of Drug & Alcohol Treatment Center at 3295 S US Highway 1.
- The 3.06 acre site is predominantly vacant, with the presence of natural vegetation, and has split zoning designations of C-3, General Commercial and R-4, Medium Density Residential.
- The considered complex is presented for development in two (2) phases, collectively representing 24,885 square feet in new construction, to provide a single campus to provide comprehensive rehabilitation services to individuals, from detoxification to sobriety.
- The type and scale of the development will require formal Site Plan, Conditional Use, and Concurrency application and review for both of the proposed components of the facility to authorize development.
- The Planning Board, at their May 12th, 2015 meeting, voted 9 to 1 to recommend approval of the requested Conceptual Development Plan.
- Property notification letters are not distributed for Conceptual Development Plans

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Affected City Departments

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The subject consideration does not provide any formal authorizations or entitlements for development, therefore it should not present any fiscal impact. Upon consideration of any formal development applications, increased ad-valorem tax revenue would be generated from development of the subject site, if it is not operated as a Non-profit facility.

Attachments

Staff Report
Site Aerial
Zoning Maps - Fort Pierce & SLC
Application
Justification Statement
Conceptual Plan
Property Survey
TRC Comments & Responses
Planning Board Meeting Minutes - May 2015 - (Not-adopted)
Property Record Card

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	06/10/2015 09:48 AM

Form Started By: Kori Benton
Started On: 06/05/2015 04:37 PM
Final Approval Date: 06/10/2015

CITY OF FORT PIERCE
PLANNING DEPARTMENT

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

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

RE: **Conceptual Development Plan**
Pro Team Med - Drug & Alcohol Treatment Center
3295 S US Highway 1

DATE: June 5, 2015

STAFF REPORT

Owner/Applicant: Pro Team Med LLC.
Robin Lloyd, Sr.
5089 HWY A1A Suite 100
Vero Beach, FL 32960

Representative: Engineering Design & Construction, Inc.
fka: Atlantic Design Group of Florida, Inc. (ADG)
Brad Currie, AICP
469 NW Prima Vista Blvd
Port St. Lucie, FL 34983

Requested Action: Approval of a Conceptual Development Plan

Location: 3295 S US Highway 1

Parcel IDs: 2427-601-0051-000-4

Zoning: C-3, General Commercial & R-4, Medium Density Residential

Surrounding Zoning:

North	East	South	West
C-3 & R-4	C-3	(SLC) RM-11/CO/CG	R-4

Future Land Use: GC, General Commercial & RM, Residential Medium Density

Parcel Size: 3.06 acres

Utilities: Located within the FPUA Retail Service Area

Request

The applicant is requesting the review and approval of a Conceptual Development Plan pursuant to Section 22-58(e) of the City Code. Section 22-58(e) of the City Code provides that prior to, but not in lieu of, submission of a complete application and site plan the applicant may, solely at his own election, utilize the following procedure:

> (1) A conceptual development plan may be submitted to the department of planning and development, which shall schedule a meeting for its consideration by the city planning board. The conceptual development plan shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use;
>
> (2) The city planning board shall review the conceptual development plan and make recommendations as appropriate for its approval or disapproval;
>
> (3) The city commission shall hold a hearing and approve or disapprove the conceptual development plan or approve it with conditions.

Staff Analysis:

The applicant is requesting review of a Conceptual Development Plan for a Drug & Alcohol Treatment Center at 3295 S US Highway 1. The 3.06 acre site is predominantly vacant, with the presence of natural vegetation. The subject site has split zoning designations of C-3, General Commercial and R-4, Medium Density Residential. The presented development plan utilizes both through the distribution of the proposed commercial and residential components accordingly.

The site is located on the west side of South US Highway 1, fronting US Highway 1 and backing up to South 7th Street. The Pine View Mobile Home Park lies to the north, with a split zoning similar to the subject site. The properties to the east, across US Highway 1, are zoned C-3 and are predominantly vacant, with the presence of the main entrance to the High Point residential community. A duplex subdivision, zoned R-4 and RM–11 (SLC) is located to the west. A small commercial plaza and mobile home park are situated to the south, outside of the City limits with split zoning of RM-11, CO, and CG.

The proposed complex is presented for development in two (2) phases, collectively representing 24,885 square feet in new construction. The concept for the project is to provide a single campus to provide comprehensive rehabilitation services to individuals, from detoxification to sobriety.

The primary structure (Building #2) is designated as a commercial detoxification facility, which is classified by the City's zoning ordinances as a Social Service Institution, requiring consideration of Conditional Use approval. This phase would consist of 9,135 sq. ft. containing 28 beds, and support offices, with the provision of a secured open-air area to the rear. The general timeline for patients of this element of the facility is suggested between five (5) to (7) days.

The secondary phase (Building #1) is designed as an Adult Congregate Living Facility (ACLF) which would provide residential care for patients seeking drug and alcohol recover, also requiring consideration of Conditional Use approval. This portion would consist of 15,750 sq. ft. encompassing 48 beds, support offices, as well as a secured outdoor area to the rear. The timeline for residential patients

is generally indeterminate, as each patient may require a varying level or period of care to achieve a successful recovery.

The type and scale of the development will necessitate formal Site Plan, Conditional Use, and Concurrency application and review for both of the proposed components of the facility. Furthermore, any such applications will be reviewed pursuant to the established design review guidelines in City Code Section 22-59, as it is proposed along an arterial roadway and requires site plan consideration.

The conceptual development plan presents primary access to the site via a two-way driveway on US Highway 1, extending uniformly across the entire development. The plan provides emergency access onto 7th Street, an unimproved residential street maintained by St. Lucie County. The proposed access points are subject to review and approval by the Florida Department of Transportation (FDOT) and St. Lucie County Engineering.

Off-street parking is presented at a level of one space per three beds pursuant City Code Sec. 22-60 (d) (3)i., as the uses are comparable to, or within the classification of, sanitariums, rest homes, convalescent homes and adult congregate living facilities. Storm water retention is presented via a dry retention area located near the center of the site, acting as separation between the two buildings.

Lighting and landscaping plans were not provided with the conceptual development plan; however areas are reserved on the plan to accommodate the required buffer areas. In the absence of a landscape plan or tree survey, staff is unable to verify compliance with established tree preservation or interior vehicular use landscaping requirements. Native vegetation present along the north and south property lines may offer to a nature buffer between abutting sites, if adequately supplemented with further landscaping, or appropriate walls or fencing.

The plan includes an internal sidewalk to provide connectivity throughout the campus; however there are no provisions for the installation of the Code required sidewalk along US Highway 1 and 7th Street; however a payment in-lieu of request for these sidewalk connections is noted. At this time, justification has not been substantiated at this time, therefore the incorporation of said sidewalks is essential.

The potential traffic impacts of the proposed facility have not been assessed and submitted with this application for review. It is noted that the adjacent High Point residential community generates a notable volume of traffic from the more than 800 condominium units. The main access to this gated community, which is across from the subject site, has been evaluated in the past for a traffic light to accommodate the volume of traffic; however it has not been implemented. This development, depending upon impacts and the future of the US Highway 1 improvements may attract further attention to, and analysis of, this matter.

The City of Fort Pierce has not defined distance or buffer requirements specific to the proposed use type, however staff reviewed the proposed use with regards to the established uses within a 1,000 ft. radius. The evaluation considered the proximity of the site to similar facility types, single-family home subdivisions, churches or religious centers, public or private schools or daycare facilities, public parks, or establishments selling or serving alcoholic beverages. Of the use types reviewed, two (2) establishments offering the sale of alcoholic beverages were identified; Charlie's II Restaurant & Package Store and a Westar Gas Station. The facilities are approximately 500 and 1,000 ft. to the north, respectively. Further review of the intensity of the site and potential impacts to the surrounding

neighborhood and established uses will be completed upon formal application for Site Plan, Conditional Use, and Concurrency.

Technical Review Committee:

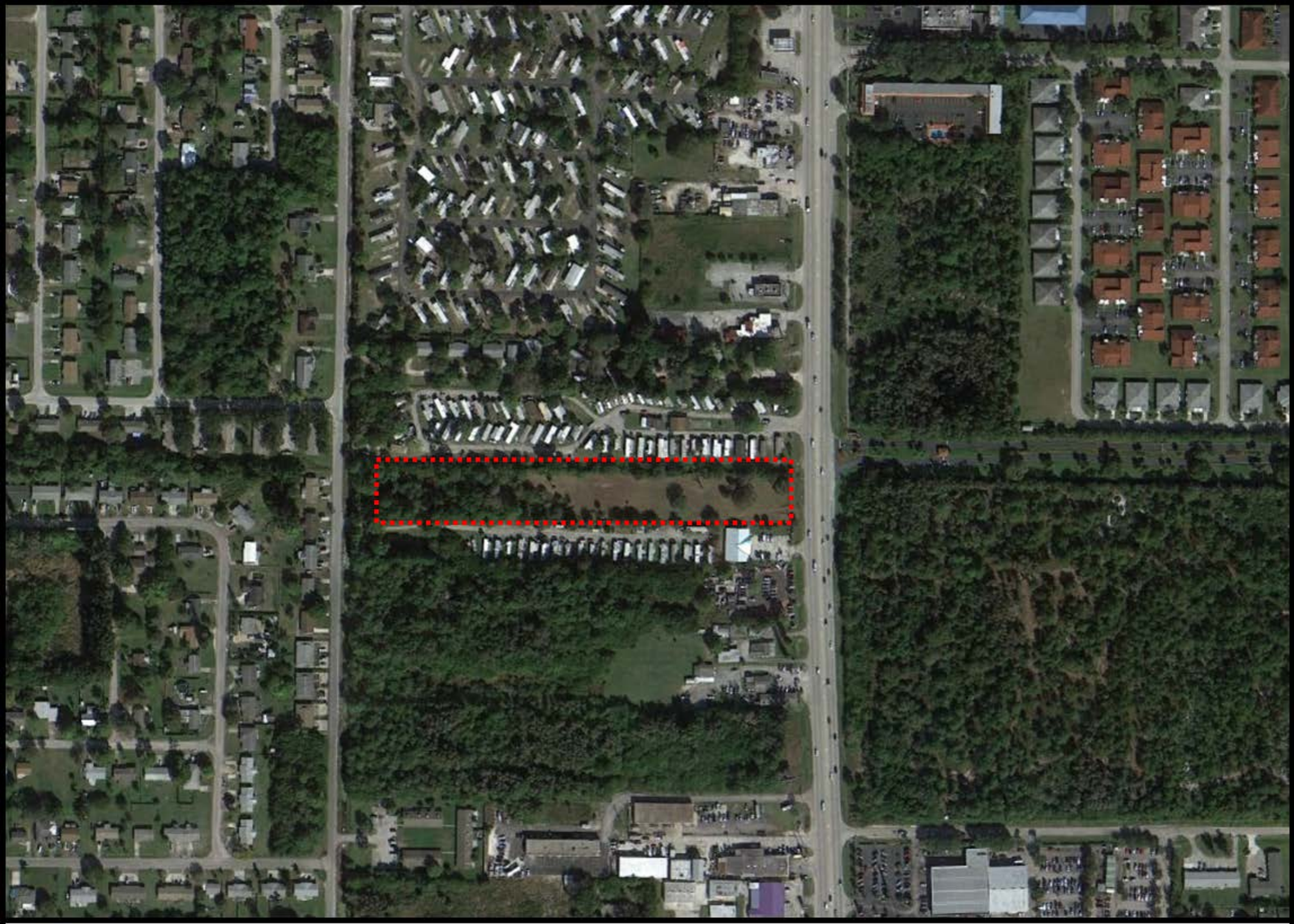
All affected departments have reviewed the submittals and have provided comments regarding the proposed conceptual development based on compliance and consistency with the requirements of the City Code, and other applicable regulations.

Planning Board Recommendation:

The Planning Board, at their May 12th, 2015 meeting, voted 9 to 1 to recommend approval of the requested Conceptual Development Plan.

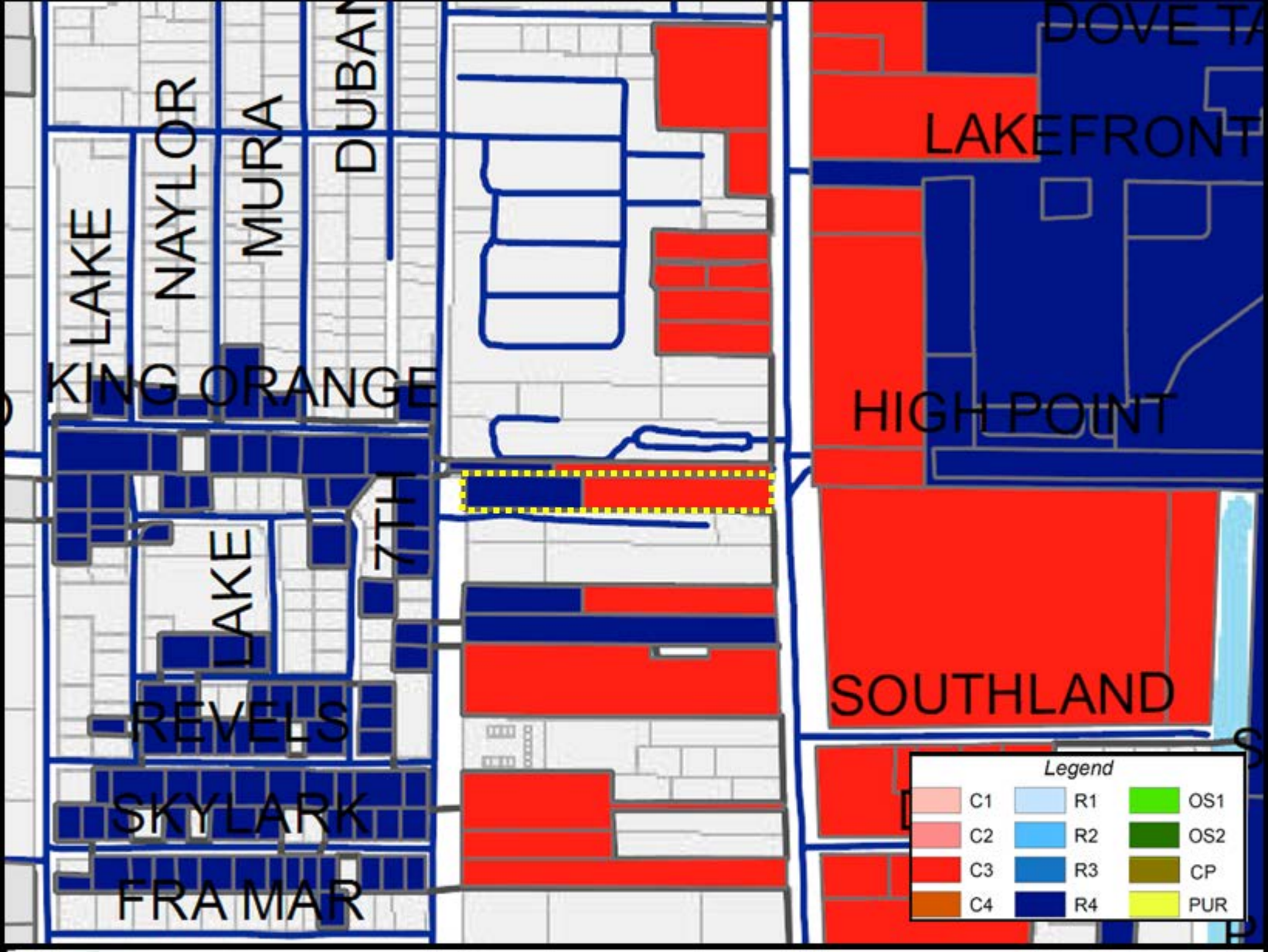
Staff Recommendation:

The proposed Conceptual Development Plan meets the general requirements of the City Code, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the City Commission **approve** the submitted plan in its conceptual form.



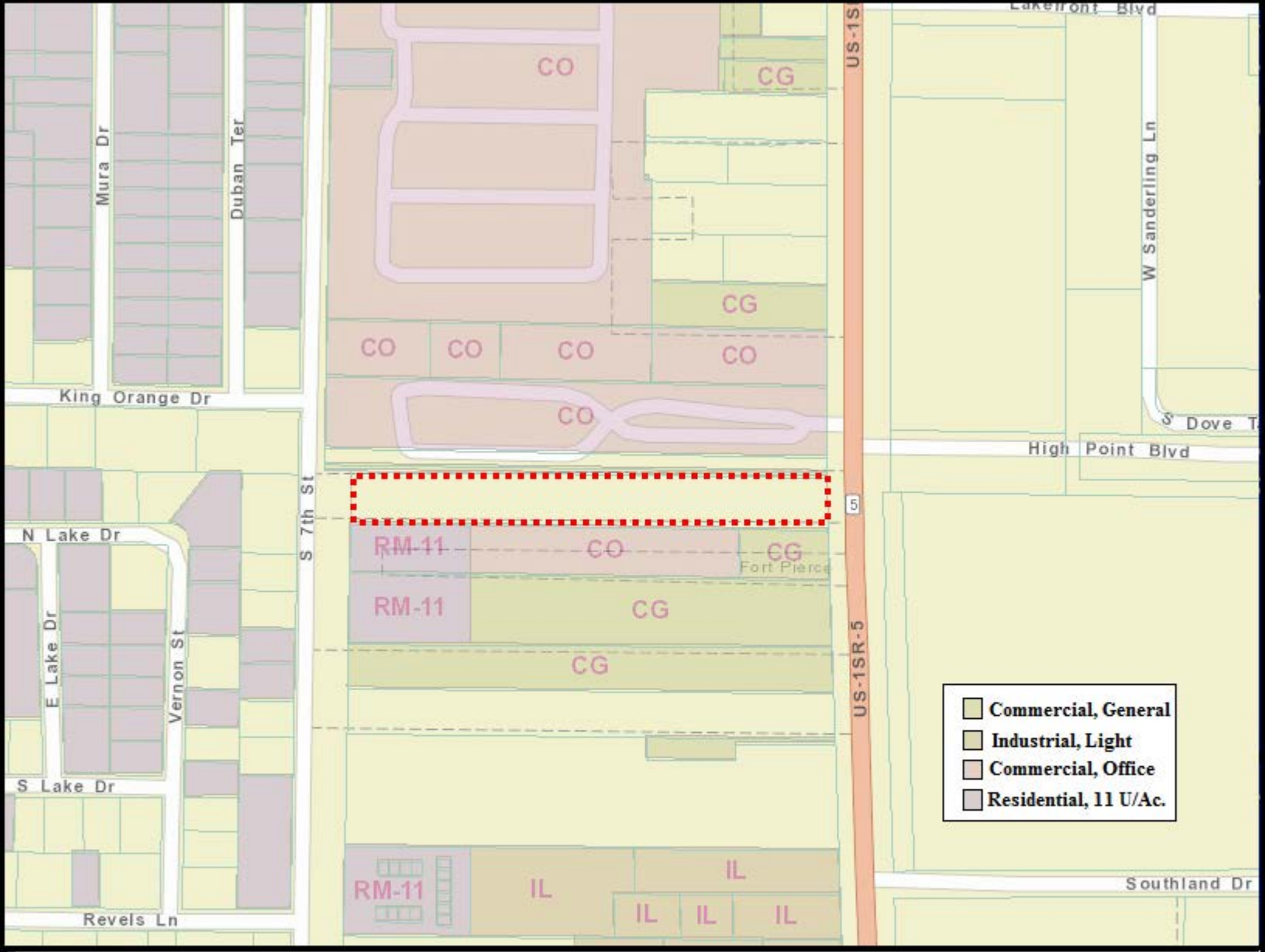
3295 S US Highway 1

Site Aerial



3295 S US Highway 1

Zoning Map



3295 S US Highway 1

Adjacent SLC Zoning

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

APPLICATION FOR CONCEPTUAL DEVELOPMENT PLAN

Project Name: Pro Team Med

1. Project description for which conceptual approval is requested. Proposed _____ sq ft. detox recovery facility.
2. Property Tax ID # 2427-601-0051-000-4
3. Property address S. US Highway 1, Fort Pierce, FL
4. Zoning district R4 **5.** Future Land Use GC **6.** Total Acreage 2.49
7. Building Height(s)_____ **8.** Building (S.F.) _____ **9.** Dwelling Units _____
10. Historic District (Y/N)_____ **11.** Lot Coverage (S.F.) _____
12. Name of Owner(s): Pro Team Med LLC
    Signature of owner(s): [signature]
    Mailing Address: 2015 31st Avenue
    (City) Vero Beach (State) FL (zip) 32960
    Phone # 772-978-1143
13. Name of Applicant: Same as owner
    Signature of Applicant: _____
    Mailing Address: _____
    (City) _____ (State) _____ (zip) _____
    Phone # _____
14. Name of Representative: Atlantic Design Group of Florida
    Signature of Representative: _____
    Mailing Address: 469 NW Prima Vista Blvd
    (City) Port St. Lucie (State) FL (zip) 34983
    Phone # 772-340-4990 Fax # 772-340-7996
    E-mail: bradc@atlanticdesigngroup.com

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

Robin A. Lloyd, Sr. As Manager of 772-234-5300
Property Owner's Name (Please Print) Phone

5089 Highway A1A, Suite 100, Vero Beach FL 32963
Address State Zip

Robin A Lloyd Mgr 5/14/15
Property Owner's Signature Date

STATE OF FLORIDA)
~~ST LUCIE~~ COUNTY)
Indian River SB
The foregoing instrument was acknowledged before me this 14th day of May, 2015, by Robin A. Lloyd, Sr who is personally known to me or has produced _____ as identification.

Shonla Brannigan
Signature of Notary (seal)

SHARLA BRANNIGAN
Notary Public - State of Florida
My Comm. Expires Oct 23, 2016
Commission # EE 846123

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (9) 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 (12) 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 (5) 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:

1. Conceptual Development Plan with layout of the proposed development;
2. Statement describing in detail the character and intended use;
3. Statement bearing on the ownership and control of the proposed use.

An Intake Review Meeting will be required before any submittals are accepted

To be completed by the City of Fort Pierce

Date Received _____ By _____

Fee: _____ Receipt: _____

Pro Team Med, LLC
5089 Hwy A1A, Suite 100
Vero Beach, FL 32963

AGENT CONSENT FORM

Project Name: Pro Team Med

BEFORE ME THIS DAY PERSONALLY APPEARED Robin A. Lloyd Sr., WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. / Bradley J. Currie, AICP to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to, Pro Team Med, for the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14th day of May, 2015, by Robin A. Lloyd Sr. (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Sharla Branigan
(Signature of Person Taking Acknowledgement)

Sharla Branigan
(Name of Acknowledger Typed, Printed or Stamped)

Notary Public
(Title or Rank)

EE 846123
(Serial Number, if any)

(Notary's Seal)

SHARLA BRANIGAN
Notary Public - State of Florida
My Comm. Expires Oct 23, 2016
Commission # EE 846123

Robin A. Lloyd AS MGR.
Owner's Signature

Robin A. Lloyd
Owner's Name (Print)

5089 HWY A1A, Ste 100
Street Address

Vero Beach, FL 32963
City, State, Zip Code

(772) 234-5500
Telephone

2015 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L14000049149

Entity Name: PRO TEAM MED, LLC

Current Principal Place of Business:

5089 HWY A1A SUITE 100
VERO BEACH, FL 32963

Current Mailing Address:

5089 HWY A1A SUITE 100
VERO BEACH, FL 32963 US

FEI Number: 46-5229811

FILED
Feb 10, 2015
Secretary of State
CC0938552472

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LLOYD, ROBIN A SR
5089 HWY A1A SUITE 100
VERO BEACH, FL 32963 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: Robin A Lloyd 2/10/2015

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	LLOYD, ROBIN A SR
Address	5089 HWY A1A SUITE 100
City-State-Zip:	VERO BEACH FL 32963

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROBIN A. LLOYD SR. MGR 02/10/2015

Electronic Signature of Signing Authorized Person(s) Detail — Date

ATLANTIC DESIGN GROUP

JUSTIFICATION STATEMENT & COVER LETTER

Conceptual Development Plan

Pro Team Med

December 11, 2014

REQUEST

On behalf of the Petitioner, Atlantic Design Group of Florida, Inc. is requesting Conceptual Development Plan approval for a 3.06 acre property located on the west side of US 1, approximately .50 miles south of Edwards Road. The applicant is requesting Conceptual Development Plan approval for a Drug & Alcohol Treatment Facility with Detoxification.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property consists of approximately 2.49 acres and is located on the west side of US 1, approximately .50 miles south of Edwards Road. It can be identified by the parcel ID number: 2427-601-0051-000-4. The project currently has a split Future Land Use designation of General Commercial (GC) and Medium Density Residential (MD). The property also has a split zoning designation of C3 and R4.

The applicant met with members of the City of Fort Pierce to discuss this project on April 22, 2014 and on November 5, 2014. During the meetings the extensive approval process required for this project was discussed. City Staff suggested that we pursue the Conceptual Development Plan Approval so that we can determine if we have support for the project. This will allow the project to go through the process and determine if there are any roadblocks to the proposal. The application will go before the Technical Review Committee (TRC), the Planning Board, and the City Commission. If approved, the applicant would then have the confidence to begin the official process. This process allows the applicant to gain preliminary support for a project without spending the signification amount money required for the actual applications.

Section 22-58(e) of the City of Fort Pierce Zoning Ordinance identifies the Conceptual Development Plan procedure. It states, applicants have the option to request this approval in addition to the required site plan application. The Section states the applicant shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use. In addition, the Code states that the application shall be heard by the City Planning Board and the City Council.

Conceptual Development Plan & Character of the Development

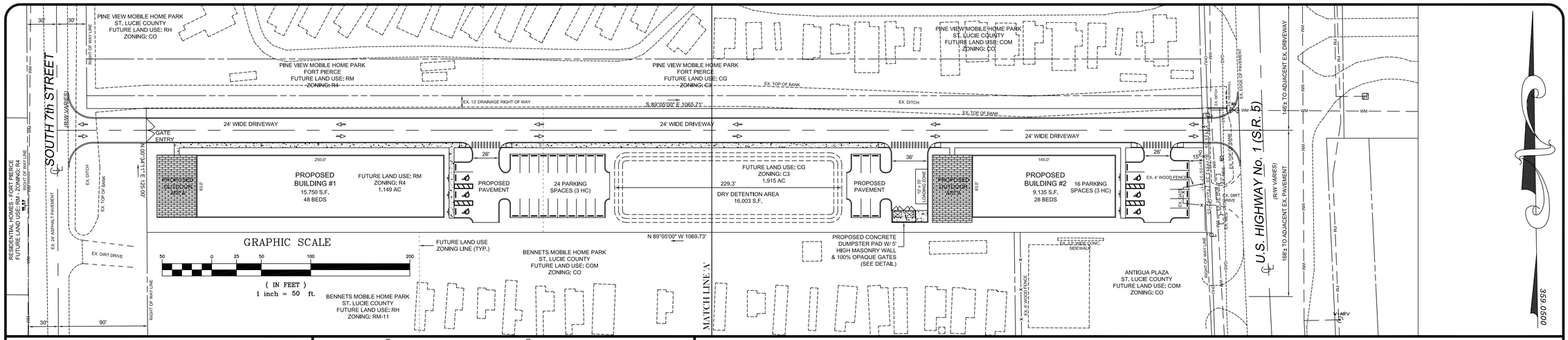
The Conceptual Development Plan submitted with this justification statement identifies a total of 24,885 square feet in two (2) buildings. Building 2 is proposed to be the detox portion of the facility. Building 1 is proposed to be the Drug & Alcohol Rehab facility. The concept for this project is to have one place to obtain the complete rehab process, from detox to sobriety. Building 2 will contain approximately 28 beds and building 1 will contain 48 beds. The project will be built in two phases. Each building will have an outdoor area for the patients to obtain needed outdoor time.

The City is in the process of adopting a new Code which will include a use known as Social Service Institution. This use will be on the front portion of the property. The back part of the property will be considered an Adult Congregate Living Facility (SCLF).

The property does have a split zoning and land use. It is not uncommon for properties to be developed under a split zoning and land use. The uses on each section of the property must simply follow the rules of the respective land use and zoning designations. In the case of the subject property, discussions were that the entire property would have to be changed to General Commercial land use and C3 zoning. If these were to occur, it would push the commercial land use and zoning further to the west. This could be considered a bad thing. If the land use and zoning were changed to commercial, and the proposed project did not move forward, there would be an opportunity for more intensive commercial to be placed on the property. The application strongly suggest to allow the development of the site under the existing spilt land use and zoning.

Based on the above and attached information, the Petitioner respectfully requests approval of the proposed Conceptual Development Plan.

C:\Users\Brad\Desktop\14-106 - Miller - Ft. Pierce Property\ADG Documents\Submittal Documents\Justification Statement\2014-12-11_Pro_Team_Med_CDP_Justification_Statement_14-106.docx



LEGAL DESCRIPTION

LOT 178, LESS THE WEST 60 FEET AND THE EAST 10 FEET THEREOF, MARAVILLA GARDENS UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 62 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST

CONTAINING 133,448 S.F., 3.064 ACRES

PARCEL ID #: 2427-601-0051-000-4

PROJECT NAME: PRO TEAM MED

OWNER/DEVELOPER: PRO TEAM MED LLC
2015 31st AVENUE
VERO BEACH, FL 32960-3022

SITE DATA

FUTURE LAND USE: RM - CG
EXISTING ZONING: R4 - C3

GROSS SITE AREA 133,448 S.F. (3.064 AC) = 100.00%

IMPERVIOUS AREA 81,075 S.F. (1.862 AC) = 60.75%
PROPOSED BUILDING #1 15,750 S.F. (0.362 AC) = 11.80%
PROPOSED BUILDING #2 9,135 S.F. (0.210 AC) = 6.85%
PROPOSED PAVEMENT 50,950 S.F. (1.170 AC) = 38.18%
PROPOSED PAVERS 5,240 S.F. (0.120 AC) = 3.93%

PERVIOUS AREA (OPEN SPACE): 52,373 S.F. (1.202 AC) = 39.25%

BUILDING DATA:

PROPOSED BUILDING #1 = 15,750 S.F.
PROPOSED BUILDING #2 = 9,135 S.F.
TOTAL BUILDING AREA = 24,885 S.F.

BUILDING HEIGHT:
ONE STORY (HEIGHT OF 25 FT.)

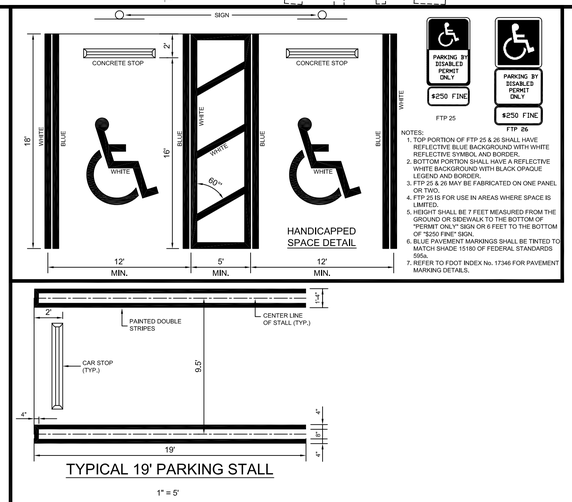
PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA

PARKING CALCULATIONS:

PARKING REQUIRED:

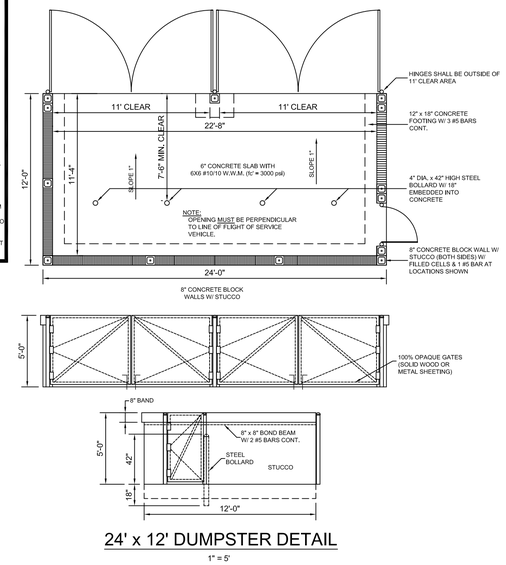
1 SPACE / 3 BEDS DETOX RECOVERY FACILITY
76 BEDS / 3 = 26 SPACES

PARKING REQUIRED = 26 SPACES (2 HC)
PARKING PROVIDED = 40 SPACES (6 HC)



TYPICAL 19' PARKING STALL

1" = 5'



24' x 12' DUMPSTER DETAIL

1" = 5'

LOCATION MAP

LEGEND	
	RUNOFF FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
7	BLOCK NUMBER
	MITERED END SECTION
10	NUMBER OF PARKING SPACES
	HANDICAP STALL
LPM	LOW PRESSURE FORCE MAIN
TSB	EX. TRAFFICE SIGNAL BOX

Date	Revisions	By
12-11-14	CDP SUBMITTAL	RWF
03-11-15	PER TRC	RWF

ATLANTIC DESIGN GROUP
160 NW PRIMA VISTA BOULEVARD
PORT ST. LUCIE, FLORIDA 34983
EMAIL: frank@atlanticdesigngroup.com
Phone: (772) 336-0990
Fax: (772) 336-0996
BPR & PBPE License No. 30731

PRO TEAM MED

CONCEPTUAL DEVELOPMENT PLAN

DRAWN	BC
CHECKED	BC
DATE	12-11-2014
SCALE	1" = 50'
JOB NO.	14-106
SHEET	1

(DATE)

R.J. KENNEDY, P.E.
#56218
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455

PINE VIEW MOBILE HOME PARK
ST. LUCIE COUNTY
FUTURE LAND USE: RH
ZONING: CO

PINE VIEW MOBILE HOME PARK
FORT PIERCE
FUTURE LAND USE: RM
ZONING: R4

PINE VIEW MOBILE HOME PARK
FORT PIERCE
FUTURE LAND USE: CG
ZONING: C3

EX. 13' DRAINAGE RIGHT OF WAY

S 89°05'00" E 1065.71'

SOUTH 7th STREET
(R/W VARIES)

RESIDENTIAL HOMES - FORT PIERCE
FUTURE LAND USE: RM - ZONING: R4

EX. DITCH
EX. TOP OF BANK
EX. 24' ASPHALT PAVEMENT
EX. DIRT DRIVE

24' STOP BAR
STOP
R1 - 1

24' WIDE DRIVEWAY
GATE ENTRY
PROP. WATER SERVICE
WATER SERVICE
GRAVITY SEWER MAIN
24' WIDE DRIVEWAY

5' CONCRETE SIDEWALK

N 00°54'11" E 125.00'

50.47'
250.0'
6.33'
5.67'
20.15'
19'
24' STOP BAR
R12'
R5'
STOP
R1 - 1

PROPOSED OUTDOOR AREA
50.00'
40'
15'

PROPOSED BUILDING #1
15,750 S.F.
48 BEDS

FUTURE LAND USE: RM
ZONING: R4
1.149 AC

H.C. SIGNS (TYP.)
(SEE DETAIL)

PROPOSED PAVEMENT
26'
24 PARKING SPACES (3 HC)
9.5' TYP.
10
12'
5'

FUTURE LAND USE: CG
ZONING: C3
1.915 AC

DRY DETENTION AREA
16,003 S.F.

N 89°05'00" W 1069.73'

FUTURE LAND USE
ZONING LINE (TYP.)

BENNETS MOBILE HOME PARK
ST. LUCIE COUNTY
FUTURE LAND USE: COM
ZONING: CO

BENNETS MOBILE HOME PARK
ST. LUCIE COUNTY
FUTURE LAND USE: RH
ZONING: RM-11

MATCH LINE 'A'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

30' 30' 90'
RIGHT OF WAY LINE

PINE VIEW MOBILE HOME PARK
ST. LUCIE COUNTY
FUTURE LAND USE: COM
ZONING: CO

PINE VIEW MOBILE HOME PARK
FORT PIERCE
FUTURE LAND USE: CG
ZONING: C3

EX. TOP OF BANK
EX. DITCH
S 89°05'00" E 1065.71'
WATER SERVICE
EX. TOP OF BANK
TYPE 'D' CURB TYP.
PROP. WATER SERVICE
24' WIDE DRIVEWAY

5' CONCRETE SIDEWALK
6.67'
6.33'
24' STOP BAR
R12'
R5'
STOP
R1 - 1

FUTURE LAND USE: CG
ZONING: C3
1.915 AC

DRY DETENTION AREA
16,003 S.F.

PROPOSED PAVEMENT
26'
9.5' TYP.
19'
12'
5'
12' x 35' LOADING ZONE
PROPOSED OUTDOOR AREA
60.0'
40'
15'
10.67'

16 PARKING SPACES (3 HC)

PROPOSED BUILDING #2
9,135 S.F.
28 BEDS

H.C. SIGNS (TYP.)
(SEE DETAIL)

145.0'
10'
GRINDER STATION
PROPOSED PAVEMENT

N 89°05'00" W 1069.73'

PROPOSED CONCRETE DUMPSTER PAD W/ 9' HIGH MASONRY WALL & 100% OPAQUE GATES (SEE DETAIL)

EX. 2.5' WIDE CONC. SIDEWALK
EX. 6' WOOD FENCE

ANTIGUA PLAZA
ST. LUCIE COUNTY
FUTURE LAND USE: COM
ZONING: CO

MATCH LINE 'A'

OHU
FORCE MAIN
U.S. HIGHWAY No. 1 (S.R. 5)
(R/W VARIES)
RIGHT OF WAY LINE
EX. EDGE OF PAVEMENT
EX. 8' R/W WALL
EX. DITCH
WARV
359.0500

Date	Revisions	By
12-11-14	CDP SUBMITTAL	RWF
03-11-15	PER TRC	RWF

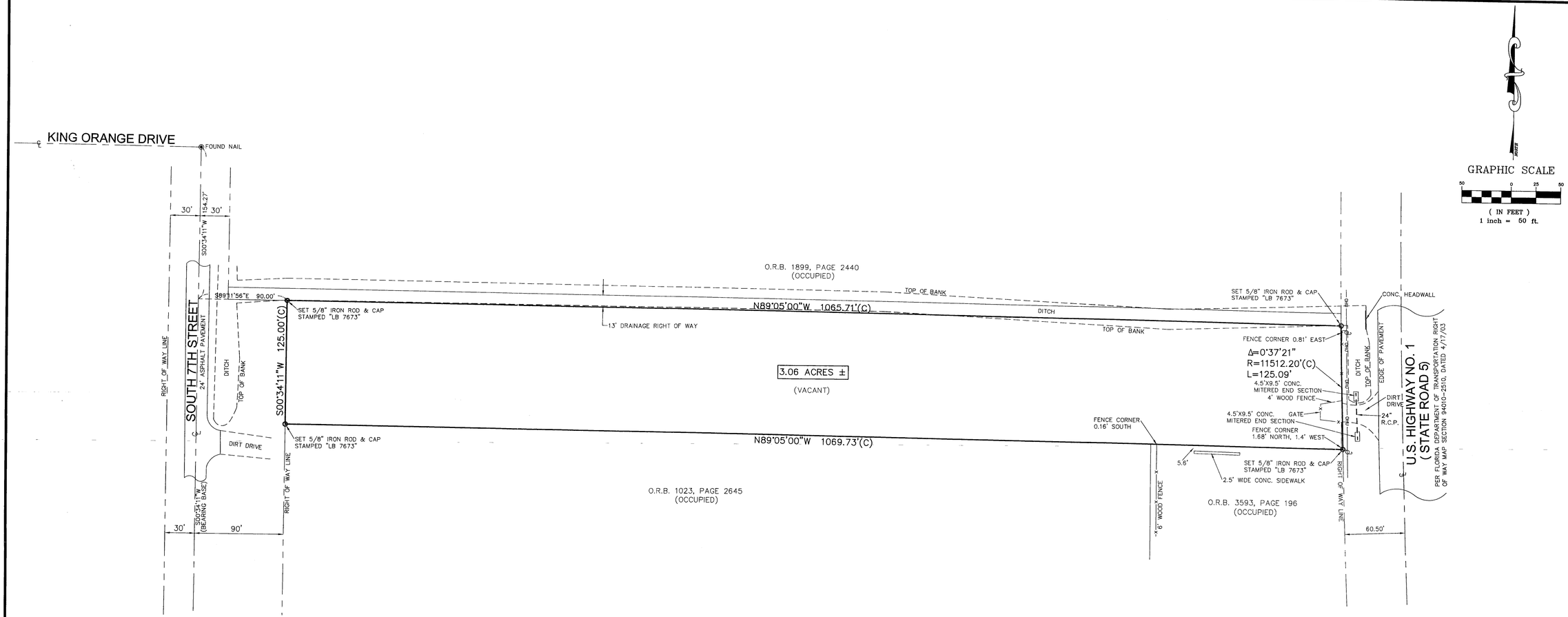
ATLANTIC DESIGN GROUP
169 NW PRIMA VISTA BOULEVARD
PORT ST. LUCIE, FLORIDA 34983
EMAIL: frank@atlanticdesigngroup.com
Phone: (772) 336-4990
Fax: (772) 336-7996
BPR & PBPE License No. 30731

PRO TEAM MED
CONCEPTUAL DEVELOPMENT PLAN

DRAWN	BC
CHECKED	BC
DATE	12-11-2014
SCALE	1" = 30'
JOB NO.	14-106
SHEET	2

(DATE)

R.J. KENNEDY, P.E.
#56218
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455



GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

DESCRIPTION

LOT 178, LESS THE WEST 60 FEET AND THE EAST 10 FEET THEREOF, MARAVILLA GARDENS UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 62 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

LEGEND

(P)	PLAT DATA	℄	CENTERLINE
(C)	CALCULATED FROM FIELD MEASUREMENTS	PRP	PROPERTY LINE
(D)	DEED	No.	NUMBER
P.O.C.	POINT OF COMMENCEMENT	TYP	TYPICAL
P.O.B.	POINT OF BEGINNING	EL.	ELEVATION
P.L.S.	PROFESSIONAL LAND SURVEYOR	INV.	INVERT
L.B.	LICENSED BUSINESS	CONC	CONCRETE
PRM	PERMANENT REFERENCE MONUMENT	CATV	CABLE TELEVISION
IR&C	5/8" IRON ROD & CAP	SQ.	SQUARE
R.C.P.	REINFORCED CONTRETE PIPE	FT.	FEET
IR	IRON ROD	INFO.	INFORMATION
FND	FOUND	TOB	TOP OF BANK
O.R.B.	OFFICIAL RECORDS BOOK	OHU	OVERHEAD UTILITIES
PB	PLAT BOOK	SAT	SATELLITE
PG	PAGE	ELEC	ELECTRIC
Δ	CENTRAL ANGLE		WOOD POWER POLE
R	RADIUS		FIRE HYDRANT
L	ARC LENGTH		VALVE
CB	CHORD BEARING		DRAINAGE MANHOLE
CD	CHORD DISTANCE		SANITARY MANHOLE
UGE	UNDERGROUND ELECTRIC		HAND HOLE
UG AT&T	UNDERGROUND AT&T		CONCRETE POWER POLE
R/W	RIGHT OF WAY		WELL
A/C	AIR CONDITIONING		CABLE TV JUNCTION BOX
CBS	CONCRETE BLOCK STRUCTURE		SIGN
WM	WATER MAIN		SANITARY CLEAN OUT
U.E.	UTILITY EASEMENT		WATER METER
D.E	DRAINAGE EASEMENT		LIGHT POLE
	SET 5/8" IRON ROD & CAP "LB 7673"		GUY ANCHOR
-OHU-	OVERHEAD UTILITY LINE		SOLAR POLE
F.F.E.	FINISHED FLOOR ELEVATION		
C.M.P.	CORRUGATED METAL PIPE		
	TELEPHONE PEDESTAL		

SURVEYOR'S NOTES

1) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED, WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.

3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.

4) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.

5) OVERALL PARCEL CONTAINS 3.06 ACRES, MORE OR LESS, BASED ON DESCRIPTION.

6) THE LAST DATE OF FIELD WORK WAS SEPTEMBER 24, 2014.

7) THE CENTERLINE OF SOUTH 7TH STREET IS ASSUMED TO BEAR SOUTH 00°34'11" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

8) BY GRAPHIC PLOTTING ONLY SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), ON FLOOD INSURANCE RATE MAP NO. 12111C0189J WITH A DATE OF IDENTIFICATION OF FEBRUARY 16, 2012.

9) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE: 10-15-14

BOUNDARY SURVEY

PRO MED

REVISIONS

BY	DATE	DESCRIPTION

GEOMATICS SERVICES Inc.
PROFESSIONAL SURVEYORS & MAPPERS
1934 TUCKER COURT, FORT PIERCE, FL.
(772) 419-8383, FAX (772) 408-4208
CERTIFICATE OF AUTHORIZATION LB# 7673

JOB No.: 14-243
SCALE: 1"=50'
DATE: 10/10/14
DRAWN BY: BK
CHECKED BY: MTO
FIELD BOOK: FBK
PAGE:
CADD FILE: 14-243.DWG

SHEET NO.: 1
OF: 1

Technical Review Comments – Pro-Team Med
Conceptual Development Plan - 3295 S US Highway 1

1) **Applicant Responses to TRC Comments**
2) FP Planning
3) FP Engineering
4) FP Building
5) FPUA
6) SLC Engineering

ATLANTIC DESIGN GROUP

March 13, 2015

via: Hand Delivery

City of Fort Pierce
Attn: Kori Benton
100 N. US Highway 1
Fort Pierce, FL 34954

RE: Response to Technical Review Comments
ProTeam Med – Drug & Alcohol Rehabilitation Center
3295 S US Highway 1

Dear Mr. Benton:

Our office is in receipt of comments obtained at the January 15, 2015 Technical Review Committee meeting in regards to ProTeam Med. This letter represents our response to the comments received at that meeting. Each comment is identified below followed by a response in ***bold italics***.

1. As noted in the project summary and description, the subject property holds split zoning and future land use designations. Staff has presented the need to resolve the split Zoning/FLU of the parcel concurrent with formal Site Plan / Conditional Use applications. One resolution may be to consider the separation of the parcels, however this may affect aspects such as the type of access to / from 7th St., the location of the western structure, lot coverage, density, shared parking / access agreements, etc.
   The applicant met with staff and it was determined that the split land use will be allowed on this property. The proposed use on the R-4 portion will be ACLF.

2. The subject parcel contains a substantial amount of existing native vegetation. A tree survey, landscape plan, and potentially a mitigation plan will need to be included within a formal Site Plan / Conditional Use submittal. Staff recommends the preservation of established trees where possible to reduce the level / cost of mitigation.
   The applicant is aware of this requirement at will address at the time of site plan submittal.

3. The presented uses are suggested to be considered with the following uses:

   Conditional Use in the C-3 Zone:
   Social Service Institution
   Uses that primarily provide treatment for those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

   Examples
   Examples of social service institutions include alternative- or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents; halfway houses; neighborhood resource centers; rehabilitative clinics; and social service facility, soup kitchen, transient lodging or shelter for the homeless.

Accessory Uses
Accessory uses include adult educational facility; ancillary indoor storage; associated office; day care; food services and dining area; meeting room; parking; and staff residences located on-site.

Conditional Use in C-3 & R-4 Zoning:
Halfway House
A rehabilitation facility for individuals, such as mental patients or substance abusers, who no longer require the complete facilities of a hospital or other institution but who are not yet prepared to return to their communities.

If the preference is to explore classification of the operation in the western structure as an ACLF, staff may suggest the consideration of an authorization of similar use by the Planning Board. It is noted that City Code places specific regulations upon ACLFs.
Upon meeting with Staff, it was determined that the easterly portion of the site will have a use of Social Service Institutional while the westerly portion of the site will have a use of Adult Congregant Living Facility (ACLF).

4. Per Section 22-60(d)(3)i. of the City Code, Sanitariums, rest homes, convalescent homes and adult congregate living facilities require one space per every three beds. The Planning Board may need to verify, or amend, the application of this requirement, based upon the similarity of the proposed uses to this parking calculation provided for. Based upon the anticipated calculations presented by the site plan, adequate parking is provided. It is noted that the "Parking Required" should be noted as 26, accommodating for the rounding up of spaces.
Acknowledged.

5. Per Section 22-60(e)i. of the City Code, please provide a designated off-street loading space for the proposed development.
Please see revised plans.

6. Per Section 22-60(f)(1)a. of the City Code, please provide 1 short-term bicycle parking space per every 10 required vehicle parking spaces (bike rack with a capacity for 4 bikes), pursuant to the established design standards.
Please see revised plans.

7. Per Section 17-34©, Location of retention and/or detention facilities. All retention and/or detention areas shall be located at the rear of the property away from public right-of-ways and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such area from the view of vehicles and/or pedestrians using the public right-of-ways. The plan will need to be revised to comply with this requirement, unless pursuit of a "wet retention" facility with a water feature is contemplated pursuant to City Code Section 17-34(c)(2).
Please see revised plans.

8. Per City Code Section 22-59(g)(2)b. The eastern structure shall be placed on the inside line of the front yard (setback). The special relationships of the established structures to the north and south have been noted, and staff would generally support the use of an average of the two setback distances to improve consistency. This would shift the eastern structure to the east.
Please see revised plans.

9. Per City Code Section 22-62(d) Sidewalks shall be installed in public or private right-of-way, along S US 1 and S 7th Street. Due to the presence of a canal, payment in-lieu may be explored with St. Lucie County.

It would be the intent of the owner coordinate a payment in-lieu of for sidewalks and will address at the time of site plan submittal.

10. Please be advised that the FP Solid Waste Department has suggested that refuse collection structures should be measured by their inside diameter.
Acknowledged.

We feel the attached adequately addresses staff comments and respectfully request the review and approval of this application. Should you have any questions or require additional information, please do not hesitate to contact our office at 772-340-4990.

Respectfully,

ATLANTIC DESIGN GROUP OF FLORIDA

Bradley J. Currie, AICP
President

cc: Pro Team Med
File

\\MAINSERVER\Shared Files_Project Files\14-106 - Miller - FL Pierce Property\ADG Documents\Submittal Documents\Comment Response Letter\2015-03-XX_Pro_Team_TRC_Response_to_Comments_14-106.docx

ATLANTIC DESIGN GROUP

April 08, 2015 *via: Hand Delivery*

City of Fort Pierce
Attn: Kori Benton
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Pro Team Med Conceptual Review Site Plan – South US 1
TRC Project No. 14-40100002

Dear Mr. Benton:

Our office is in receipt of the comments obtained from your office dated March 24, 2015 in regards to the Pro Team Med Conceptual Site Plan. This letter represents our response to the comments received. Each comment is identified below followed by a response in ***bold italics***.

St. Lucie County Engineering / Public Works

1. South 7th Street is under the jurisdiction of St. Lucie County. Advisory comment.
Acknowledged.

2. The applicant is advised that South 7th Street is considered to be an unimproved roadway. Advisory comment.
Acknowledged.

3. The applicant is advised that they may be required to improve South 7th Street from their proposed driveway to the nearest paved County roadway. Please contact Ron Harris, County Surveyor at 462-1721 to discuss possible options. The applicant has previously indicated that the connection onto South 7th Street will be for emergency use only (fire department and law enforcement). A knox box will be installed.
Acknowledged.

4. The applicant is advised that commercially zoned properties are not allowed vehicular access on roadways where the adjacent zoning is residential. Advisory comment.
Acknowledged. Access will be from US 1. The connection to South 7th Street will be for emergency use only.

5. The applicant is advised that the proposed driveway connection onto South 7th Street will require a St. Lucie County right of way permit. The applicant's previous response is acceptable.
Access to South 7th Street would be for emergency use only. It is understood that a driveway connection permit will be required for any work within the St. Lucie County right-of-way.

6. The applicant is advised that the proposed commercial driveway connection onto South 7th Street does not meet the required off-set distance from the north property line. The applicant may be required to seek a variance. Please contact St. Lucie County Planning and Development Services.
The access on South 7th Street is for emergency vehicles only. The applicant understands that a variance may be required.

New Comments

1. Please indicate on the site plan the installation of a knox box at the South 7th Street emergency access.
Please see revised conceptual site plan.

2. The applicant is advised that the proposed all-weather driveway shall terminate at the right of way line of South 7th Street. St. Lucie County does not allow all –weather surface driveways to abut unimproved County roads.
Acknowledged. Please see revised conceptual site plan.

3. The applicant is advised to contact Road and Bridge to determine the required pipe size for the ditch located with the County right of way and east of South 7th Street travel way.
Acknowledged.

4. The applicant is advised that installation of a culvert within the County maintained ditch will require a right of way permit. Please contact John Frank, P.E. at 462-2097.
Acknowledged.

5. Where is the location of the drainage outfall? If the applicant propose to outfall into the 7th Street ditch, a St. Lucie County Storm water permit may be required. Please contact Mike Halter, P.E., (Water Quality Division) at 462-2719.
Acknowledged.

6. The applicant is advised that a fee-in-lieu may be requested for the sidewalk along South 7th Street. All request shall be in the form of a written correspondence and justification for the fee-in-lieu request shall be stated. Address correspondence to Ron Harris, County Surveyor.
Acknowledged. This will be addressed at the time of site plan application submittal.

Planning

Technical Comments:

1. Pursuant to City Code Section 22-61. – Access control. (b) (2) c. The distance to property lines from driveways will be one-half (1/2) the distance of two-driveway spacing by roadway class included under b. (below).

Arterial	Minimum Driveway Spacing (Feet) Collector	Local
150	100	50

In this case, the driveway should be spaced a minimum of 75 ft. from the property line, however the property is not wide enough to accommodate. The previous configuration maximized this distance to nearly 50 ft, however this configuration appears to seek maximum driveway spacing, which may be preferable to the City Engineer.
The current configuration is best for the site. When the applicant submits for site plan, a variance may be required.

2. Pursuant to City Code Section 22-187. – General landscape requirements (7) Interior vehicular use areas. a. & b. Similar to a previous comment, in the absence of a landscape plan and tabulation of vehicular use area, and interior vehicular use landscape area, it's difficult to advice on Code compliance. Conceptually, it appears that several additional interior islands will be necessary, depending further upon the prospects of persevering native trees within landscape islands, which would reduce the required area.
A landscape plan consistent with the City Code will be submitted at the time of site plan approval.

Generally comments:

3. The building placement has been updated to more appropriately reflect the established setback lines along this segment of the US 1 corridor. It is noted that a Design Review Submittal will be required of a Site Plan & Conditional Use application.
Acknowledged.

4. In order for the development to be eligible for Sidewalk Payment In-leiu, a reason, consistent with the following should be cited: Section 22-62(g). The decision of whether the construction of a sidewalk on a parcel is "Not practical" shall be made by the planning director based on the following criteria:

   a. The location of the sidewalk would likely create safety hazards; or
   b. Construction of the sidewalk has already been scheduled by its inclusion in the approved transportation improvement plan, the approved capital improvement plan, a state- or federally-funded project, or a development agreement executed pursuant to F.S. 163.3221; or
   c. The construction of sidewalks is not warranted at the time of development due the presence of safety hazard or environmental limitations off-site that would likely preclude the extension of sidewalks to the affected development site; or
   d. Whether there is no existing sidewalk to which the proposed sidewalk can connect and it is unlikely that there will be additional development nearby which will require the construction of additional sidewalk(s) (if the parcel terminates at a street intersection and a sidewalk is located across the street, then a sidewalk will be required to connect with the sidewalk located across the street); or
   e. Whether a sidewalk cannot be construction without removing protected tree; or
   f. Whether a Stormwater drainage ditch or similar public utility facility prevents the construction of a sidewalk and neither the facility nor the proposed sidewalk can be reasonably relocated or altered to accommodate both the facility and the sidewalk; or
   g. Whether or not the other unique or peculiar circumstance exist on a given parcel or development.

The sidewalk requirement will be determined at the time of site plan approval.

City Engineer

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records, this road is unpaved. Being as access from the development to South 7th Street is proposed, the roadway is required to conform to SLC standards and as such, will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
   Access to 7th Street is for emergency access only. Paving will not be required.

2. Please provide a signed and sealed boundary and topographic survey.
   Please see attached signed and sealed boundary survey as requested.

We feel the attached adequately addresses staff comments. We respectfully request the approval of this application, # 14-40100002 for Pro Team Med Conceptual Review Site Plan. Should you have any questions or require additional information, please do not hesitate to contact me at 772-340-4990.

Respectfully,

ATLANTIC DESIGN GROUP OF FLORIDA

Brad Currie
President

cc: Pro-Team Med
file

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

January 14, 2015

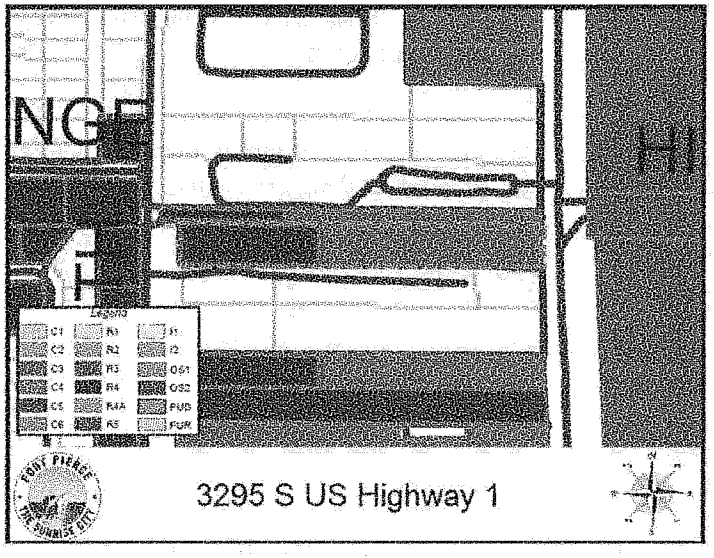
Brad Currie, AICP
469 NW Prima Vista Blvd.
Port St. Lucie, FL 34983

Re: ***Technical Review Comments- Planning Department***
Pro Team Med – Drug & Alcohol Rehabilitation Center
3295 S US Highway 1

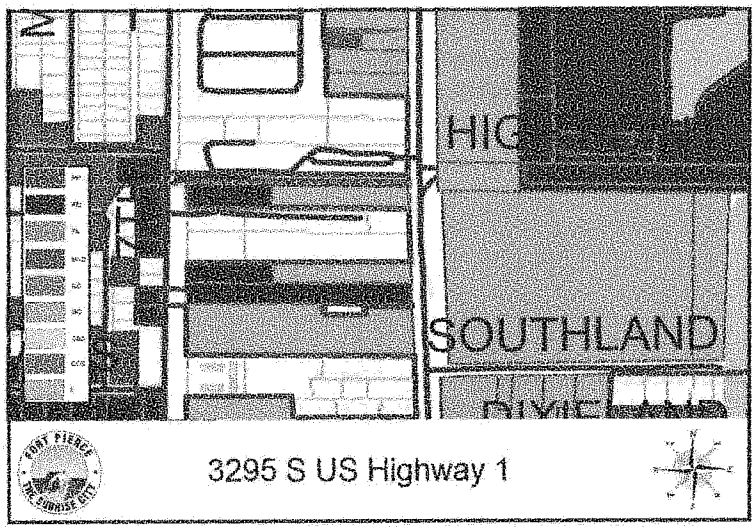
Dear Mr. Currie,

The following are advisory comments from the Planning Department's review of your application for Conceptual Development plan:

1) As noted in the project summary and description, the subject property holds split zoning and future land use designations. Staff has presented the need to resolve the split Zoning/FLU of the parcel concurrent with formal Site Plan/Conditional Use applications. One resolution may be to consider the separation of the parcels, however this may affect aspects such as the type of access to/from 7th St., the location of the western structure, lot coverage, density, shared parking/access agreements, etc.



100 NORTH U.S. HIGHWAY 1 ◊ P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3000 ◊ FAX: 772-466-5808
WWW.CITYOFFORTPIERCE.COM



2) The subject parcel contains a substantial amount of existing native vegetation. A tree survey, landscape plan, and potentially a mitigation plan will need to be included within a formal Site Plan/Conditional Use submittal. Staff recommends the preservation of established trees where possible to reduce the level/cost of mitigation.

3) The presented uses are suggested to be consistent with the following uses:

Conditional Use in the C-3 Zone:

Social Service Institution
Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Examples
Examples of social service institutions include alternative- or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents; halfway houses; neighborhood resource centers; rehabilitative clinics; and social service facility, soup kitchen, transient lodging or shelter for the homeless.

Accessory Uses
Accessory uses include adult educational facility; ancillary indoor storage; associated office; day care; food services and dining area; meeting room; parking; and staff residences located on-site.

Conditional Use in C-3 & R-4 Zones:

Halfway House
A rehabilitation facility for individuals, such as mental patients or substance abusers, who no longer require the complete facilities of a hospital or other institution but who are not yet prepared to return to their communities.

If the preference is to explore classification of the operation in the western structure as an ACLF, staff may suggest the consideration of an authorization of similar use by the Planning Board. It is noted that City Code places specific regulations upon ACLFs.

4) Per Section 22-60(d)(3)i. of the City Code, Sanitariums, rest homes, convalescent homes and adult congregate living facilities require one space per every three beds. The Planning Board may need to verify, or amend, the application of this requirement, based upon the similarity of the proposed uses to this parking calculation provided for. Based upon the anticipated calculations presented by the site plan, adequate parking is provided. It is noted that the "Parking Required" should be noted as 26, accommodating for the rounding up of spaces.

5) Per Section 22-60(e)i. of the City Code, please provide a designated off-street loading space for the proposed development.

6) Per Section 22-60(f)(1)a. of the City Code, please provide 1 short-term bicycle parking space per every 10 required vehicle parking spaces (bike rack with the capacity for 4 bikes), pursuant to the established design standards.

7) Per Section 17-34 (c) *Location of retention and/or detention facilities.* All retention and/or detention areas shall be located at the **rear of the property away from public right-of-ways** and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such areas from the view of vehicles and/or pedestrians using the public right-of-ways. The plan will need to be revised to comply with this requirement, unless pursuit of a "wet retention" facility with a water feature is contemplated pursuant to City Code Section 17-34(c)(2).

8) Per City Code Section 22-59 (g)(2)b. The eastern structure shall be placed on the inside line of the front yard (setback). The special relationships of the established structures to the north and south have been noted, and staff would generally support the use of an average of the two setback distances to improve consistency. This would shift the eastern structure to the east.

9) Per City Code Section 22-62 (d) Sidewalks shall be installed in public or private right-of-way, along S US 1 and S 7th Street. Due to the presence of a canal, payment in-lieu may be explored with St. Lucie County.

10) Please be advised that the FP Solid Waste Department has suggested that refuse collection structures should be measured by their inside diameter.

Advisory Comments:

- The proposed development exceeds 4,000 sq. ft. of gross floor area, and requires Conditional Use consideration; therefore a formal application will require the submittal of a Site Plan pursuant to City Code Section 22-58.

- The proposed development requires the submittal of a Site Plan and is located along a design review roadway, therefore a formal application will require the submittal of a Design Review Package pursuant to City Code Section 22-59.

- City of Fort Pierce Comprehensive Plan Policy 6.1.9 discusses some of the services proposed by the facilities.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,

Kori Benton
Historic Preservation Officer

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

March 30, 2015

Brad Currie, AICP
469 NW Prima Vista Blvd.
Port St. Lucie, FL 34983

Re: ***Technical Review Comments- Planning Department***
Pro Team Med – Drug & Alcohol Rehabilitation Center – <u>Resubmittal</u>
3295 S US Highway 1

Dear Mr. Currie,

The following are advisory comments from the Planning Department's review of your application for Conceptual Development plan:

Technical Comments:

1) Pursuant to City Code Section 22-61. - Access control. (b) (2) c. The distance to property lines from driveways will be one-half (½) the distances of two-way driveway spacing by roadway class included under b. (below)

	Minimum Driveway Spacing (Feet)	
Arterial	Collector	Local
150	100	50

In this case, the driveway should be spaced a minimum of 75ft. from the property line, however the property is not wide enough to accommodate. The previous configuration maximized this distance to nearly 50ft, however this configuration appears to seek maximum driveway spacing, which may be preferable to the City Engineer.

2) Pursuant to City Code Section 22-187. - General landscaping requirements (7) *Interior vehicular use areas.* a. & b. Similar to a previous comment, in the absence of a landscape plan and tabulation of vehicular use area, and interior vehicular use landscape area, it's difficult to advise on Code compliance. Conceptually, it appears that several additional interior islands will be necessary, depending further upon the prospects of persevering native trees within landscape islands, which would reduce the required area.

Generally Comments:

3) The building placement has been updated to more appropriately reflect the established setback lines along this segment of the US 1 corridor. It is noted that a Design Review Submittal will be required of a Site Plan & Conditional Use application.

4) In order for the development to be eligible for Sidewalk Payment In-lieu, a reason, consistent with the following should be cited: Section 22-62(g) The decision of whether the construction of a sidewalk on a parcel is "not practical" shall be made by the planning director based on the following criteria:

(1)The location of the sidewalk would likely create a significant safety hazard; or

(2)Construction of the sidewalk has already been scheduled by its inclusion in the approved transportation improvement plan, the approved capital improvement plan, a state- or federally-funded project, or a development agreement executed pursuant to F.S. § 163.3221; or

(3)The construction of sidewalks is not warranted at the time of development due the presence of safety hazard or environmental limitations off-site that would likely preclude the extension of sidewalks to the affected development site; or

(4)Whether there is no existing sidewalk to which the proposed sidewalk can connect and it is unlikely that there will be additional development nearby which will require the construction of additional sidewalk(s) (if the parcel terminates at a street intersection and a sidewalk is located across the street, then a sidewalk will be required to connect with the sidewalk located across the street); or

(5)Whether a sidewalk cannot be constructed without removing a protected tree; or

(6)Whether a stormwater drainage ditch or similar public utility facility prevents the construction of a sidewalk and neither the facility nor the proposed sidewalk can be reasonably relocated or altered to accommodate both the facility and the sidewalk; or

(7)Whether or not other unique or peculiar circumstances exist on a given parcel or development.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,

Kori Benton
Historic Preservation Officer

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer

FROM: John R. Andrews, P.E., City Engineer

SUBJECT: **Pro Team Med Conceptual Site Plan – South US Hwy. 1**
TRC Project No. 14-40100002

DATE: December 29, 2014

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received December 29, 2014

- ☑ Conceptual Site Plan
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☑ Recommend; ☐ Do Not Recommend

☑ Conceptual Plan Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for comments that shall be addressed at time of final site plan submittal

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

ENGINEERING COMMENTS:

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records this road is unpaved. Being as access from the development to South 7th Street is proposed the roadway is required to conform to SLC standards and as such will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
2. Please provide a signed and sealed boundary and topographic survey.

JRA/tst

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
MAR 20 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Kori Benton, Historic Preservation Officer

FROM: John R. Andrews, P.E., City Engineer

SUBJECT: **Pro Team Med Conceptual Review Site Plan – South US 1**
TRC Project No. 14-40100002

DATE: March 20, 2015

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received March 19, 2015

- ☑ Conceptual Site Plan
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☑ Recommend; ☐ Do Not Recommend

☑ Conceptual Plan Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for the previously submitted comments that shall be addressed at time of final site plan submittal

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

ENGINEERING COMMENTS:

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records this road is unpaved. Being as access from the development to South 7th Street is proposed the roadway is required to conform to SLC standards and as such will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
2. Please provide a signed and sealed boundary and topographic survey.

JRA/tst

From the Desk of
Marc Meyers, C.B.O.
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3000
F: 772-467-9836
MarcMeyers@city-ftpierce.com

RECEIVED
APR 14 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Kori Benton, Historic Preservation Officer

DATE: April 14, 2015

RE: Comments for Upcoming TRC Meeting, 4/16/15

As I will be unable to attend, please find my comments relating to the "New Business" planned agenda:

Pro Team Med

-Were FP Building's questions addressed from the January meeting? (below)

- Are there any security issues with the facility as far as fencing requirements to protect the occupants from leaving?
- Would there be a need for ambulance loading?
- The buildings will need fire sprinklers.

Center State Bank

-After all approvals, please submit for proper building permits prior to construction.

Spin To Win

-No Comments

S. US Hwy 1 Corridor Project

-No Comments

Various Locations

-No Comments

Water / Wastewater Engineering

Project Tracking Form

Project Number: 20150145-1 **Job Description:** Pro Team Med

Address: S. US Hwy 1 **Project Description:**

Type	Recd	Needed	Rev	Eng App	Status	Comments	Ret	City/County	Sent To
SP	12/18/2014	01/08/2015	JM	BH	App w/c	see comments	01/08/2015	01/05/2015	
	12/18/2014	01/08/2015	JMM	BH	App w/c	see comments	01/08/2015	01/05/2015	
	12/18/2014	01/08/2015	FG	BH	App	Natural Gas is in area	12/26/2014	01/05/2015	
ASP	03/19/2015	04/02/2015	JM	BH	App w/c	see comments	03/19/2015	04/03/2015	
	03/19/2015	04/02/2015	JMM	BH	App	see comments	04/03/2015	04/03/2015	

Engineering Review

1st Submittal

Date Received: **To Coordinator:** **Invoice To Reviewer:**

Invoice Reviewer: **Reviewer Approved Invoice:**

Invoice To Client: **Invoice Payment Received:**

To Reviewer: **Reviewer:**

To Engineer: **Engineer Reviewing:**

Returned To Secretary: **Returned To Client:**

2nd Submittal

Date Received:

To Reviewer: **Initials:**

To Engineer: **Initials:**

To Secretary:

To Client:

3rd Submittal

Date Received:

To Reviewer: **Initials:**

To Engineer: **Initials:**

To Secretary:

To Client:

Comments:

W/WW Engineering: Conceptual Approval - Water and Sewer is abvailable to the site. However, fianl approval will be based on a complete submission of plans and details to FPUA for water and sewer
Electric is available. FPUA has a 3 phase overhead feeder that runs parallel to the east property line.

Approval

Date Approved: **To Supervising Engineer:**

Pro Team Med
US Highway 1 and South 7th Street
Conceptual Development Plan
Re-submittal
St Lucie County Public Works/Engineering Comments
March 24, 2015

1. South 7th Street is under the jurisdiction of St. Lucie County. Advisory comment.
2. The applicant is advised that South 7th Street is considered to be an unimproved roadway. Advisory comment.
3. The applicant is advised that they may be required to improve South 7th Street from their proposed driveway to the nearest paved County roadway. Please contact Ron Harris, County Surveyor at 462-1721 to discuss possible options. The applicant has previously indicated that the connection onto South 7th Street will be for emergency use only (fire department and law enforcement). A knox box will be installed.
4. The applicant is advised that commercially zoned properties are not allowed vehicular access on roadways where the adjacent zoning is residential. Advisory comment.
5. The applicant is advised that the proposed driveway connection onto South 7th Street will require a St. Lucie County right of way permit. The applicant's previous response is acceptable.
6. The applicant is advised that the proposed commercial driveway connection onto South 7th Street does not meet the required off-set distance from the north property line. The applicant may be required to seek a variance. Please contact St. Lucie County Planning and Development Services.

New Comments

1. Please indicate on the site plan the installation of a knox box at the South 7th Street emergency access.
2. The applicant is advised that the proposed all-weather driveway shall terminate at the right of way line of South 7th Street. St. Lucie County does not allow all – weather surface driveways to abut unimproved County roads.
3. The applicant is advised to contact Road and Bridge to determine the required pipe size for the ditch located with the County right of way and east of South 7th Street travel way.
4. The applicant is advised that installation of a culvert within the County maintained ditch will require a right of way permit. Please contact John Frank, P.E. at 462-2097.
5. Where is the location of the drainage outfall? If the applicant propose to outfall into the 7th Street ditch, a St. Lucie County Storm water permit may be required. Please contact Mike Halter, P.E., (Water Quality Division) at 462-2719.
6. The applicant is advised that a fee-in-lieu may be requested for the sidewalk along South 7th Street. All request shall be in the form of a written correspondence and justification for the fee-in-lieu request shall be stated. Address correspondence to Ron Harris, County Surveyor.

Ron Harris
County Surveyor
772 462-1721

D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, MAY 12, 2015 IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Eloise Cummings; John George; Erica Ganzi; Tim O'Connell; Robert Poitier; Charles Hayek; Marcia Baker; Mike Dahan; Brian Paul; Steve Weaver; Bob Burdge, Chairman

Absent: Eduardo Mujica

Staff Present: James Walker, Assistant City Attorney
Rebecca Grohall, AICP, Planning Manager
Kori Benton, Senior Planner
Clarissa Davis, Planner
Alicia Rosenthal, Administrative Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by Marcia Baker, and seconded by Erica Ganzi to excuse the absence of Mr. Mujica.

AYE: Mike Dahan, Marcia Baker, Charles Hayek, Robert Poitier, Tim O'Connell, Erica Ganzi, John George, Eloise Cummings, Brian Paul, Chairman Bob Burdge

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Poitier was made an active member for the meeting.

6. APPROVAL OF MINUTES

a. April 14, 2015 Meeting

Motion was made by Marcia Baker, and seconded by John George to approve the minutes from the April 14, 2015 meeting.

AYE: Erica Ganzi, Tim O'Connell, Robert Poitier, Charles Hayek, Marcia Baker, Mike Dahan, Brian Paul, Eloise Cummings, John George, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Annexation - South US Hwy 1 Corridor

Ms. Davis gave an overview of the South US Hwy 1 Corridor Annexation. Ms. Grohall explained the FPUA retail service boundary is the ultimate city limits. Steve Tierney, Attorney representing Sunrise Ford Company, spoke against the annexation. The Board discussed the annexation and asked questions of Ms. Davis, Ms Grohall and Mr. Tierney. Mr. Walker stated he is quite confident that legally the city's position is sound.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission to annex these parcels into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

AYE: John George, Tim O'Connell, Robert Poitier, Charles Hayek, Marcia Baker, Mike Dahan, Chairman Bob Burdge

NAY: Eloise Cummings, Erica Ganzi, Brian Paul

Passed

b. Annexation - Various Locations

Ms. Davis gave an overview of the annexation and answered questions from the Board. The Board discussed the annexation and Ms. Davis provided additional information.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission to annex these parcels into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

AYE: Brian Paul, Mike Dahan, Marcia Baker, Charles Hayek, Robert Poitier, Tim O'Connell, Erica Ganzi, John George, Eloise Cummings, Chairman Bob Burdge

Passed

c. Conceptual Development Plan - Pro Team Med - Drug & Alcohol Treatment Center - 3295 S US Highway 1

Mr. Benton gave an overview of the application and stated the representative of the project has since changed his company, so the staff report should be updated to reflect the new company name. The Board discussed the Conceptual Development Plan and asked questions of Mr. Benton. Brad Currie, Representative from Engineering Design and Construction, spoke on the type of use and the process they are going through for Pro Team Med. Mr. Currie answered questions from the Board and Mr. Benton provided additional information.

Motion was made by Erica Ganzi, and seconded by John George to forward a recommendation of approval to the City Commission for the Conceptual Development Plan.

AYE: John George, Erica Ganzi, Tim O'Connell, Robert Poitier, Charles Hayek, Mike Dahan, Brian Paul, Eloise Cummings, Chairman Bob Burdge

NAY: Marcia Baker

Passed

8. BOARD COMMENTS

9. ADJOURNMENT

Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: R4

Parcel ID: 2427-601-0051-000-4
Account #: 31627
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Pro Team Med LLC

2015 31st Ave
Vero Beach, FL 32960-3022

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- LOT 178-LESS US 1 AND LESS W 60 FT- (OR 3125-2825; 3631-2625)

Current Values

Just/Market Value:	$208,800
Assessed Value:	$208,800
Exemptions:	$0
Taxable Value:	$208,800

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Land Size (acres):	2.49
Land Size (SF):	108,464

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.

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

Meeting Date: 06/15/2015

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. SECOND 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: 06/08/2015

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

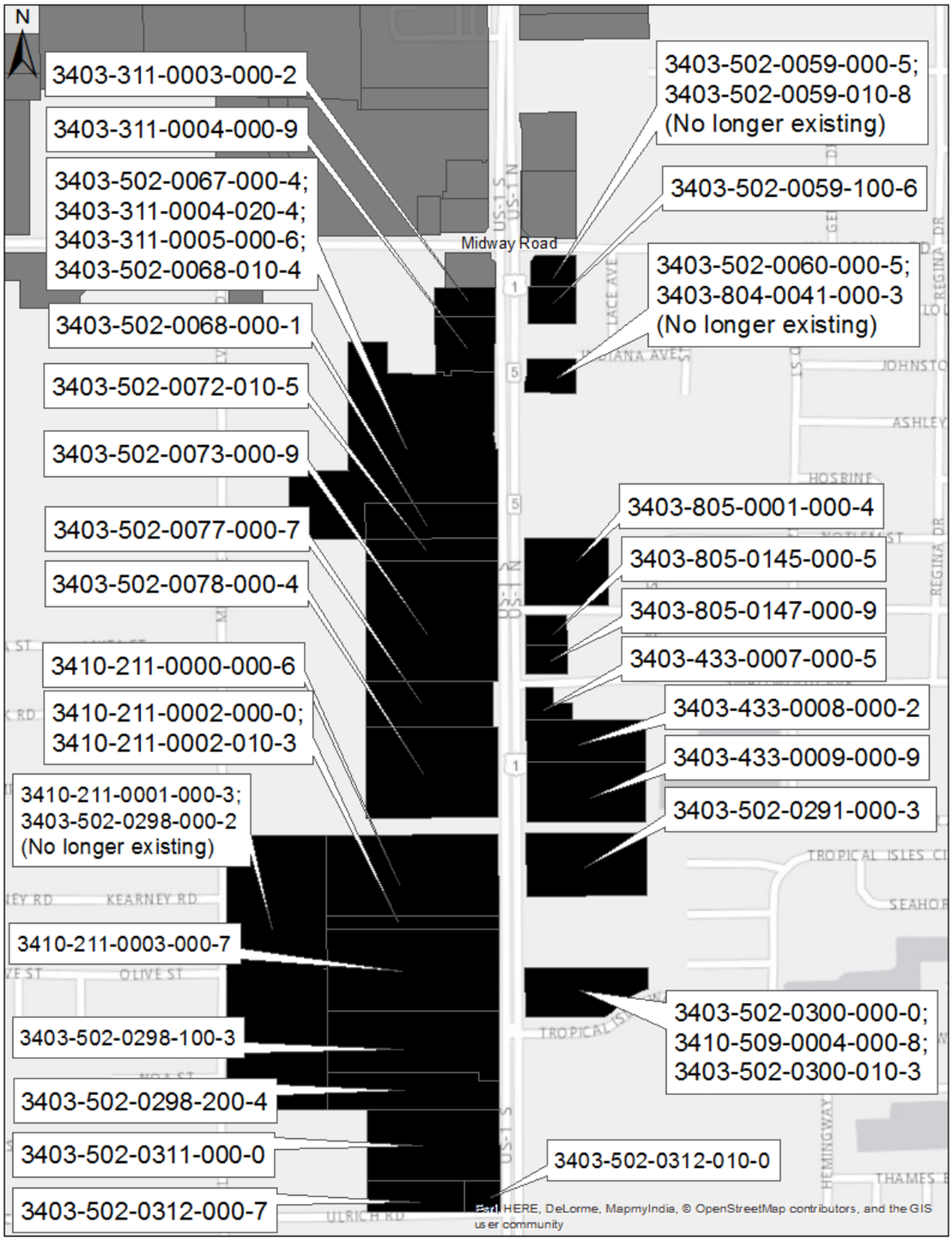
Legal Description: WHITE CITY S/D 03 36 40 FROM NW COR OF LOT 37 RUN S 89 42 17 E 78 FT,TH S 00 02 03 E 4.08 FT,TH S 00 02 02 E 163.45 FT,TH S 89 54 26 E 33 FT TO POB;TH CONT S 89 22 07 E 210.23 FT,TH N 00 01 57 W 156.28 FT,TH S 88 51 58 W 148.30 FT,TH N 89 41 57 W 36.77 FT,TH S 44 56 04 W 35.46 FT,TH 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: 06/15/2015

Re: Ordinance 15-006

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

---

SUBJECT:

Ordinance No. 15-006 providing revisions to the Planned Development section of the Land Development Code (Sec. 22-40) SECOND 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: 06/08/2015

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

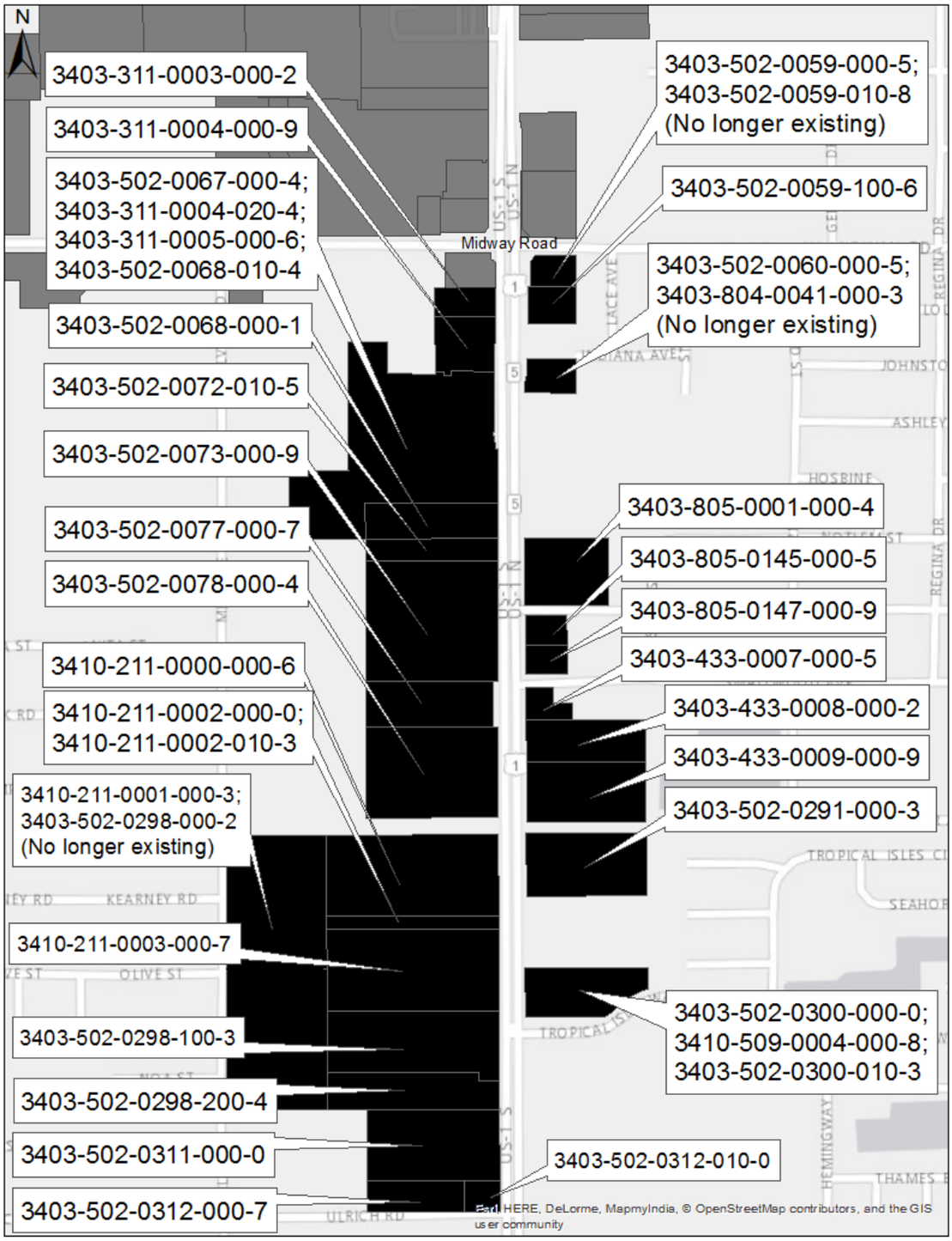
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

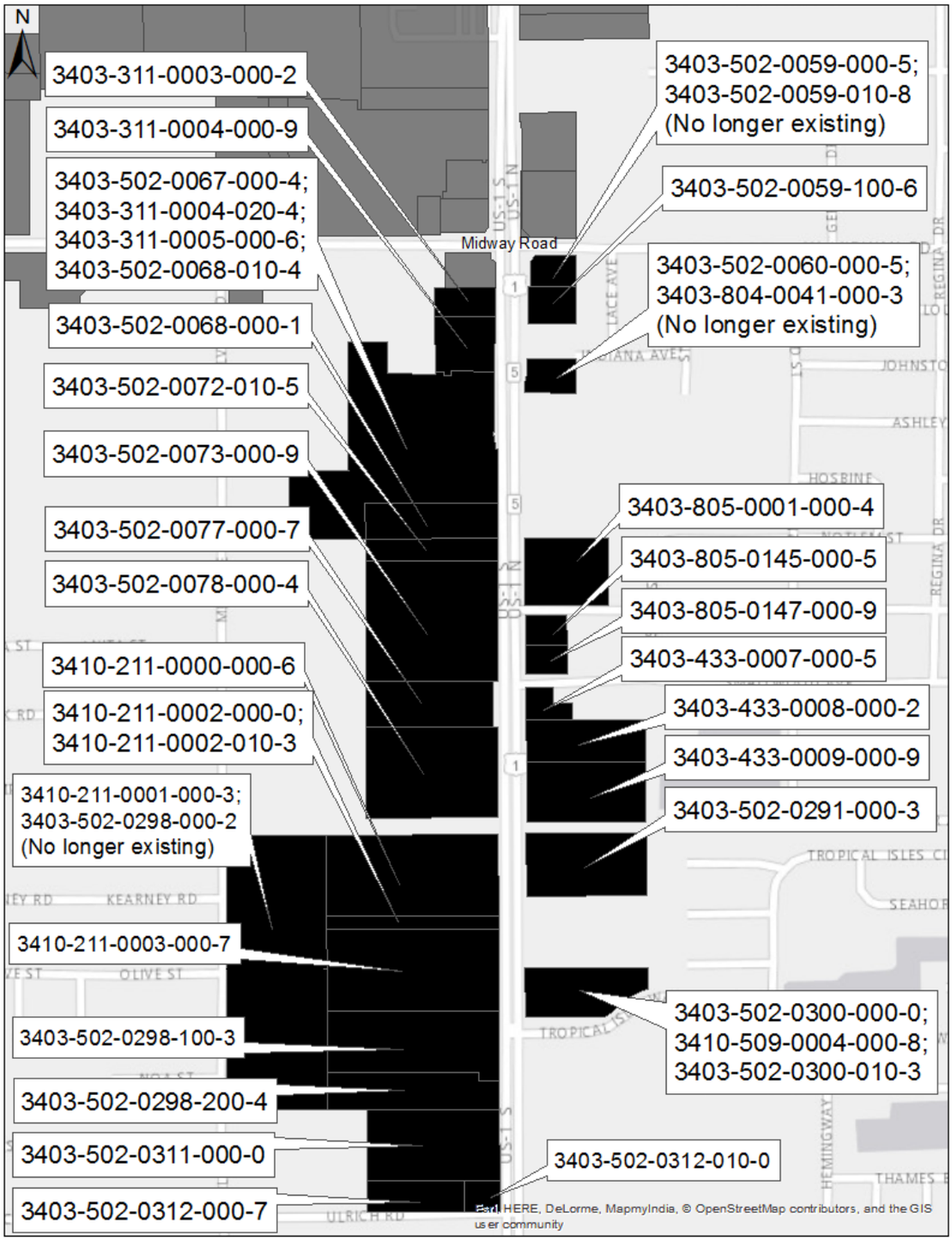
Legal Description: WHITE CITY S/D 03 36 40 S 1/2 OF LOT 37-LESS N 150 FT AND LESS E 15 FT AND LESS S 20 FT FOR CANAL R/W AND LESS THAT PART FOR RD R/W MPDAF:FROM NW COR OF SW 1/4 OF SEC RUN N 89 52 47 E 2621.64 FT,TH S 00 20 17 E 480.95 FT,TH N 89 39 43 E 100 FT TO ELY RD R/W LI OF US1 AND POB;TH N 89 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: 06/15/2015

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. SECOND 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

Annexation Power Point

Staff Report

Property Spreadsheet

Annexation Agreements

Location Map (1)

Location Map (2)

Location Map (3)
Ordinance 15-013

Form Review

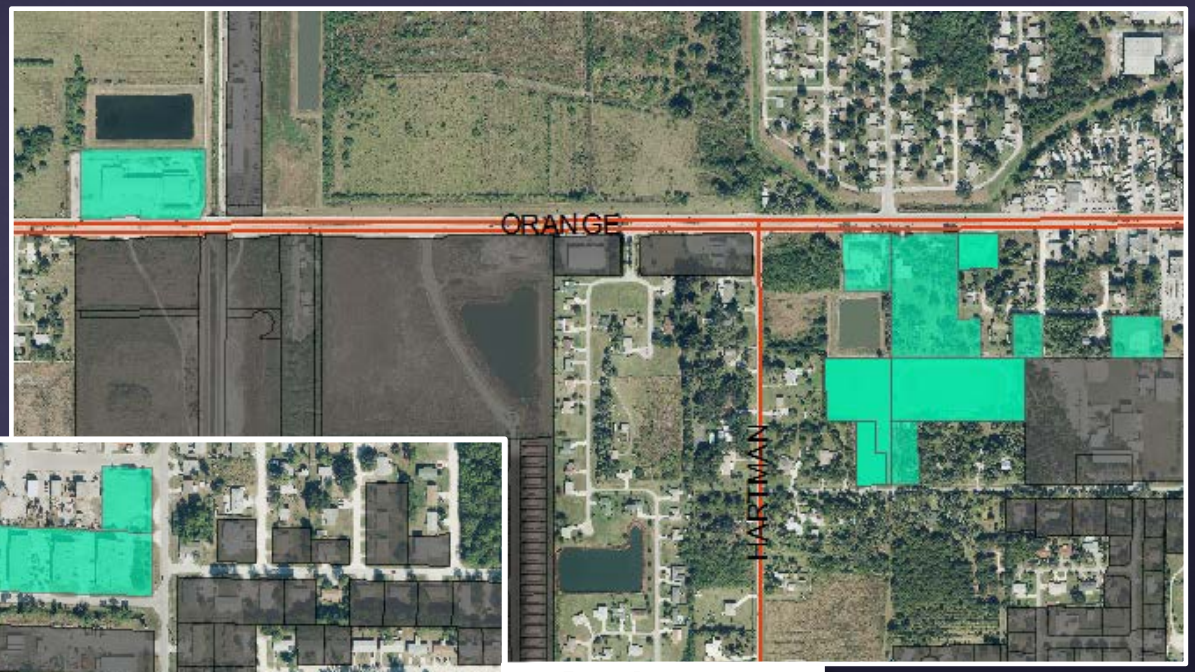
Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	05/27/2015 03:25 PM

Form Started By: Clarissa Davis Started On: 05/22/2015 08:47 AM
Final Approval Date: 06/08/2015

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…

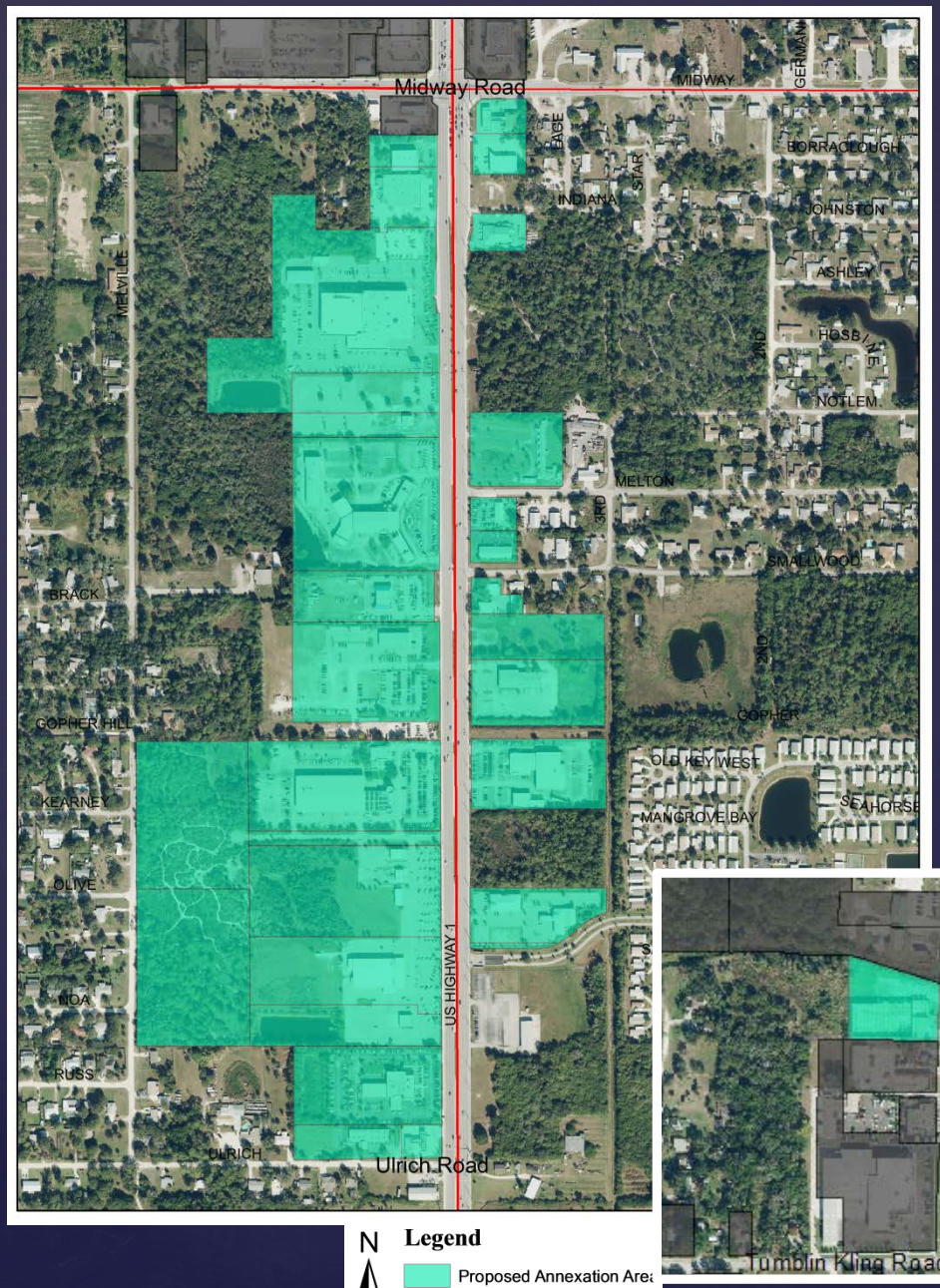
Staff recommends that the City Commission approve the annexation of the parcels within item numbers 10(d) to 10(l) into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

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

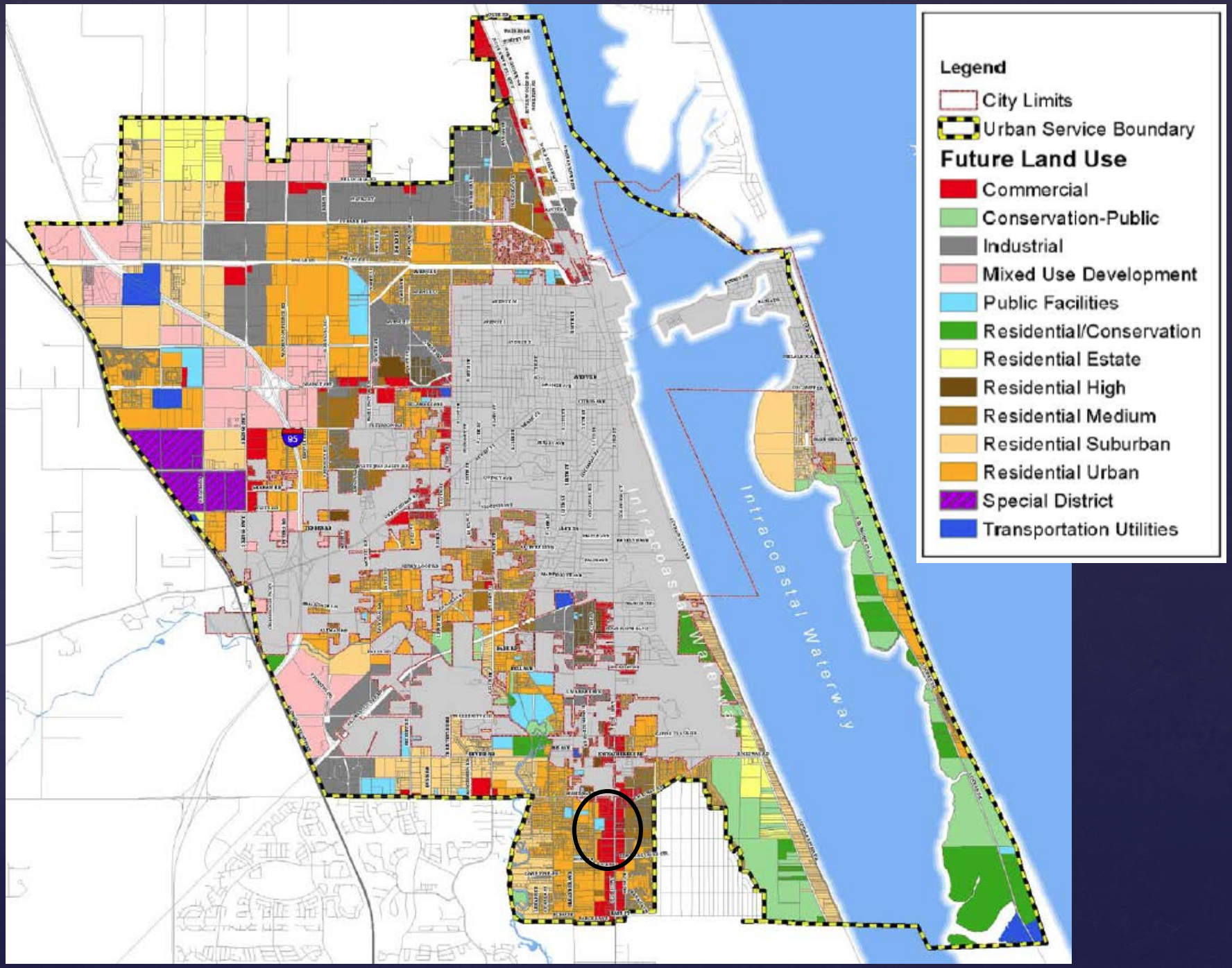
1.11 Objective - Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.

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.

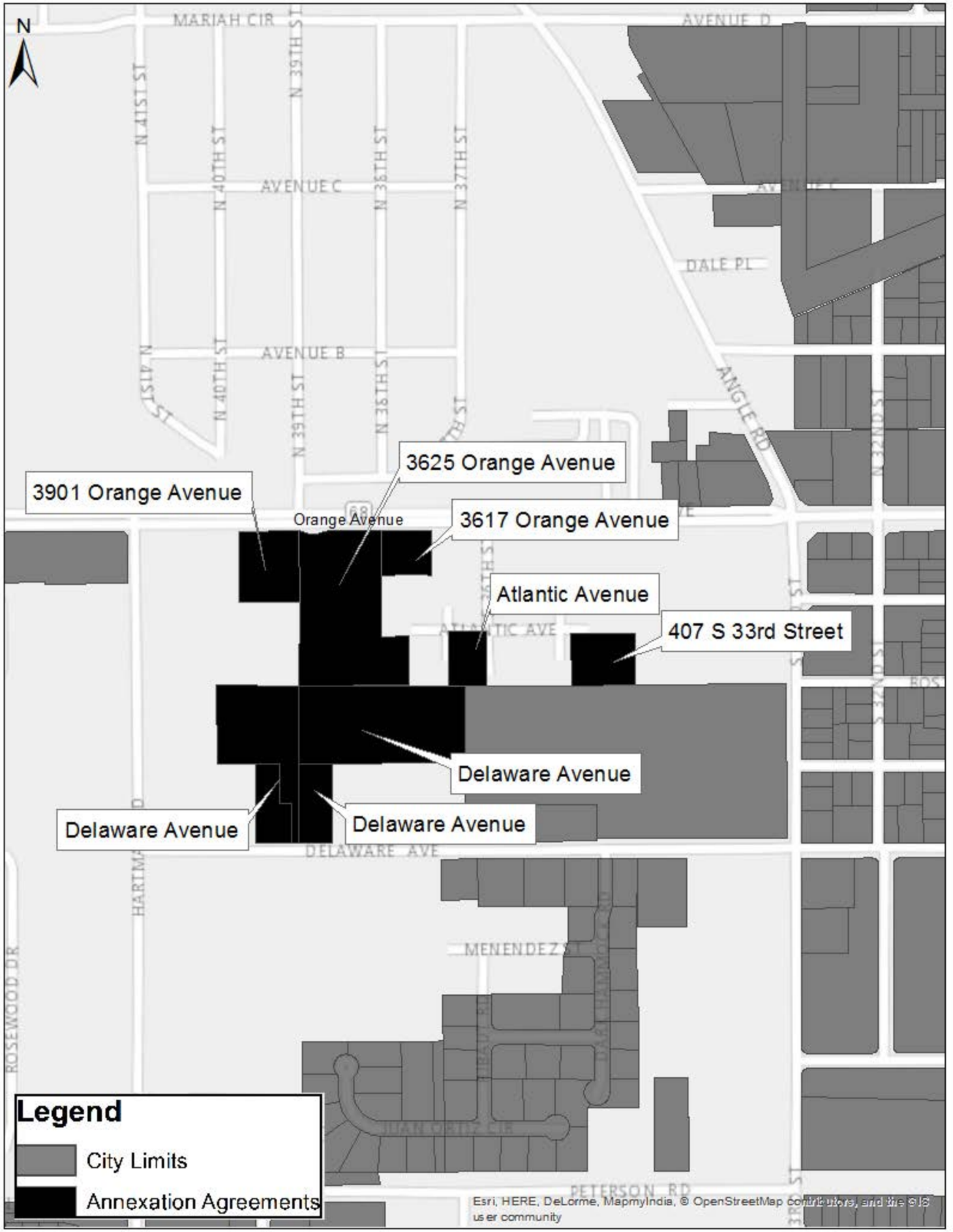
COPY

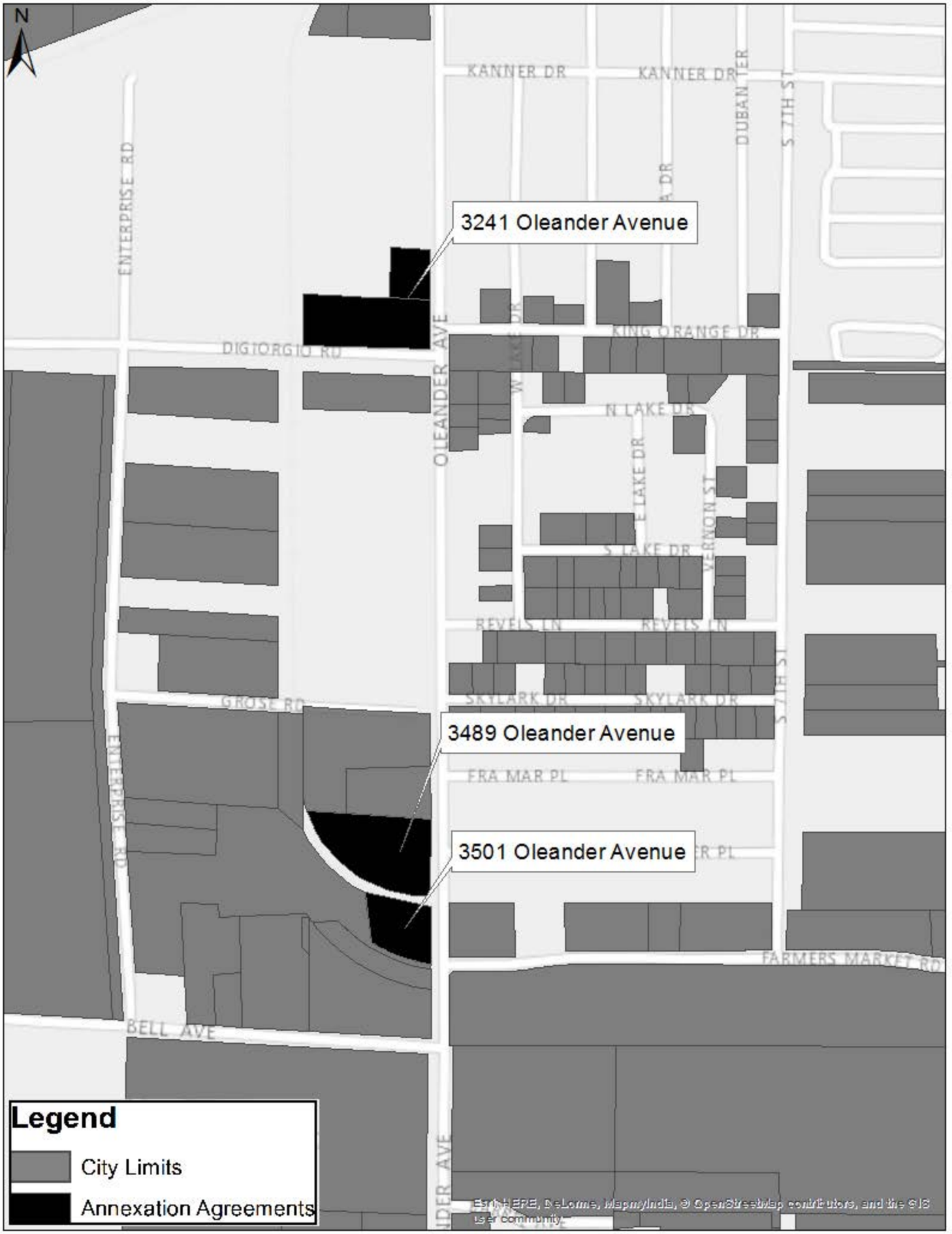
(O.R. Book 1089, PAGES 1832 & 1833)

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)

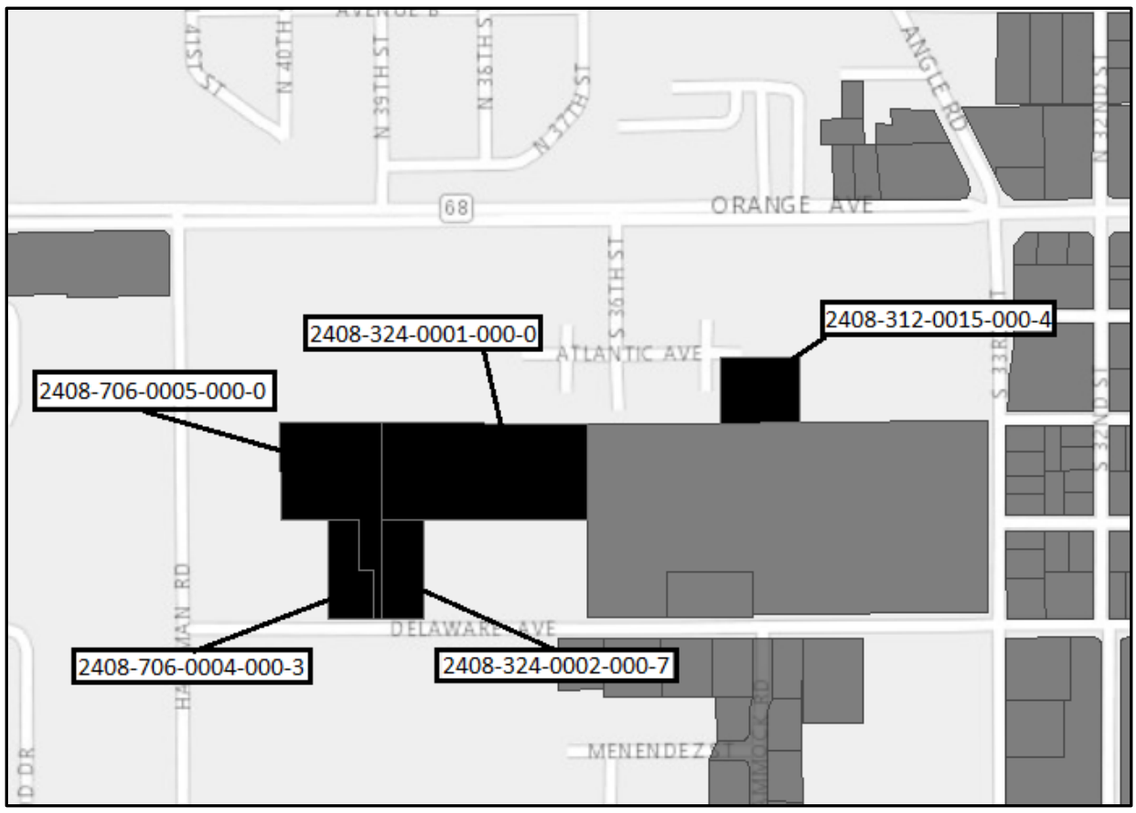
d) Parcel ID: 2408-706-0004-000-3
Legal Description: COOPER`S S/D LOT 4 (0.88 AC) (OR1189-956)

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

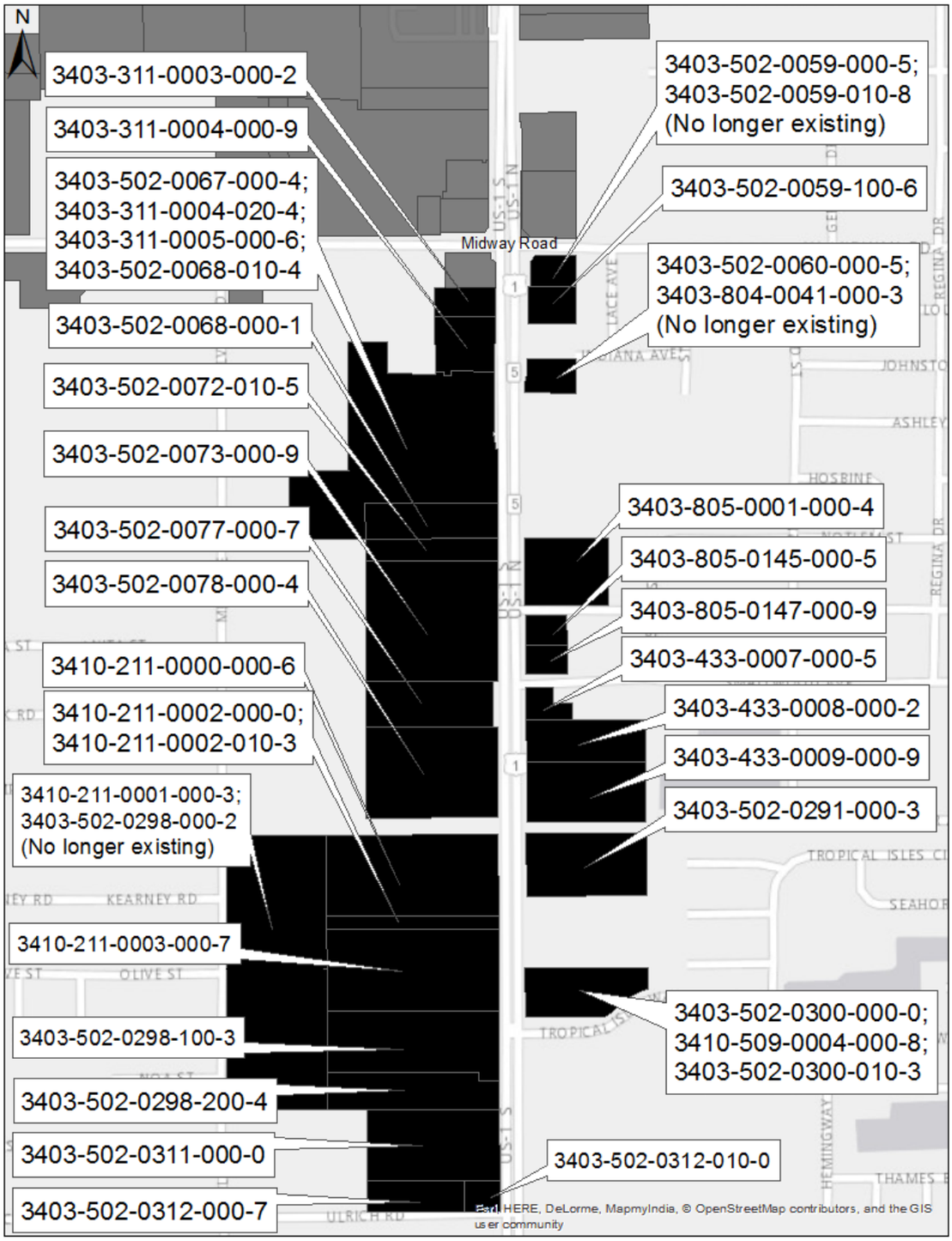
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

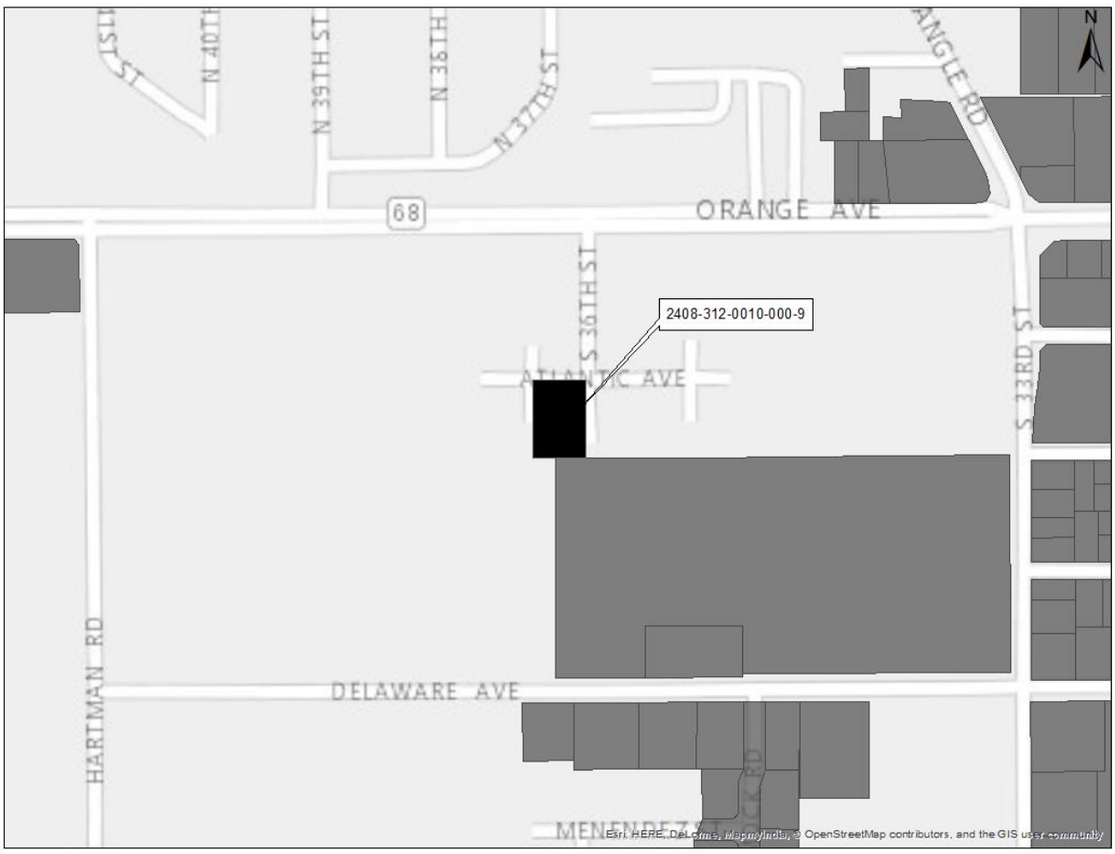
Parcel ID: 2408-312-0010-000-9

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

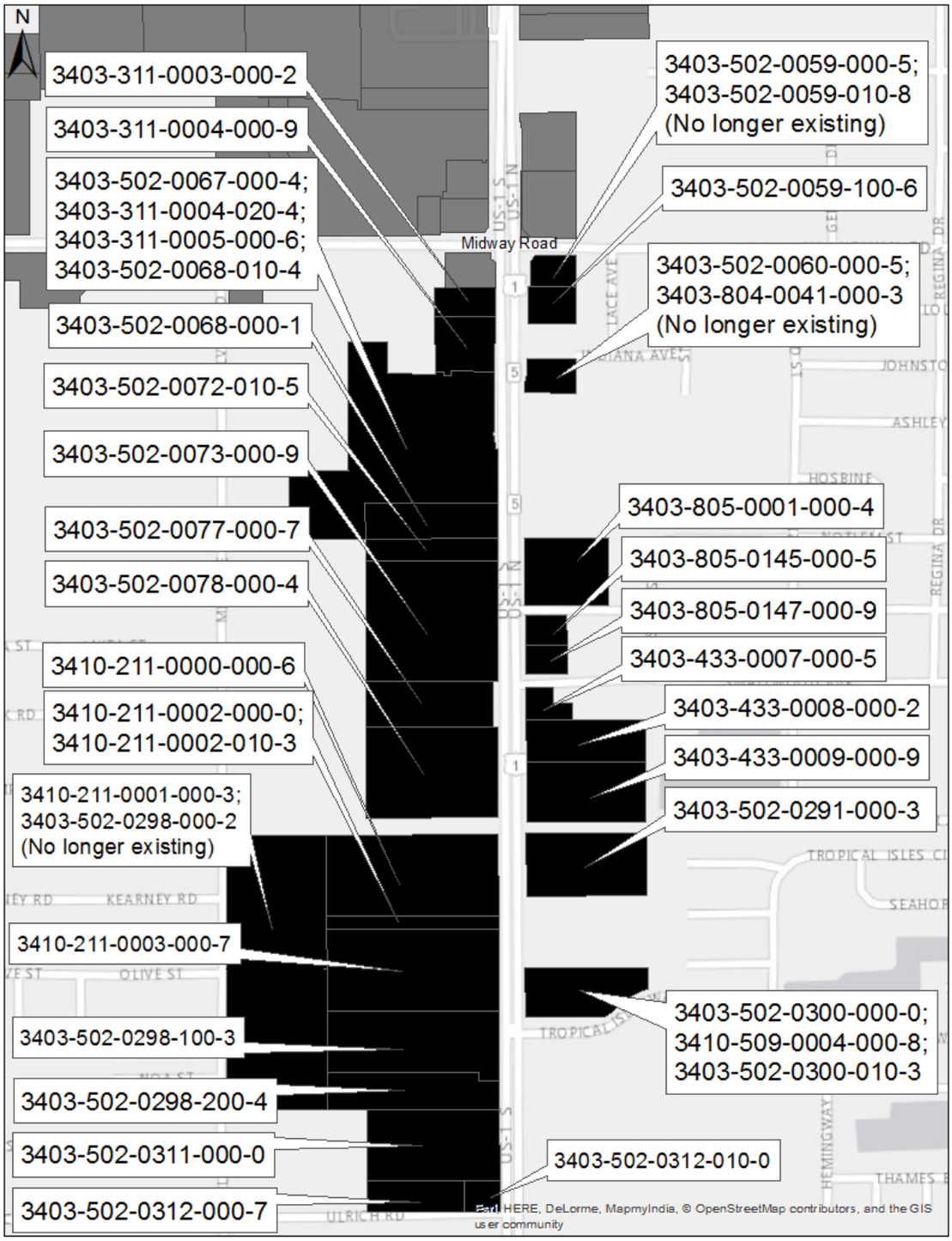
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

---

SUBJECT:

Ordinance No. 15-015 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3625 Orange Avenue. SECOND 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: 06/08/2015

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

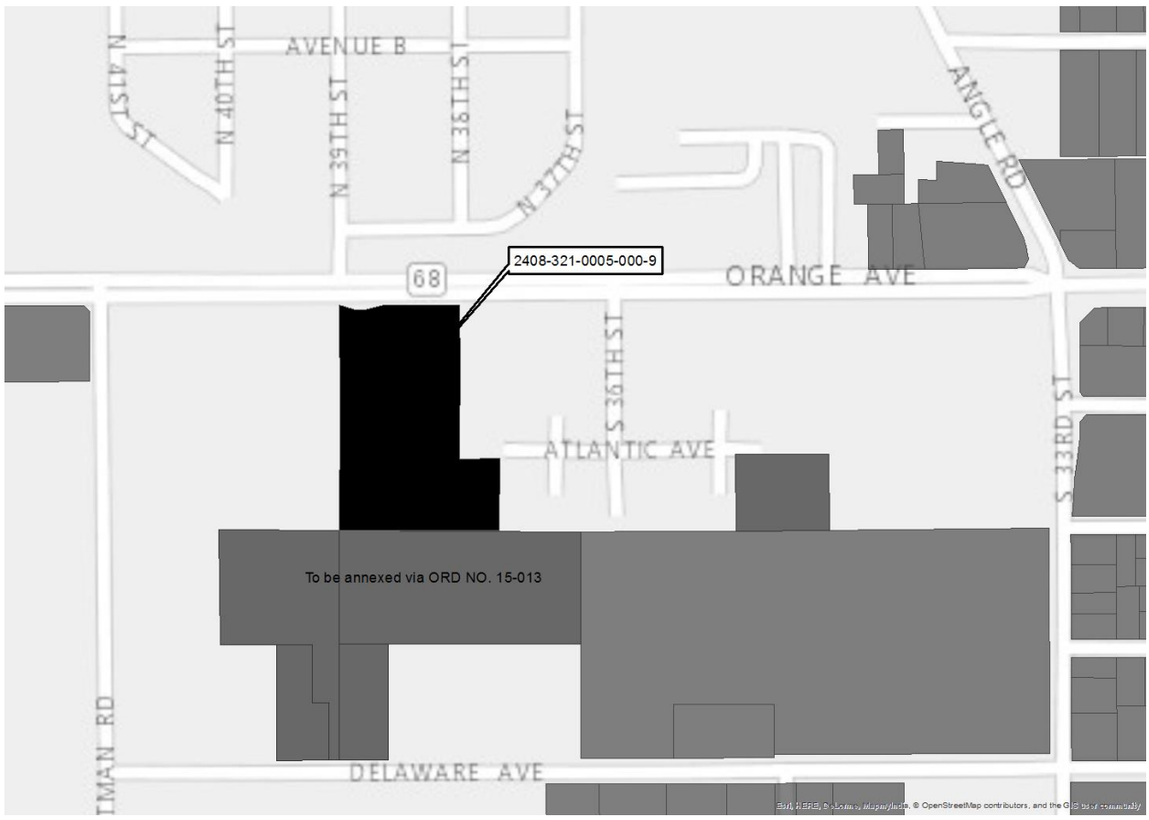
3625 Orange Avenue, Parcel ID: 2408-321-0005-000-9

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

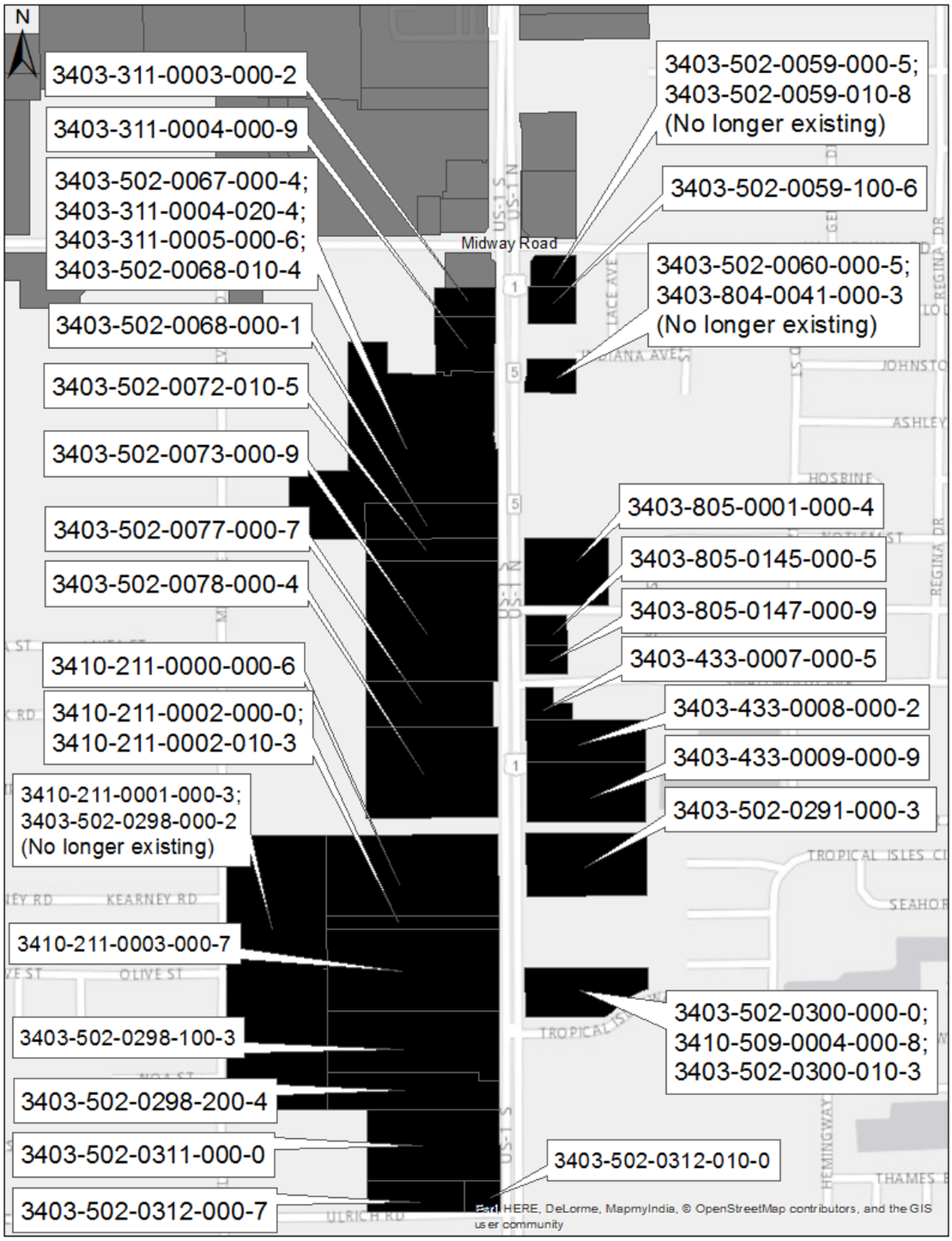
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

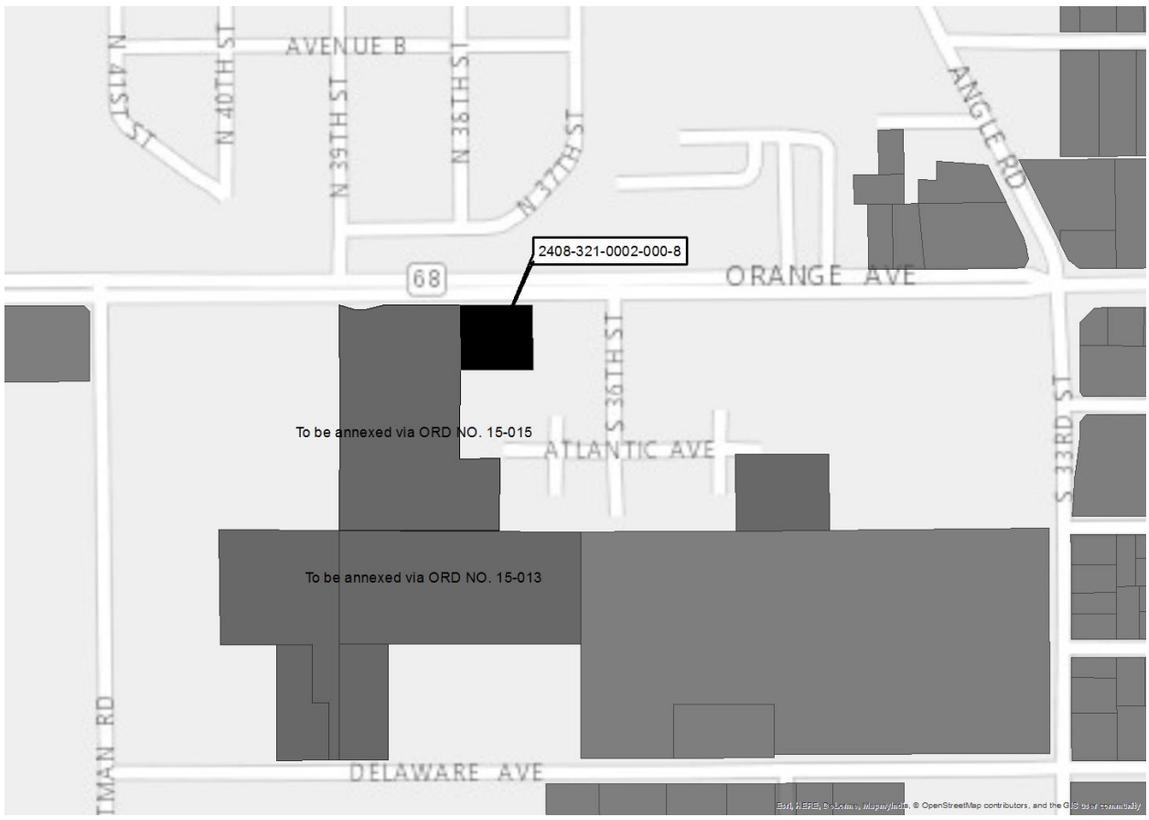
3617 Orange Avenue, Parcel ID: 2408-321-0002-000-8

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

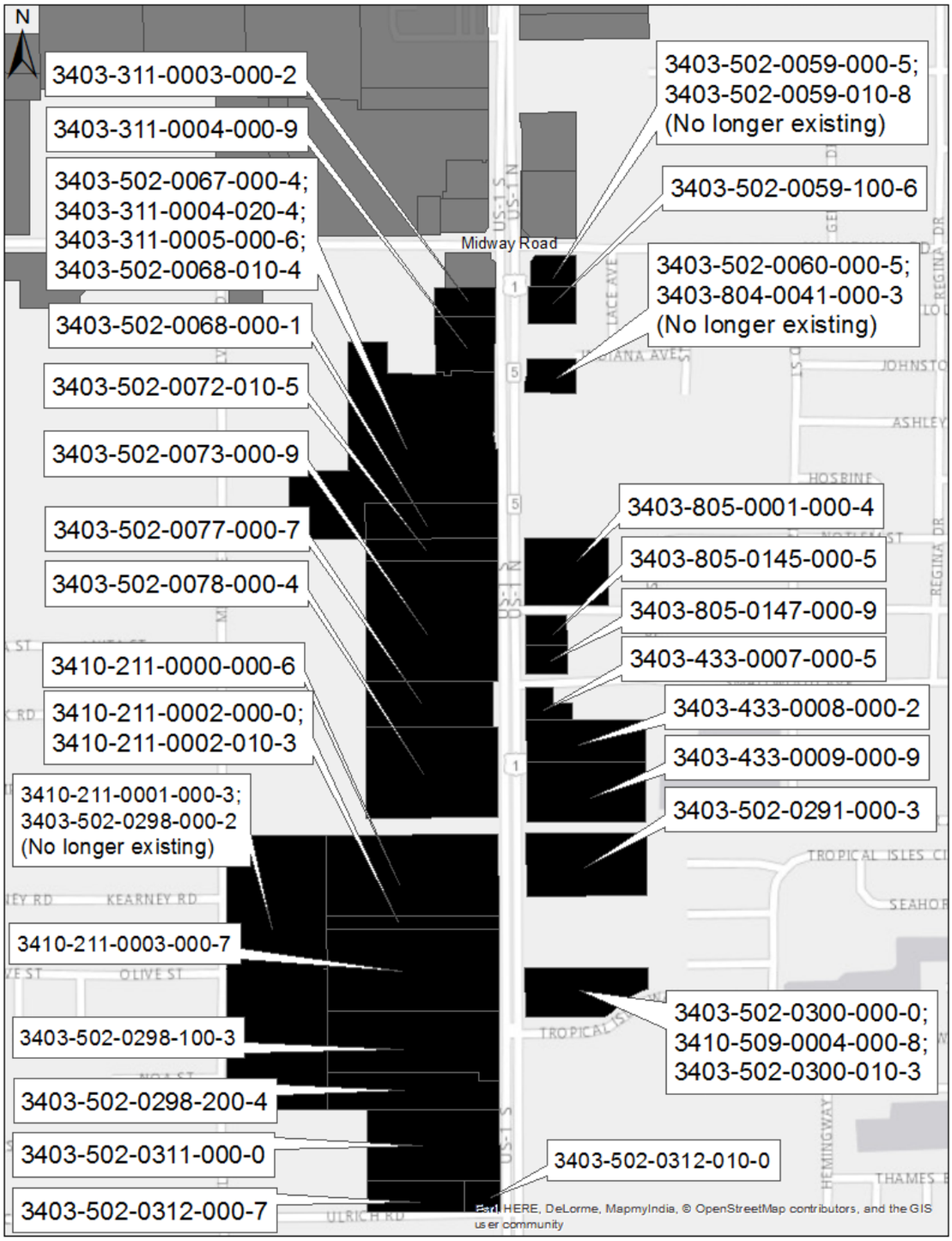
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

---

SUBJECT:

Ordinance No. 15-017 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3901 Orange Avenue. SECOND 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: 06/08/2015

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

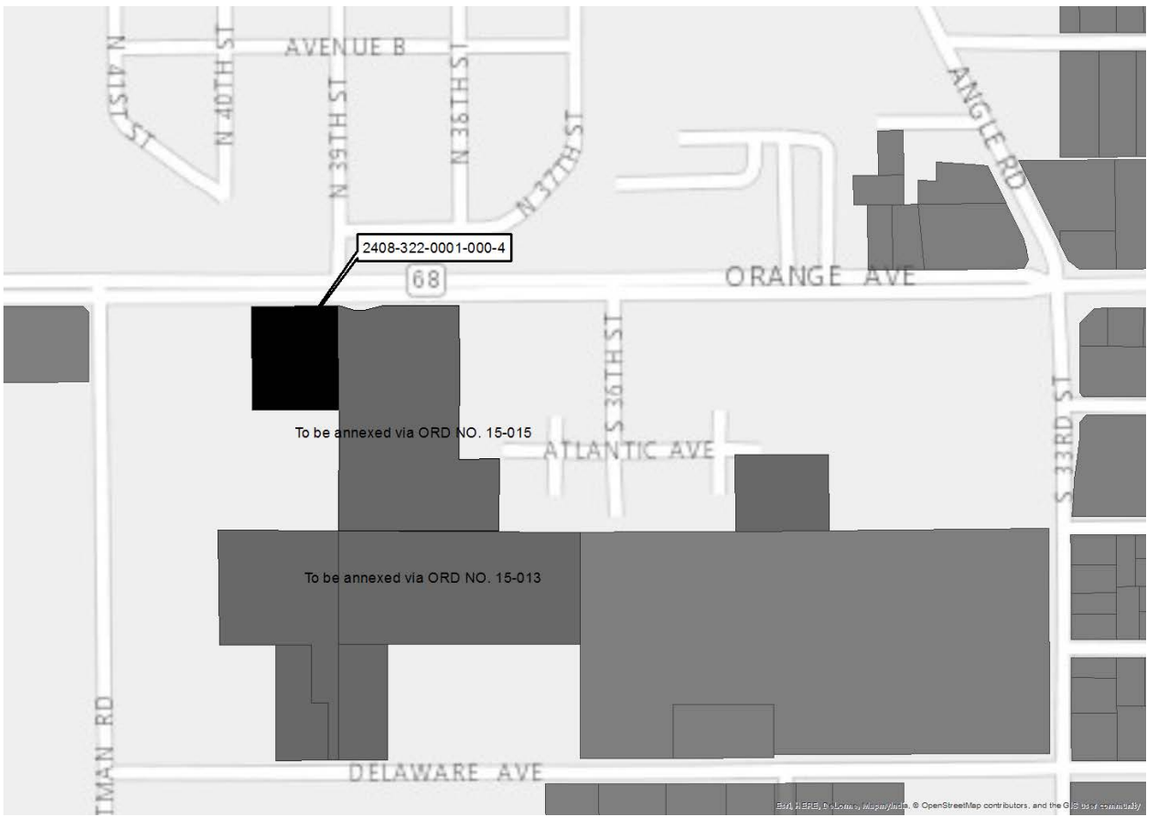
3901 Orange Avenue, Parcel ID: 2408-322-0001-000-4

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

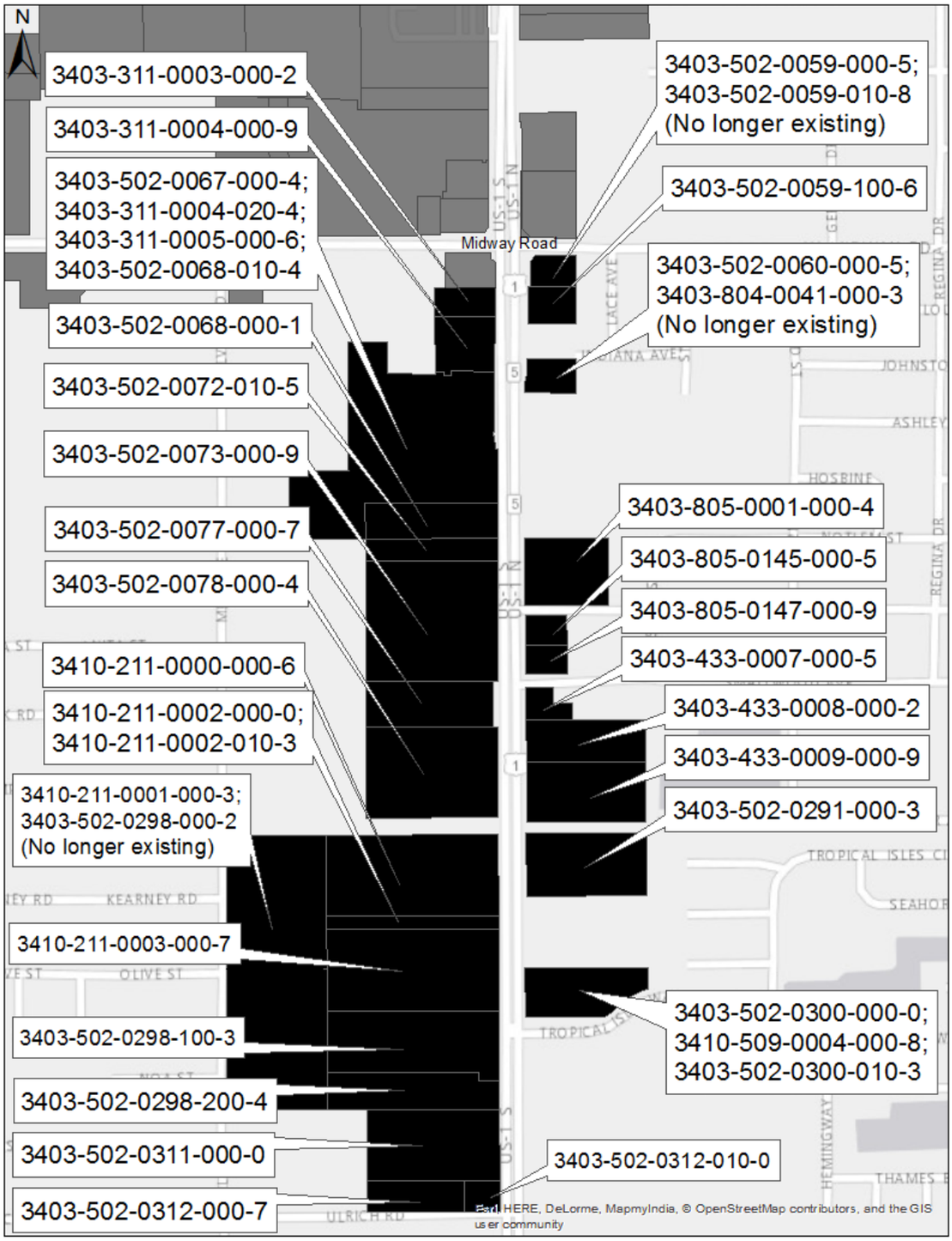
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

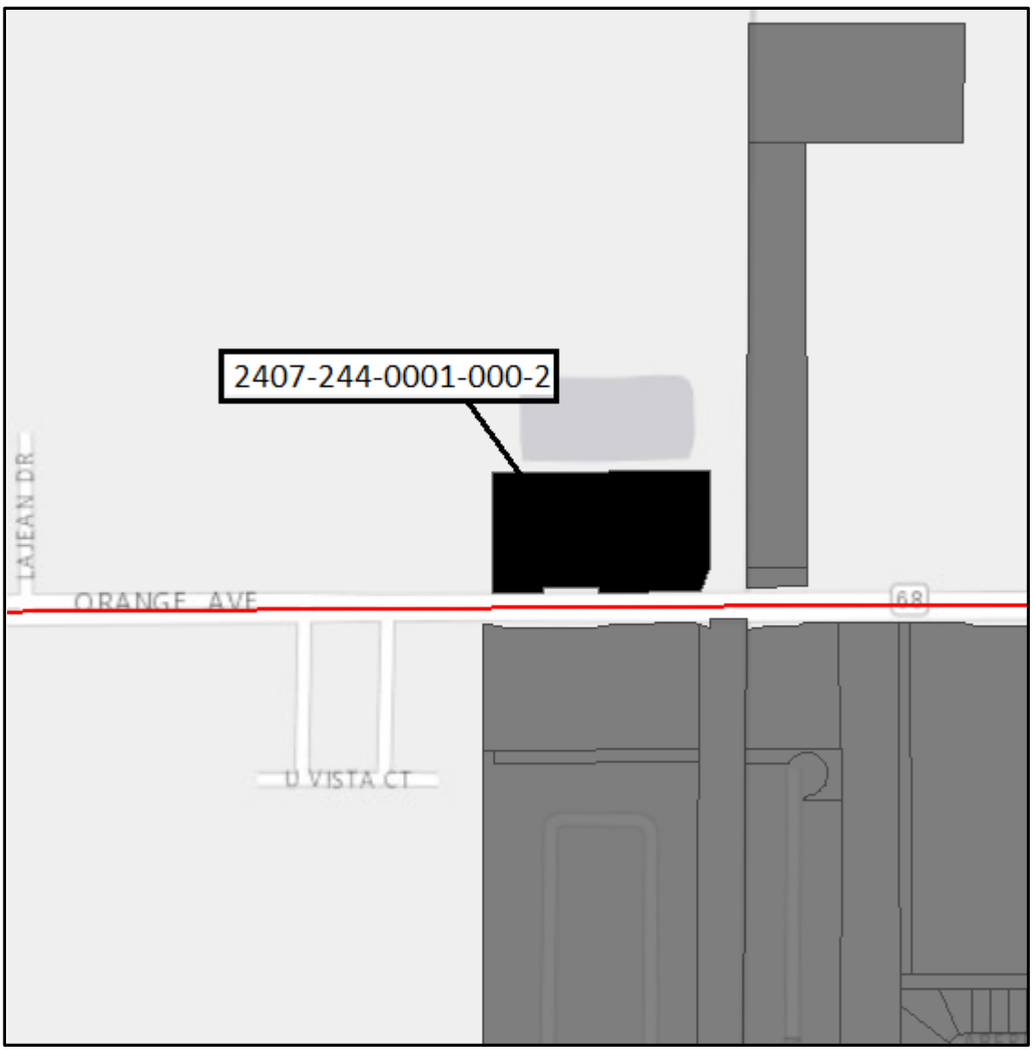
5000 Orange Avenue, Parcel ID: 2407-244-0001-000-2

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

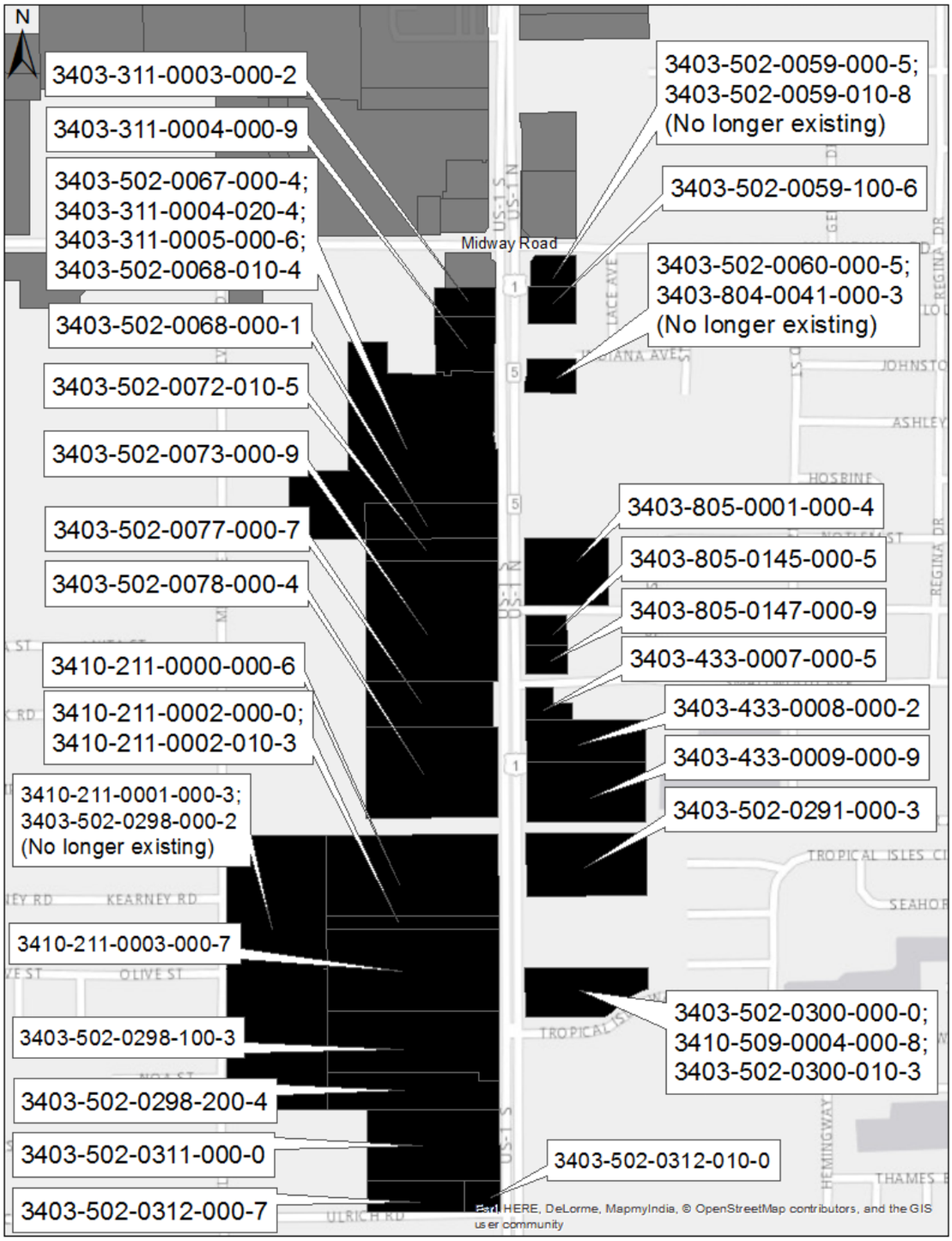
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

---

SUBJECT:

Ordinance No. 15-019 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3241 Oleander Avenue. SECOND 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: 06/08/2015

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)

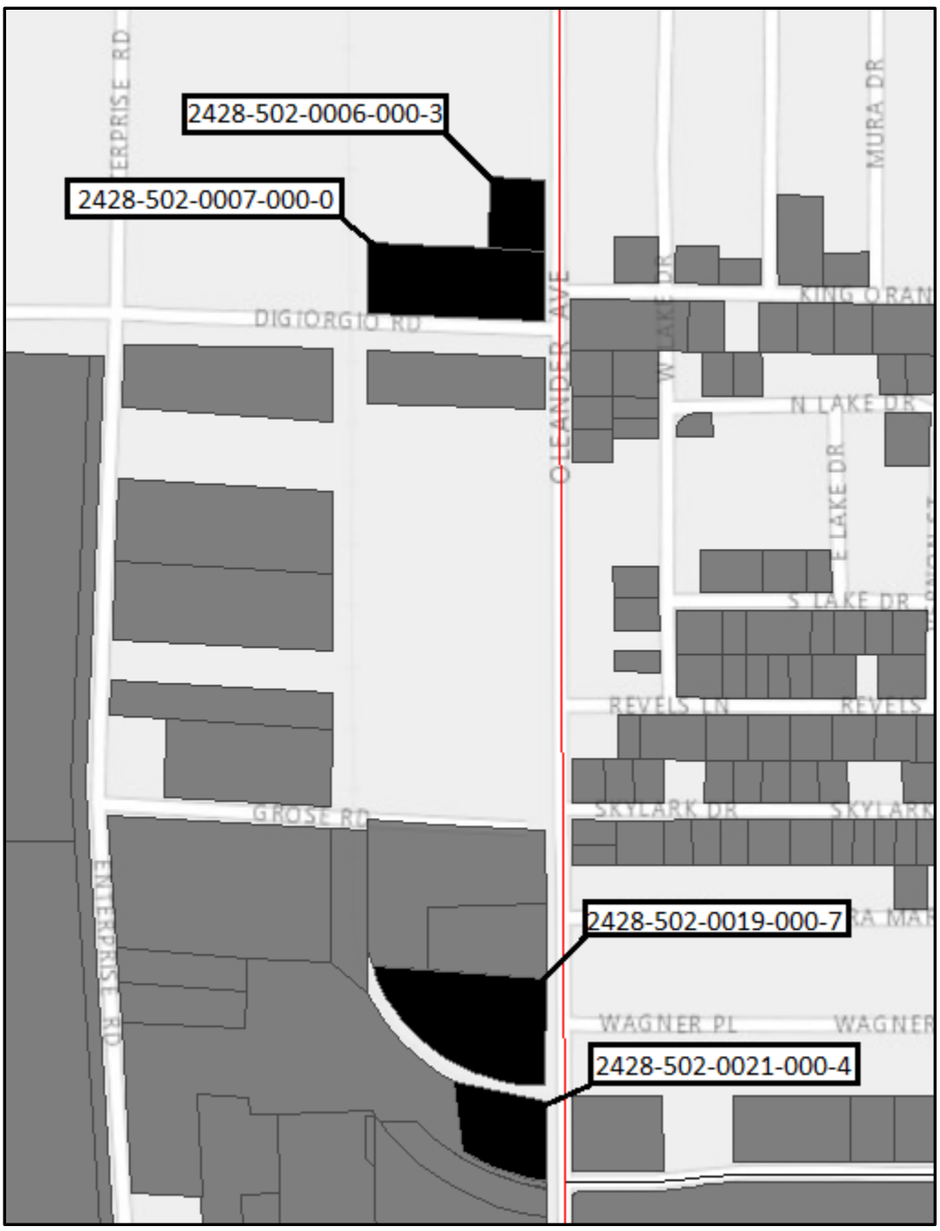
2. Parcel ID: 2428-502-0006-000-3

   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: 06/15/2015

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. SECOND 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: 06/08/2015

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

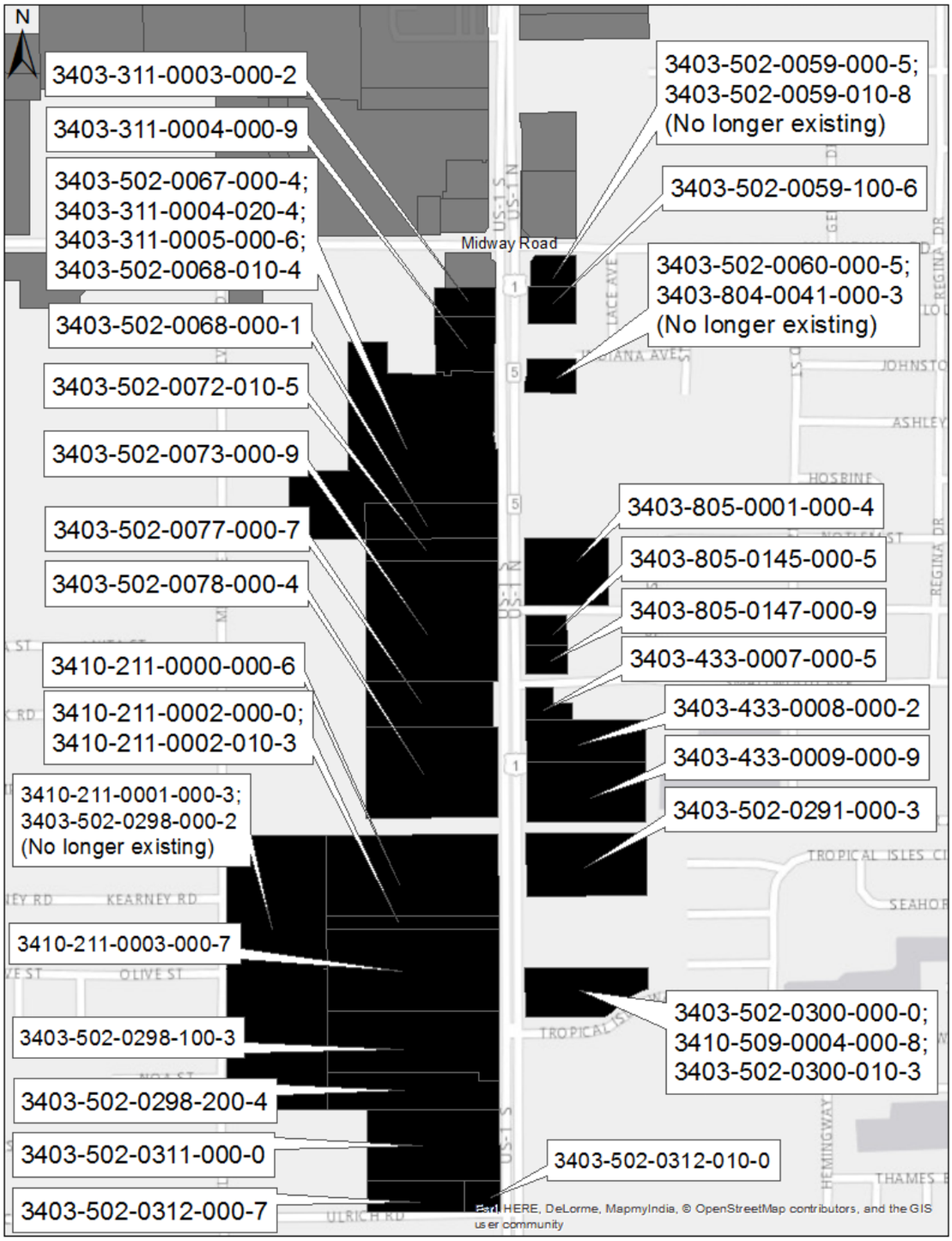
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

Re: Annexation - Orange Avenue & Oleander Avenue Multiple Locations

---

SUBJECT:

Ordinance No. 15-020 Extending the territorial Limits of the City of Fort Pierce Florida to include property located at 3501 Oleander Avenue. SECOND 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: 06/08/2015

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

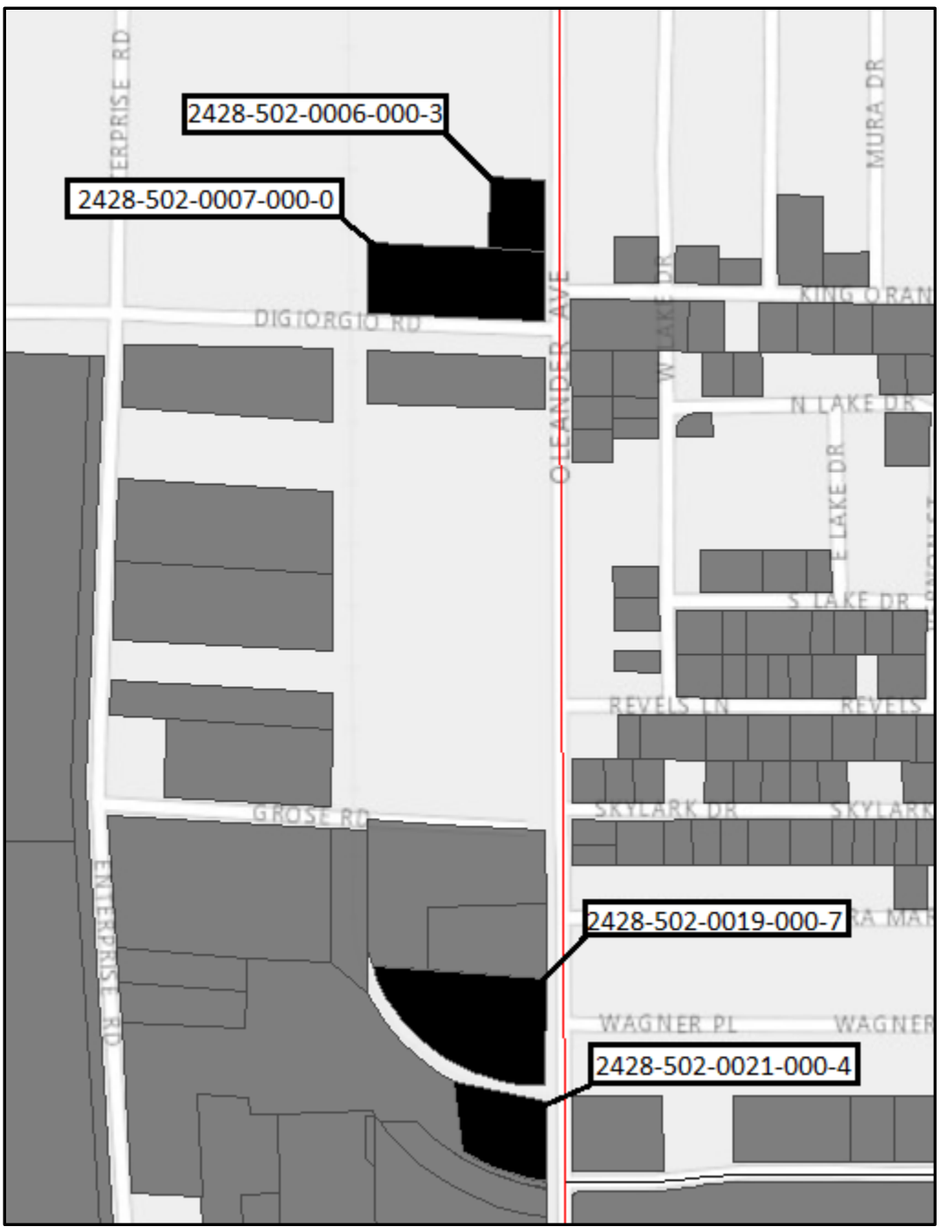
3501 Oleander Avenue, Parcel ID: 2428-502-0021-000-4

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: 06/15/2015

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. SECOND 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: 06/08/2015

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)

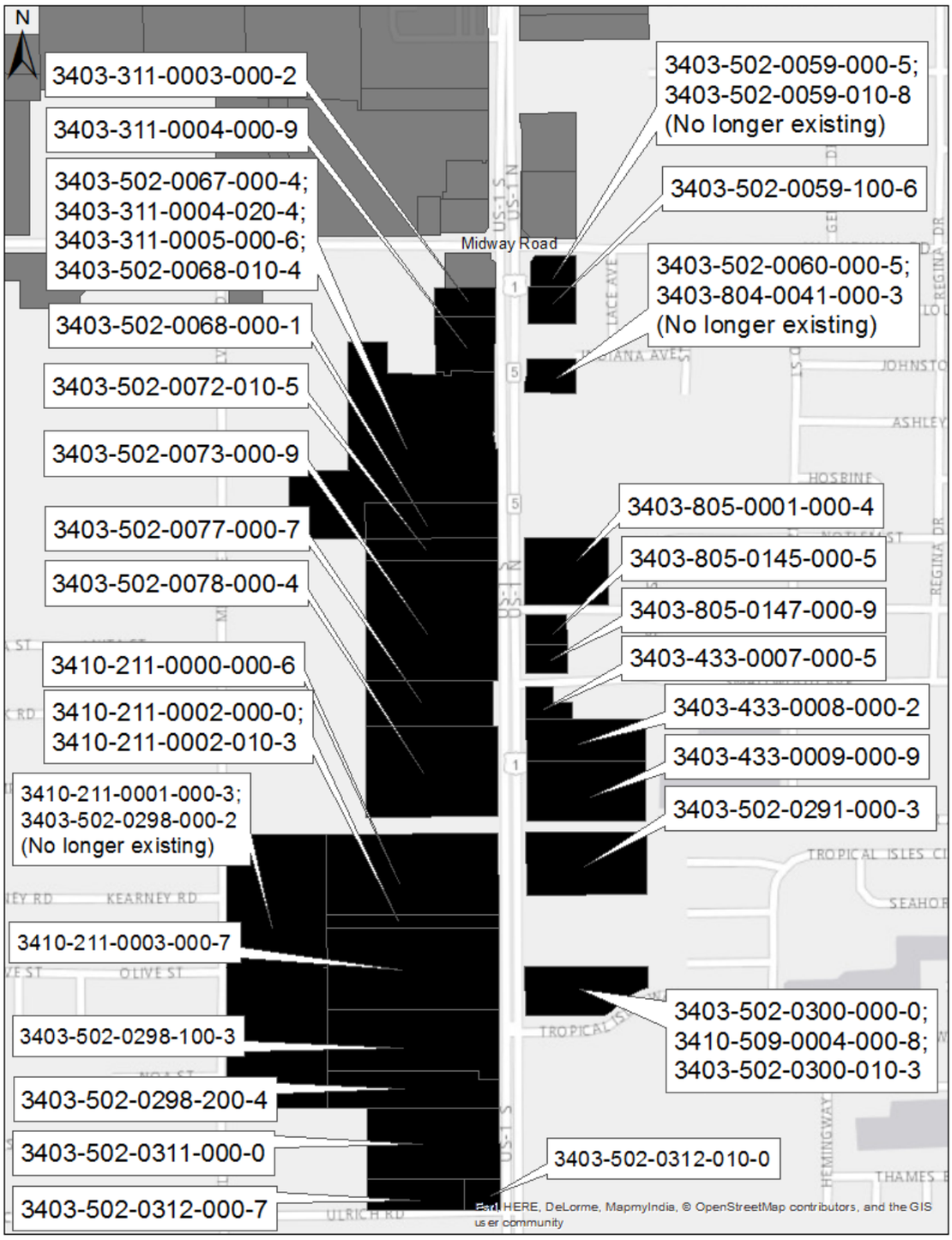
2. Parcel ID: 3410-509-0004-000-8
Legal Description: COASTAL PROFESSIONAL PLAZA (OR 3040-2133) BLDG 2 UNIT 1 (OR 3623-1138)

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

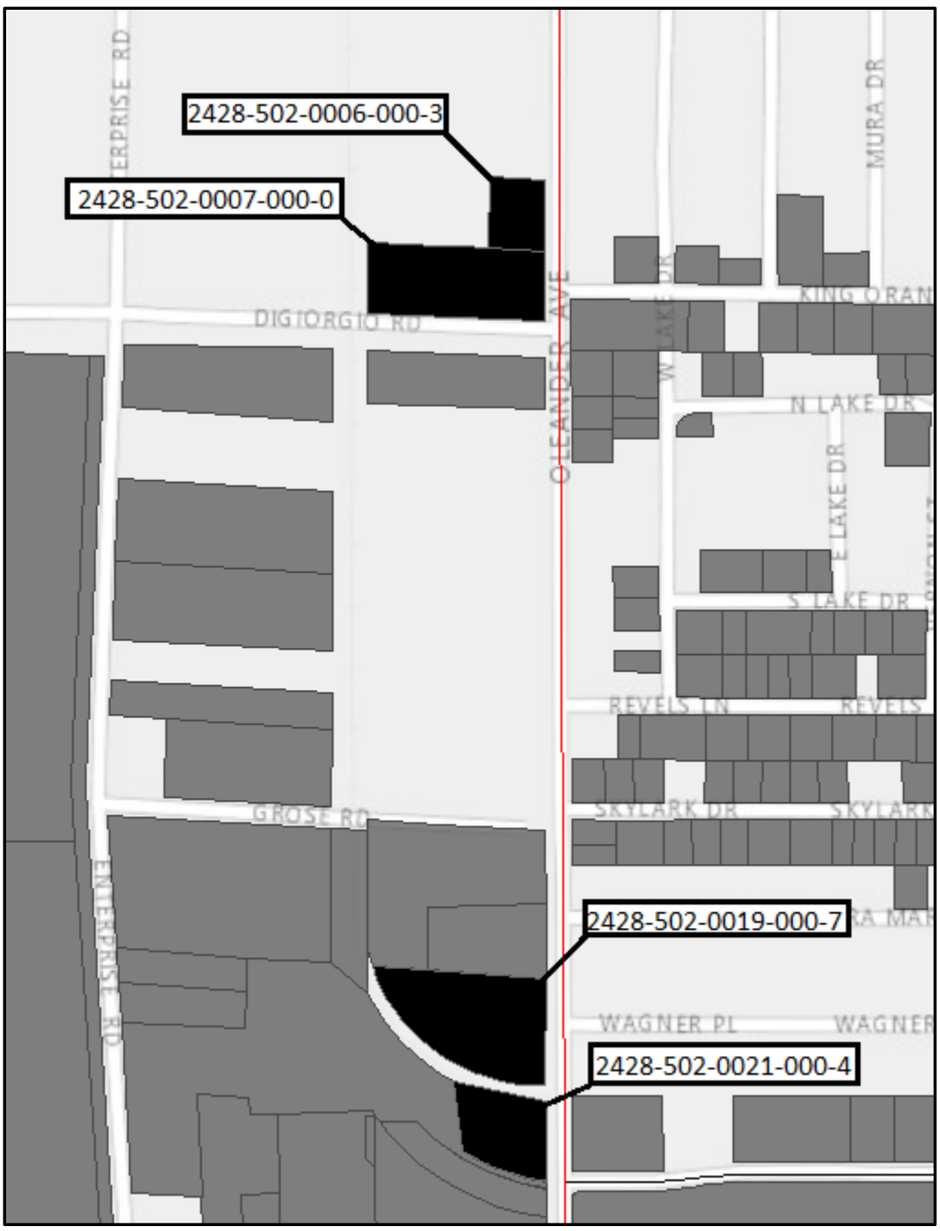
3489 Oleander Avenue, Parcel ID: 2428-502-0019-000-7

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

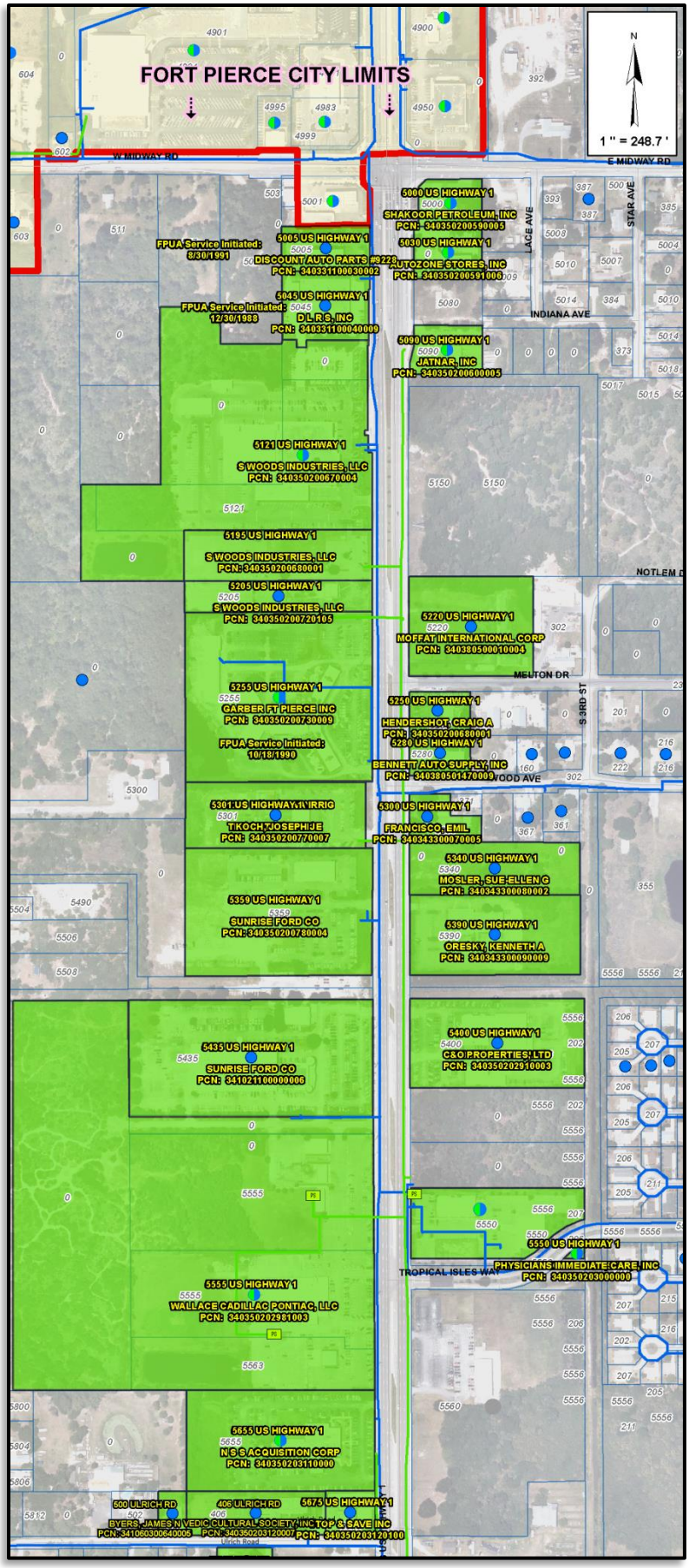
The Planning Board at their May 12th meeting recommended approval with a 7-3 vote.

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

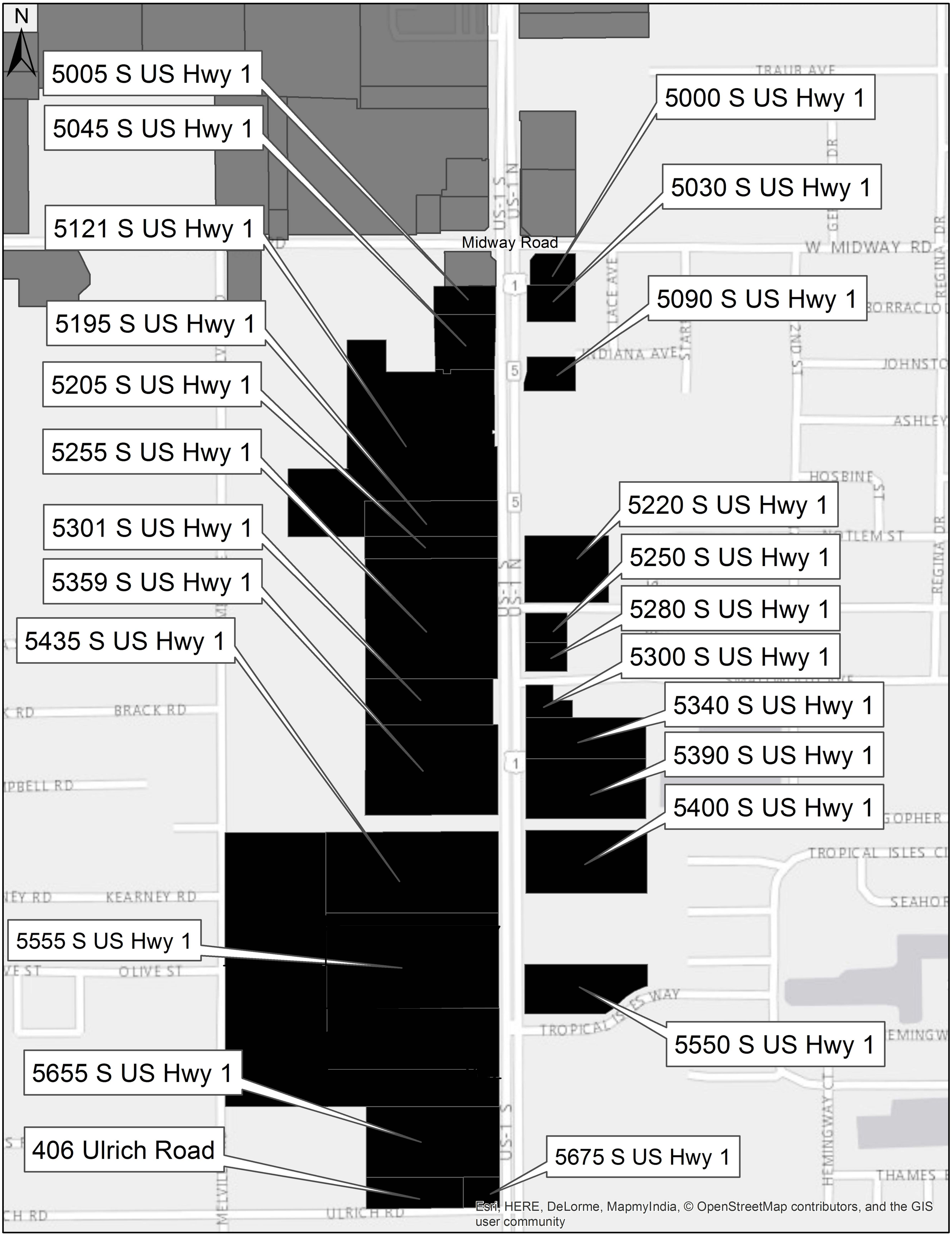
That part of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, South of Platts Creek; less the following: Beginning at the Southeast corner of said parcel run West to the West right-of-way of U.S. 1, thence continue West 260' thence North 198.42 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
N
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


N
5005 S US Hwy 1
5045 S US Hwy 1
5121 S US Hwy 1
5195 S US Hwy 1
5205 S US Hwy 1
5255 S US Hwy 1
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: 06/15/2015

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. SECOND 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: 06/08/2015

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

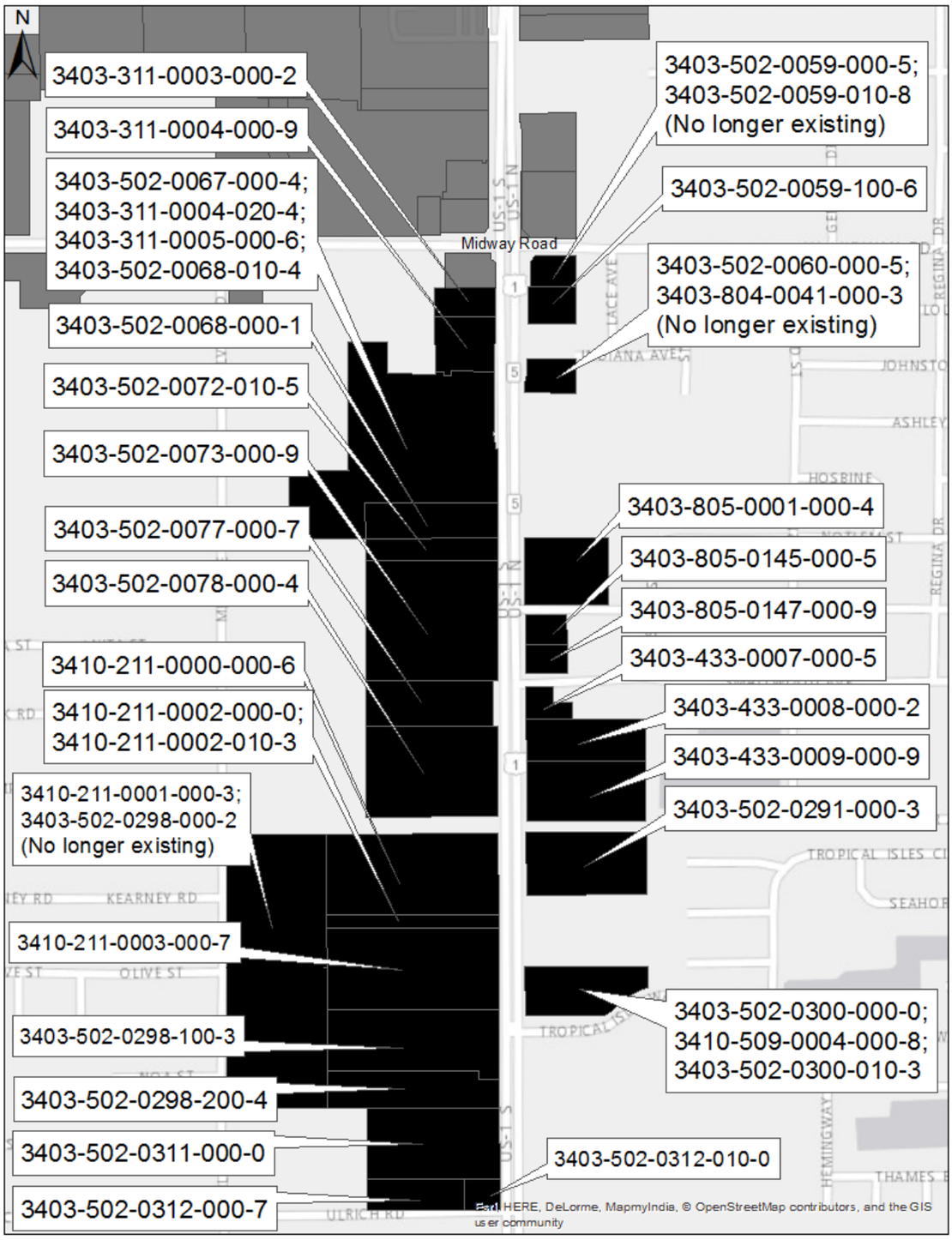
a) 5005 S US Hwy 1, Parcel ID: 3403-311-0003-000-2

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

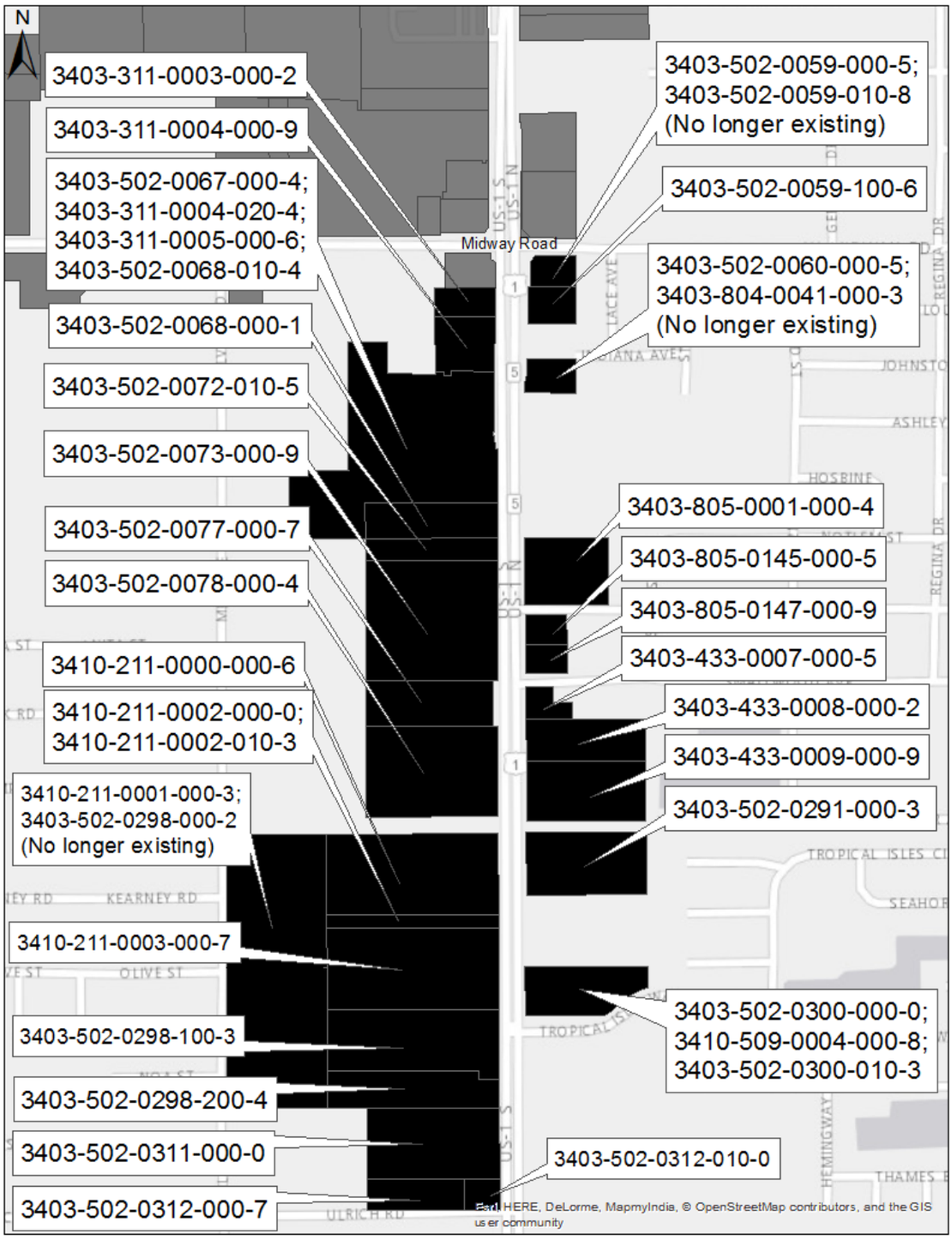
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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)

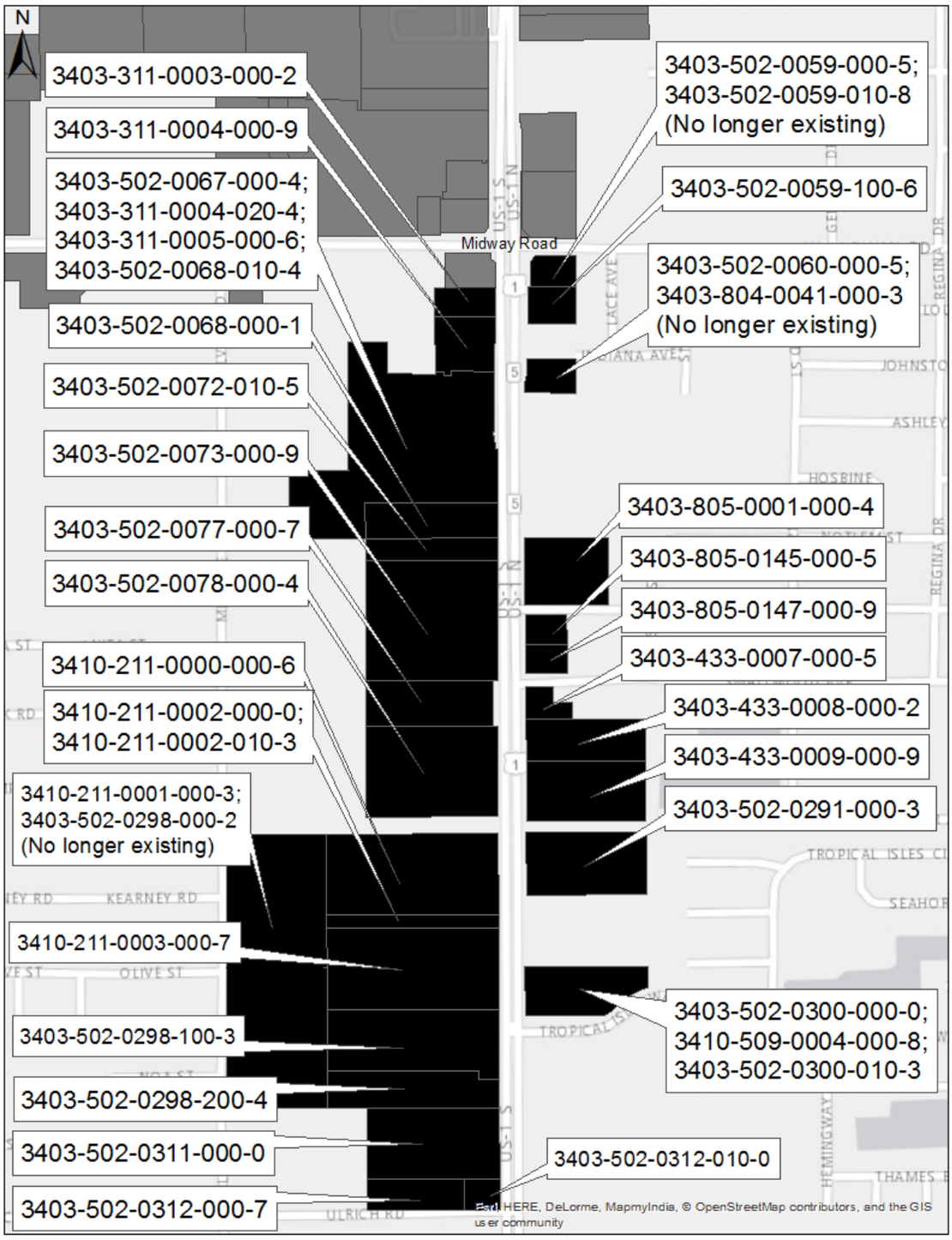
4. Parcel ID: 3403-502-0068-010-4

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

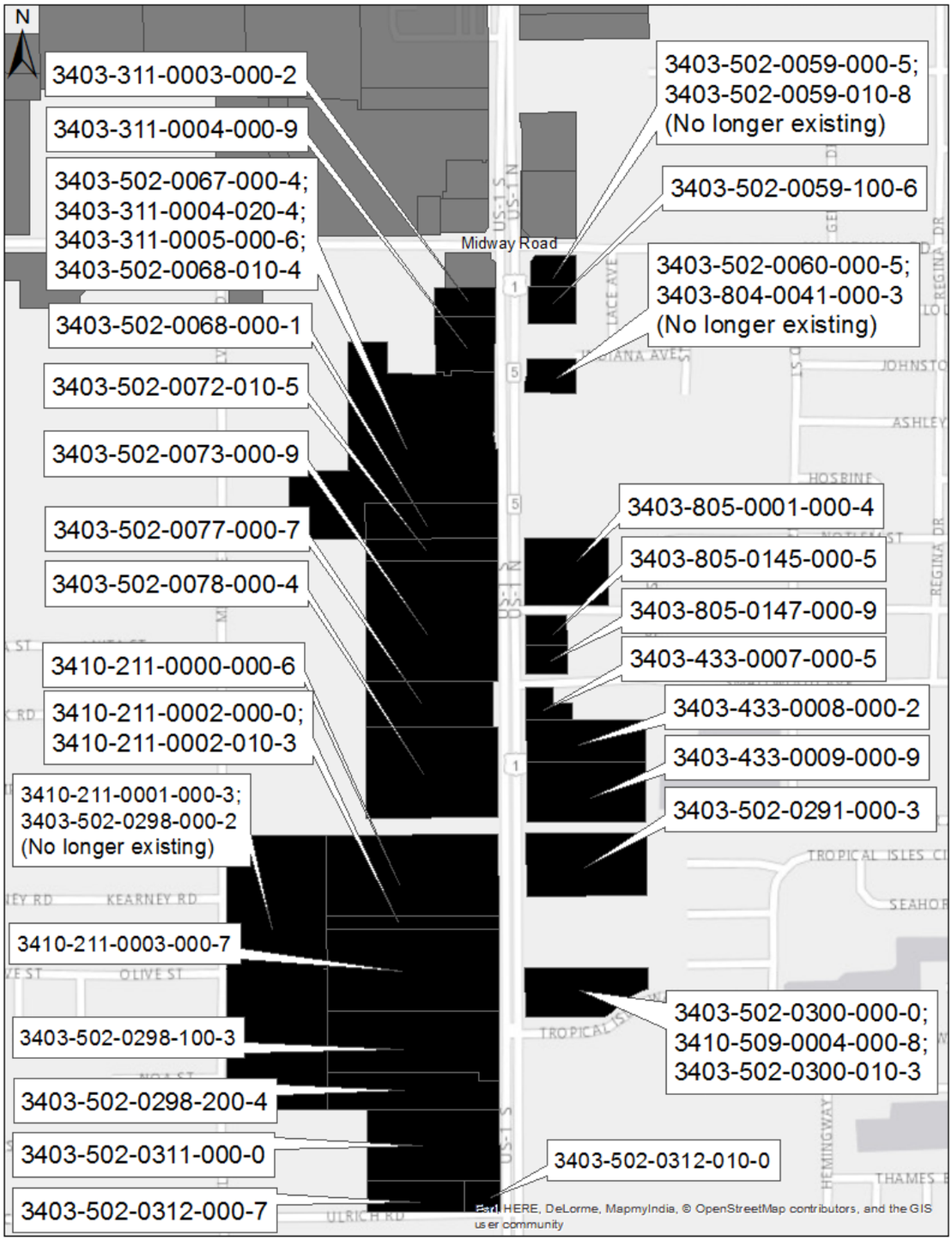
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

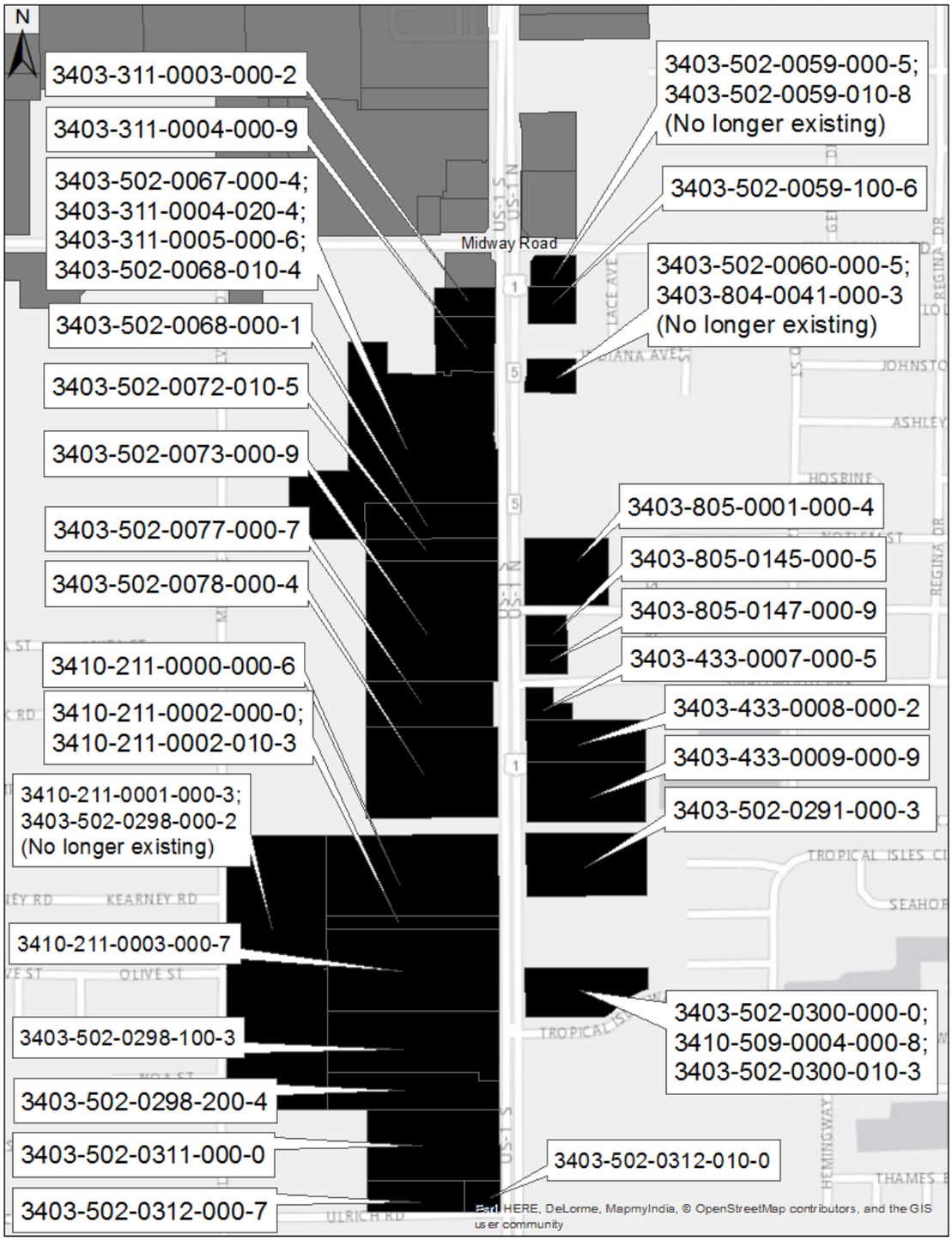
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

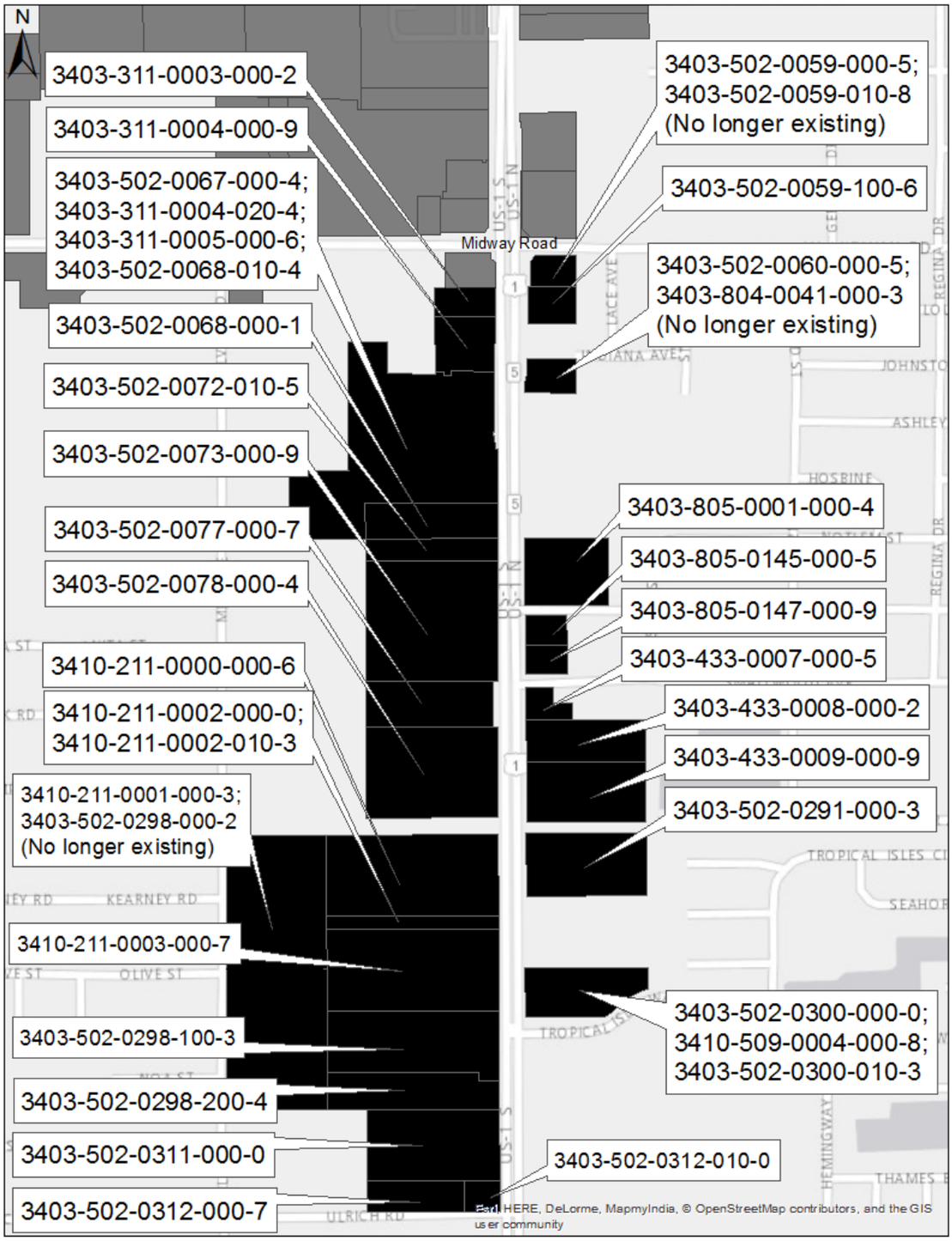
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

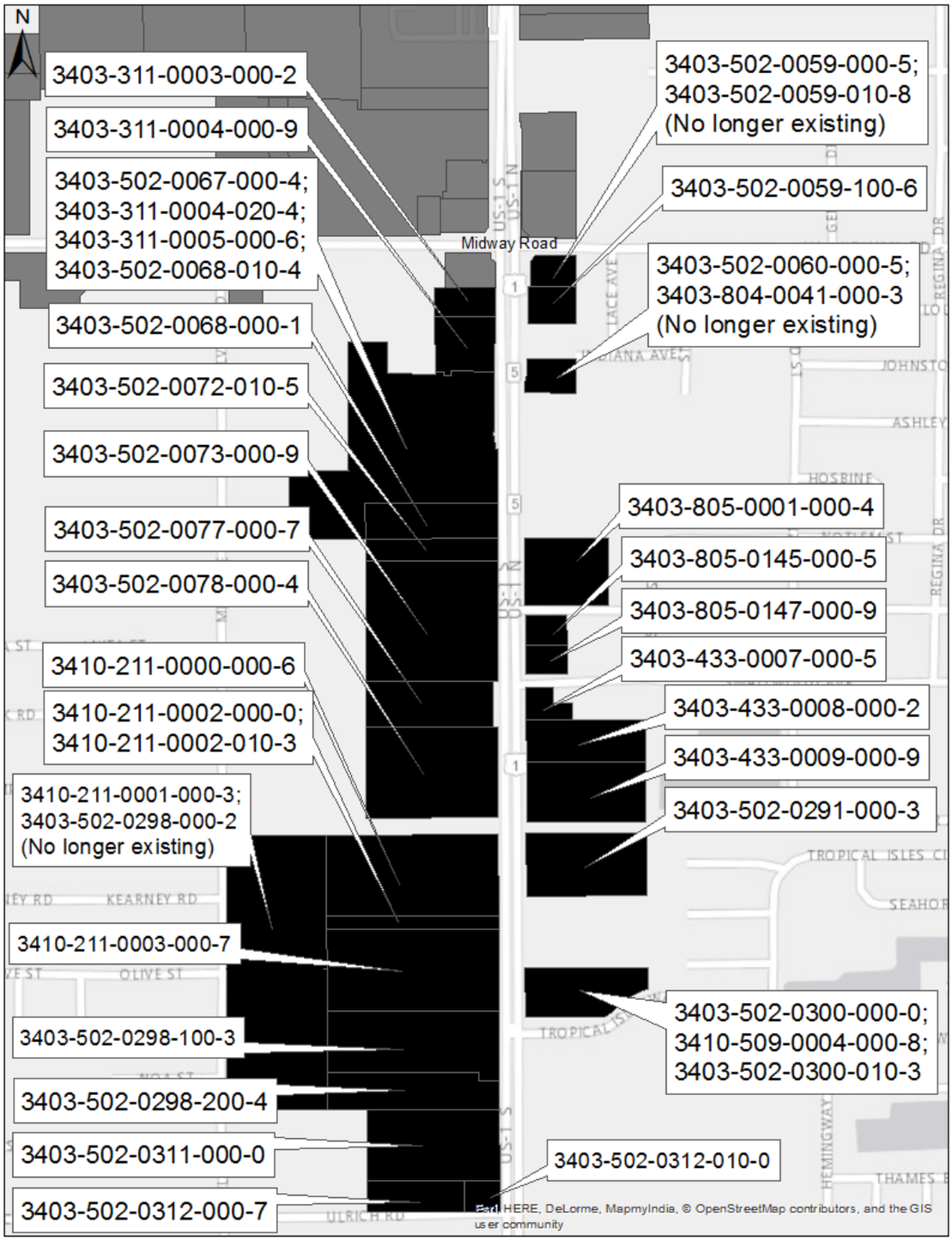
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

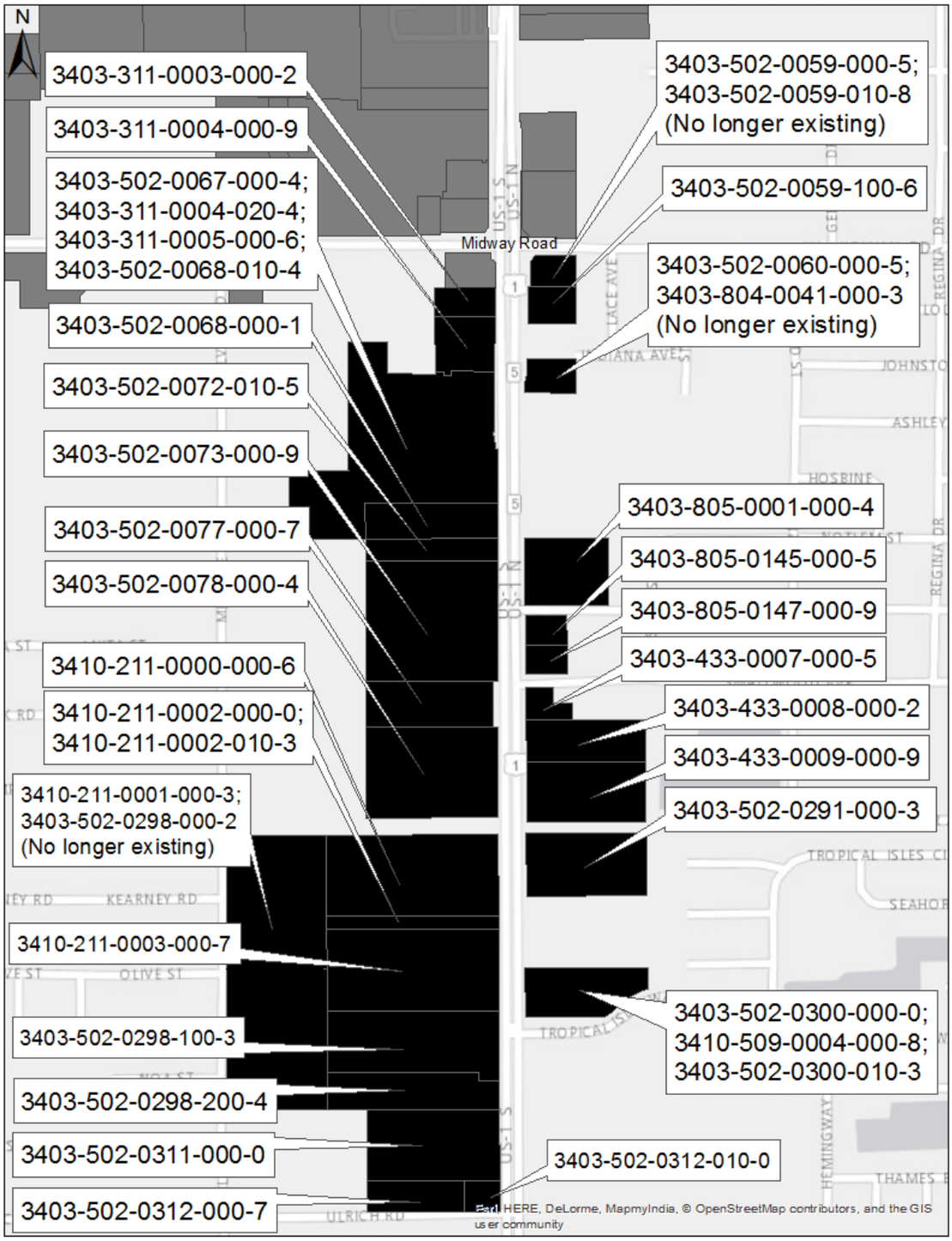
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

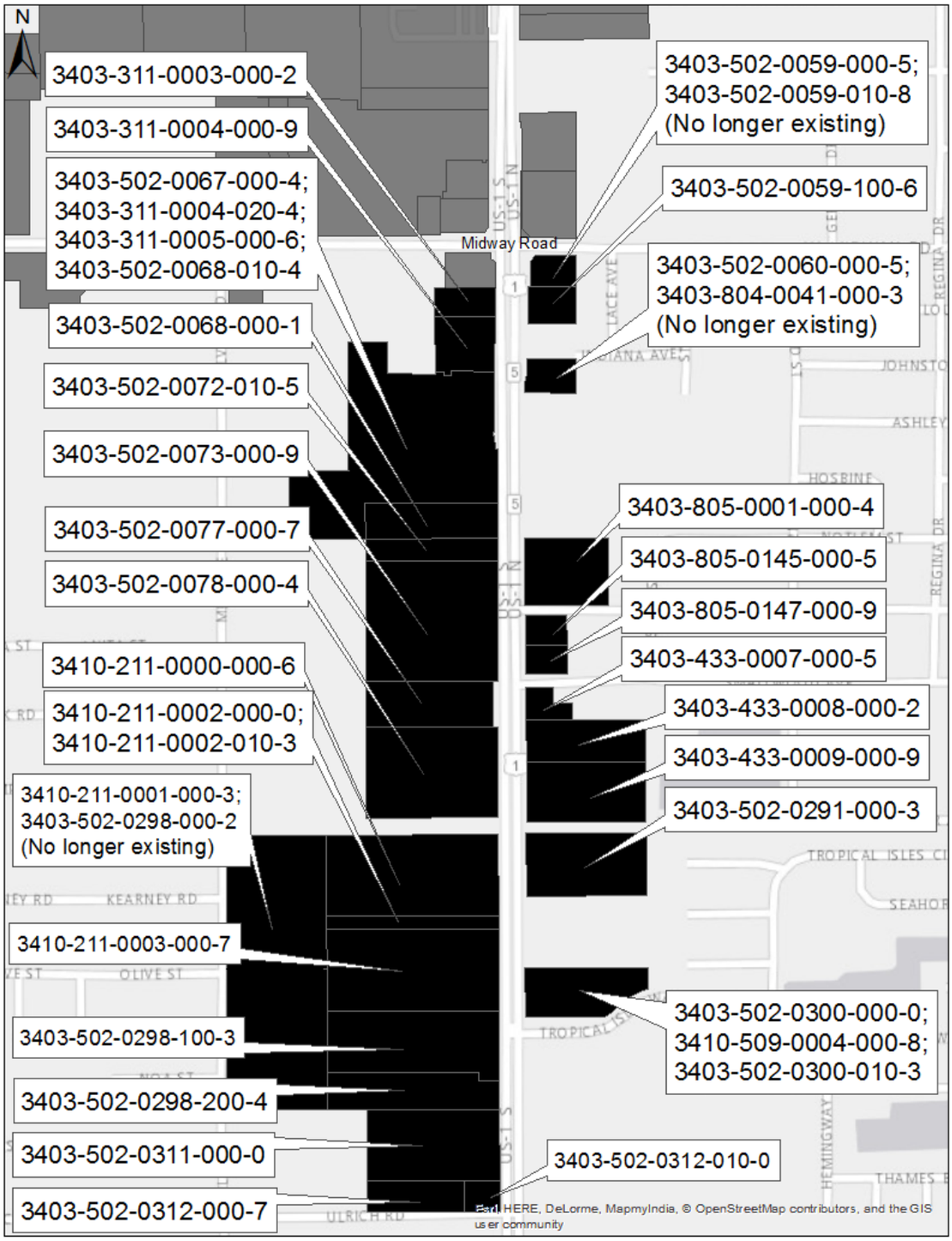
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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)

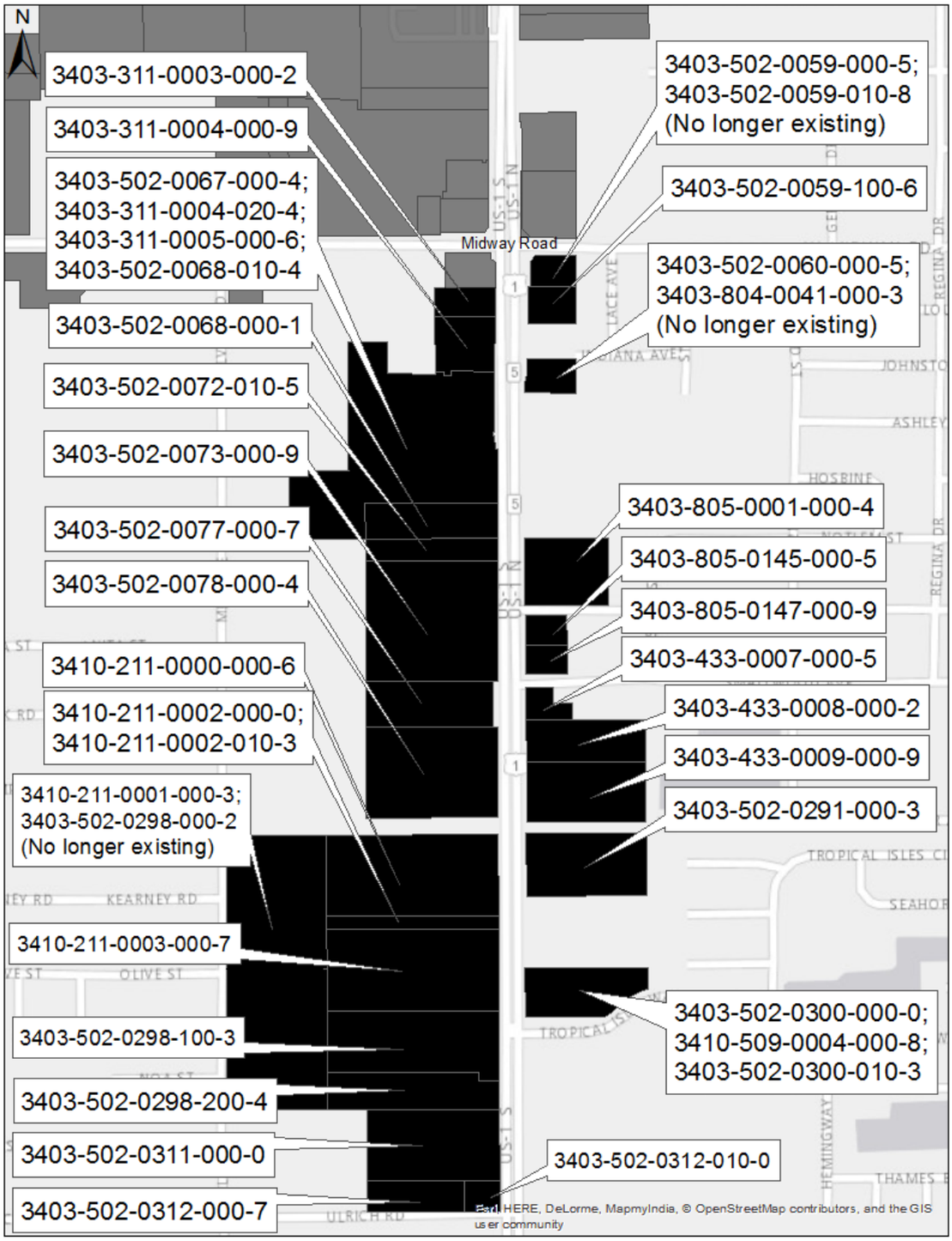
6. Parcel ID: 3403-502-0298-200-4
Legal Description: WHITE CITY S/D 10 36 40 THAT PART LOTS 231 AND 233 MPDAF: FROM SE COR OF NE 1/4 OF NW 1/4 OF SEC RUN S 89 49 36 W ALG S LI OF NE 1/4 OF NW 1/4 42 FT TO WLY RD R/W LI OF US #1 AND POB, TH CONT S 89 49 36 W 800 FT, TH N 00 18 56 W 175 FT, TH S 89 49 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: 06/15/2015

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. SECOND 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: 06/08/2015

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

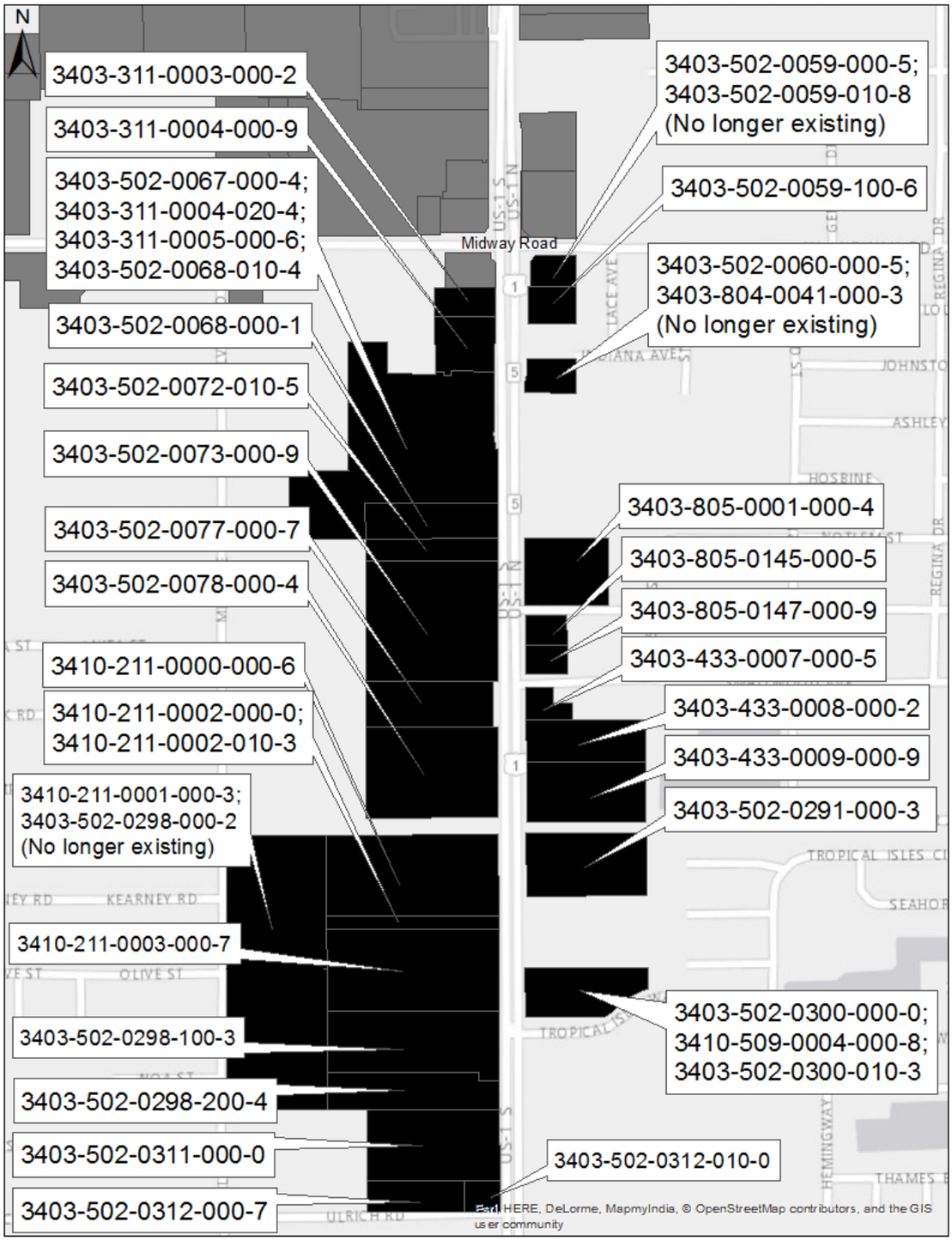
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

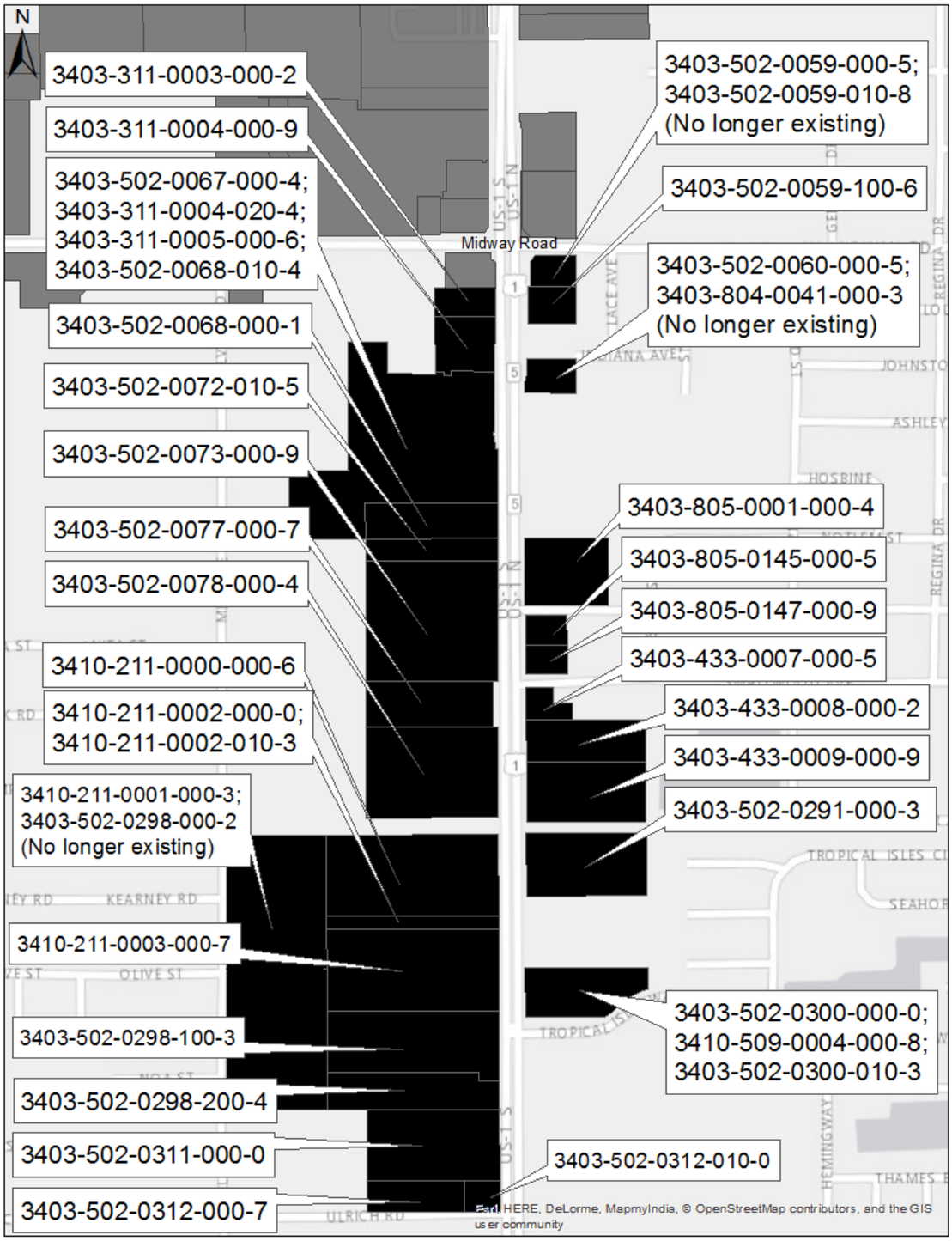
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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: 06/15/2015

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. SECOND 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: 06/08/2015

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

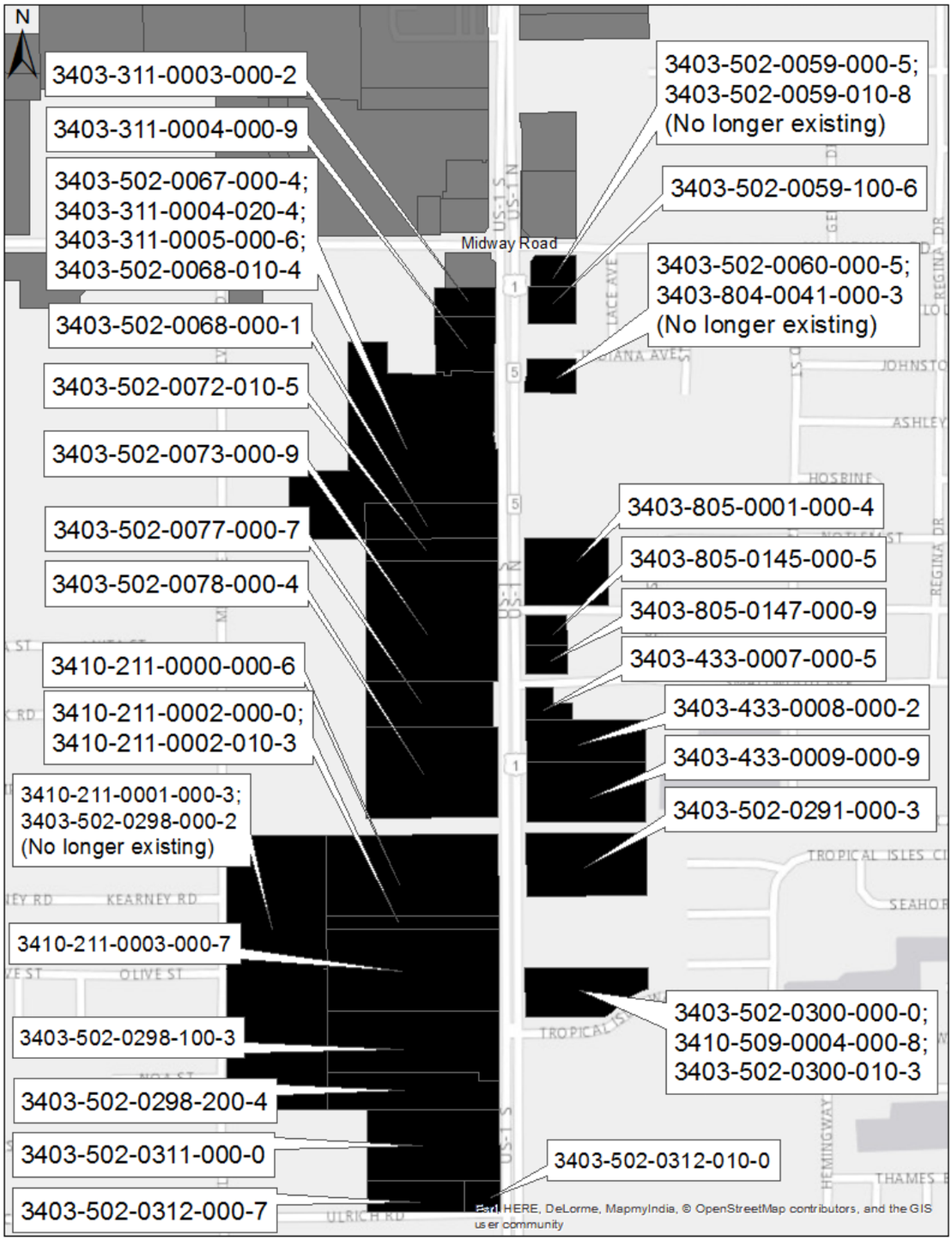
Parcel IDs and Legal Descriptions of Parcels Included in Annexation

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 # 11. a.**

Meeting Date: 06/15/2015

Re: Presentation by Upendo Shabazz-Phillips of Allegany Franciscan Ministries

Submitted For: Nick Mimms, Deputy City Manager, City Manager

SUBJECT:

Presentation by Upendo Shabazz-Phillips of the Allegany Franciscan Ministries regarding partnership with the City of Fort Pierce for Public Service Grant Awards.

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	06/10/2015 09:48 AM

Form Started By: Angela Wilkinson Started On: 06/05/2015 04:41 PM

Final Approval Date: 06/10/2015

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 06/15/2015

Re: Approval of Joint Participation Agreement with Florida Department of Transportation

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Resolution No. 15-R19 authorizing the approval of Traffic Signal Maintenance and Compensation Joint Participation Agreement (JPA) with Florida Department of Transportation (FDOT) for fiscal year 2015/16.

SUMMARY:

The JPA allows the City to operate and maintain the State highway traffic signal system within the City limits of Fort Pierce. The JPA also allows FDOT to compensate the City for said operation and maintenance of the traffic signal system in the amount of $139,362.00 for fiscal year 2015/16.

RECOMMENDATION:

Approval

ALTERNATIVES:

Not approve and the City to be responsible for the maintenance and operational costs

RESPONSIBLE STAFF:

Edward Seissiger, Engineering Project Coordinator

COORDINATED WITH:

Florida Department of Transportation

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2015/16

Account: N/A

Amount: N/A

FISCAL IMPACT:

This agreement allows the City to be compensated for the operation and maintenance of the Signal System in the amount of $139,362.00 for equipment and expenses.

Attachments

15-R19

JPA Agreement

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	06/08/2015 06:13 PM
Finance Department	Gloria Johnson	06/09/2015 12:18 PM
City Manager	Robert Bradshaw	06/10/2015 11:41 AM
Form Started By: Ed Seissiger		Started On: 06/05/2015 03:15 PM
Final Approval Date: 06/10/2015		

RESOLUTION NO. 15-R19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, STATING THE CITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) ARE DESIROUS OF ENTERING INTO A JOINT PARTICIPATION AGREEMENT (JPA) FOR THE **OPERATION AND MAINTENANCE OF THE TRAFFIC CONTROL SYSTEM** AND INTERSECTIONS ON THE STATE HIGHWAY SYSTEM WITHIN THE LIMITS OF THE CITY OF FORT PIERCE AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ATTORNEY TO ENTER AND EXECUTE SAID AGREEMENT ON THE PART OF THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the operation and maintenance of the traffic signal system is in the interest of both the City of Fort Pierce and the Florida Department of Transportation and it would be more practical, expeditious and economical for the City to perform such activities.

WHEREAS, The Florida Department of Transportation will provide funding through Financial Project No. 42780548801 based on said agreement for the maintenance and operation of the Traffic System on the State Highway system for Fiscal Year 2015-16.

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

1. That the City of Fort Pierce will enter into a Joint Project Agreement for fiscal years 2015-2016 with the Florida Department of Transportation for the operation and maintenance of the Traffic Signal System.

2. That the Mayor, City Clerk and City Attorney are hereby authorized to enter into said agreement and to execute said agreement on behalf of the City of Fort Pierce.

IN WITNESS WHEREOF, this Resolution has been duly adopted this __ day of _____, 2015.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, City Attorney

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

CONTRACT NO. _____
FINANCIAL PROJECT NO. 42780548801
F.E.I.D. NO. 596000322001

THIS TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT ("Agreement"), is entered into this _____ day of_____,____ between the Florida Department of Transportation, an agency of the State of Florida, herein called the "Department", and City of Fort Pierce , Florida, _____ ("Maintaining Agency").

WITNESSETH:

A. **T**he Department is authorized under Section 335.055, Florida Statutes, to enter into this Agreement.

B. **T**he Maintaining Agency is authorized under City Commission to enter into this Agreement and has authorized its undersigned representative to enter into and execute this Agreement on behalf of the Maintaining Agency.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, the sufficiency of which is acknowledged, the parties mutually agree and covenant as follows:

1. The Maintaining Agency shall be responsible for the maintenance and continuous operation of the traffic signals, interconnected and monitored traffic signals (IMTS) (defined as signals that are interconnected with telecommunications and are monitored at a central location), traffic signal systems (defined as central computer, cameras, message signs, communications devices, interconnect / network, vehicle, bicycle & pedestrian detection devices, traffic signal hardware and software, preemption devices, and uninterruptible power supplies ("UPS")), control devices (defined as intersection control beacons, traffic warning beacons, illuminated street name signs, pedestrian flashing beacons (i.e., school zone flashing beacons, pedestrian crossing beacons, and Rectangular Rapid Flashing Beacons)), and emergency/fire department signals and speed activated warning displays. The Maintaining Agency shall be responsible for the payment of electricity and electrical charges incurred in connection with operation of such traffic signals and signal systems and devices upon completion of installation of each signal or device. All traffic signals and control devices mentioned in this paragraph are referred to in this Agreement as "Traffic Signals and Devices".

2. The Department agrees to pay the Maintaining Agency an annual compensation amount based on the Department's fiscal year. The compensation amount consists of the cost of the maintenance and continuous operation of the Traffic Signals and Devices as identified in Exhibit A. Payments by the Department will be made in accordance with Exhibit B. In the case of construction contracts, the Maintaining Agency shall be responsible for the payment of electricity and electrical charges incurred in connection with the operation of the Traffic Signals and Devices, and shall undertake the maintenance and continuous operation of these Traffic Signals and Devices upon final acceptance of the installation by the Department. Prior to any final acceptance of the installation by the Department, the Maintaining Agency will have the opportunity to inspect and request modifications or corrections to the installation(s) and the Department agrees to undertake those modifications or corrections prior to final acceptance so long as the modifications or corrections comply with the Agreement, signal plans, and specifications previously approved by both the Department and Maintaining Agency. Repair or replacement and other responsibilities of the installation contractor and the Department, during construction, are contained in the Department's Standard Specifications for Road and Bridge Construction.

3. The Maintaining Agency shall maintain and operate the Traffic Signals and Devices in a manner that will ensure safe and efficient movement of highway traffic and that is consistent with maintenance practices prescribed by the International Municipal Signal Association (IMSA) and operational requirements of the Manual on Uniform Traffic Control Devices (MUTCD), as amended.

4. The Maintaining Agency's maintenance responsibilities include, but are not limited to, locates, preventive maintenance (periodic inspection, service and routine repairs), restoration of services, and emergency maintenance (trouble shooting in the event of equipment malfunction, failure, or damage). Restoration of services may include temporary poles, stop signs or other methods to maintain traffic. The Maintaining Agency shall record its maintenance activities in a traffic signal maintenance log.

5. The Department intends to conduct a structural inspection of the mast arm structures and strain poles every 60 months, which inspection shall comply with the checklist included in Exhibit C, attached to and incorporated in this Agreement. The inspection report will serve as a 90-day notification to the Maintaining Agency that deficiencies exist which require preventative maintenance and periodic maintenance. Preventative maintenance includes but is not limited to: spot painting, cleaning, all wiring issues, graffiti removal, all signal related issues (lighting, signs and connections), and response to traffic impact including repair and replacement of all components damaged by the traffic impact. For any new painted mast arms installed after the date of this agreement, preventative maintenance includes all items described above and also includes repainting, tightening of nuts, replacing missing or deficient bolts, replacement of missing cap covers or equivalent, replacement of missing or deficient access hole cover plates, and repairing improper grounding. Damaged mast arm structures and strain poles must be properly repaired or replaced by the Maintaining Agency. If the Maintaining Agency is not successful in recovering damage costs from responsible party(ies) within 180 days from the occurrence of damage, the Department will

reimburse the Maintaining Agency for costs incurred due to traffic impacts to mast arms, which reimbursements will be processed after the Department receives a properly completed and supported invoice from the Maintaining Agency. The Department will pursue reimbursements from individuals and/or the third parties who cause damages to mast arms and are liable for replacement/repair costs. Failure to perform preventative maintenance after notification of an inspection deficiency will result in the Maintaining Agency being responsible for the corrective actions. If spot painting or any other described preventative maintenance is not carried out, there shall be a 25% retainage of the annual compensation amount for the affected signal locations until the preventative maintenance is performed. For each month subsequent to the expiration of the 90-day notice given to the Maintaining Agency that preventative maintenance deficiencies exist, $1/12^{th}$ of the annual compensation amount for the affected signal locations will be forfeited up to 25% of the annual compensation amount. In the case of a total paint failure on a mast arm installed prior to the date of this Agreement, the Department will fund the cost of repainting. This does not include any mast arm that was installed with a separate mast arm painted finish agreement. The terms of that agreement will control.

6. Periodic maintenance includes but is not limited to: repair of cracks in the mast arm structure; removal and/or repair of grout pads; resetting of anchor bolts; and repair or replacement of deteriorated anchor bolts and nuts. For any new mast arm installations after the date of this Agreement, if a Maintaining Agency requests a painted mast arm, the Maintaining Agency agrees to perform all required periodic and preventative maintenance. Any periodic maintenance performed on the mast arm structure by the Maintaining Agency needs Department approval prior to commencement of work and shall be performed within 90 days unless under an emergency situation. Any and all work performed by the Maintaining Agency must conform to the current Department Standard Specifications for Road and Bridge Construction as applicable. Mast arms that the Department determines to be at the end of its useful life will be replaced by the Department so long as documented preventative maintenance and any applicable periodic maintenance was satisfactorily performed by the Maintaining Agency.

   The Table below summarizes the roles of the Maintaining Agency and the Department with regard to preventative and periodic maintenance of mast arms:

Maintaining Agency	**Florida DOT**
Preventative maintenance of all mast arm structures	Periodic maintenance of all mast arm structures (except for any new painted and existing painted structures with signed separate Agreement)
Periodic maintenance of structures (for any new painted and existing painted structures with signed separate Agreement)	
Damage repair or replacement of structures	Compensate Maintaining Agency for damage repair or replacement of structures
	Replacement at end of life cycle of the structure

7. The Department will reimburse the Maintaining Agency for costs incurred due to traffic impacts to traffic signal controller cabinet assemblies, traffic signal battery backup, UPS cabinet assemblies, pedestrian flashing beacons, strain pole repair or replacement, and all devices shown in Exhibit A, if the Maintaining Agency is not successful in recovering damage costs from responsible parties. The Maintaining Agency will be responsible for pursuing reimbursements from individuals and/or the third parties that cause damages. However, if the Maintaining Agency is not successful in recovering damage costs from responsible party(ies) within 180 days from the occurrence of damage, the Department will pursue reimbursements from individuals and/or the third parties who cause damages and are liable for replacement/repair costs to the traffic signal controller cabinet assemblies, traffic signal battery backup, UPS cabinet assemblies, pedestrian flashing beacons, strain poles, and all devices shown in Exhibit A. Applicable reimbursements will be processed after the Department receives a properly completed and supported invoice from the Maintaining Agency.

8. The Maintaining Agency may remove any component of the installed equipment for repair or testing; however, it shall only make permanent modifications or equipment replacements and only if the equipment provided is capable of performing at minimum the same functions as the equipment being replaced. The Department shall not make any modifications or equipment replacements without prior written notice to and consultation with the Maintaining Agency.

   a. The Maintaining Agency shall implement and maintain the timing and phasing of the traffic signals in accordance with the Department's timing and phasing plans, specifications, special provisions, Department re-timing projects, and the Department's Traffic Engineering Manual. The Maintaining Agency shall obtain prior written approval from the Department for any modification in phasing of signals and flash times (where applicable). Signal Systems timings (cycle length, split, offsets, sequence) are considered operational changes and may be changed by the Maintaining Agency to accommodate changing needs of traffic. The Maintaining Agency may make changes in the signal timing provided these changes are made under the direction of a qualified Professional Engineer registered in the State of Florida. The Maintaining Agency shall make available a copy of the timings to the Department upon request. The Department reserves the right to examine equipment, timing and phasing at any time and, after consultation with the Maintaining Agency, may specify modifications. If the Department specifies modification in timing or phasing, implementation of such modifications will be coordinated with, or made by, the Maintaining Agency. All signal timing

and phasing records shall be retained by the Maintaining Agency for at least three (3) years, and will be made available to the Department upon request.

9. The Maintaining Agency shall note in the maintenance log any changes in timings and phasings, and keep a copy of the timings and phasings, and any approval documentation in a file. A copy of the log shall be provided to the Department upon request. Maintaining Agencies may provide this information electronically.

10. The Maintaining Agency and the Department shall update Exhibit A on an annual basis which Exhibit A is attached to and incorporated in this Agreement. Exhibit A will contain all Traffic Signals and Devices on the State Highway System which are within the jurisdiction of the Maintaining Agency, those that are maintained by the Maintaining Agency and those that are maintained but not included for compensation. No changes or modifications may be made to Exhibit A during the Department's fiscal year for compensation. New Traffic Signals and Devices added by the Department during its fiscal year must be maintained and operated by the Maintaining Agency upon the Department's final acceptance as stated in paragraph 2. The Maintaining Agency and the Department shall update Exhibit A preceding each Department's fiscal year, which will include all new Department Traffic Signals and Devices added during the Department's previous fiscal year and delete those removed. Exhibit A will need to be incorporated into this Agreement by an amendment to this Agreement each time Exhibit A is updated. The Maintaining Agency will begin receiving compensation for new Traffic Signals and Devices in the Department's fiscal year after the Traffic Signals and Devices are installed and final acceptance is given by the Department. In the event that no change has been made to the previous year's Exhibit A, a certification from the Maintaining Agency shall be provided to the Department certifying that no change has been made to Exhibit A in the Department's previous fiscal year. The annual compensation will be a lump sum payment (minus any retainage or forfeiture) as set forth in Exhibit B. Future payments will be based on the information provided in Exhibit A, in accordance with the provisions as set forth in Exhibit B, attached to and incorporated in this Agreement.

11. Payment will be made in accordance with Section 215.422, Florida Statutes.

12. There shall be no reimbursement for travel expenses under this Agreement.

13. Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof.

14. The Maintaining Agency should be aware of the following time frames. Inspection and approval of goods or services shall take no longer than twenty (20) working days. The Department has twenty (20) days to deliver a request for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received or the goods or services are received, inspected and approved.

15. If a payment is not available within forty (40) days, a separate interest penalty at a rate as established pursuant to Section 55.03(1), Florida Statutes, will be due and payable, in addition to the invoice amount, to the Maintaining Agency. Interest penalties of less than one (1) dollar will not be enforced unless the Maintaining Agency requests payment. Invoices returned to a Maintaining Agency because of Maintaining Agency preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Department.

16. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for contractors or vendors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516 or by calling the Division of Consumer Services at 1-877-693-5236.

17. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for three (3) years after final payment is made. Copies of these documents and records shall be furnished to the Department upon request. Records of costs incurred include the Maintaining Agency's general accounting records and the project records, together with supporting documents and records, of the contractor and all subcontractors performing work on the project, and all other records of the Contractor and subcontractors considered necessary by the Department for a proper audit of costs.

18. In the event this contract is for services in excess of $25,000.00 and a term for a period of more than one (1) year, the provisions of Section 339.135(6)(a), F.S., are hereby incorporated:

> "The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the Comptroller of the Department that such funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be

incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000.00 and which have a term for a period of more than 1 year."

19. The Department's obligation to pay is contingent upon an annual appropriation by the Florida Legislature.

20. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

21. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

22. The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the contractor knowingly employs unauthorized aliens, such violation will be cause for unilateral cancellation of this Agreement.

23. The Maintaining Agency may be subject to inspections of Traffic Signals and Devices by the Department. Such findings will be shared with the Maintaining Agency and will be the basis of all decisions regarding payment reduction, reworking, Agreement termination, or renewal. If at any time the Maintaining Agency has not performed the maintenance responsibility on the locations specified in the Exhibit A, the Department has the option of (a) notifying the Maintaining Agency of the deficiency with a requirement that it be corrected within a specified time, otherwise the Department shall deduct payment for any deficient Traffic Signal(s) and Device(s) maintenance not corrected at the end of such time, or (b) take whatever action is deemed appropriate by the Department. Any suspension or termination of funds does not relieve any obligation of the Maintaining Agency under the terms and conditions of this Agreement.

24. The Department shall monitor the performance of the Maintaining Agency in the fulfillment of the agreement. The Maintaining Agency shall submit an annual Report prior to June 30 of each year detailing the following:

    a. Critical Detection device malfunctions: Critical detection is defined as the detection on side-streets and in left turn lanes on the main streets, and all pedestrian/bicycle detection. Repairs to the side-street and main street left turn detections shall be made within sixty (60) days of discovery and repairs to the pedestrian detection shall be made within 72 hours after notification. All these events shall be logged into the annual report. If repairs cannot be performed within 60 days, the agency shall document the reasons why. Discovery of such events shall be logged into the annual report. The Maintaining Agency shall ensure that 90% of all critical detectors systemwide are operating properly at all time. Any time the level drops below 90%, the Agency would have ninety (90) days to correct the situation. A 5% retainage of the total annual compensation amount (as shown in Exhibit A) will be withheld whenever the 90% critical detection requirement is not met within the 90-day period.

    b. Traffic signal preventative maintenance inspections: All traffic signals shall receive at least one (1) minor preventative maintenance inspection, preferably two inspections, within a twelve (12) month period. Preventative maintenance inspection shall include verification that all detection is working, the signal is cycling properly, the ventilation system is functioning and filters are clean. Basic traffic cabinet maintenance shall also verify power feed voltages, verify that the vehicle and pedestrian indications are functioning properly, test the effective functioning of pedestrian push buttons, and check hinges and door locks. At least one (1) conflict monitor test shall be performed during a twelve (12) month period. Each test is to be documented and included in the annual report to the Department. The inspection report should note the location, date of inspection and any items noted. If the traffic signals do not receive at least one (1) minor preventative maintenance inspection during a twelve (12) month period, there shall be a 20% retainage of the annual compensation amount for the affected signal locations until the preventative maintenance inspection is made. If not performed within the state's fiscal year, the 20% retainage of the annual compensation amount for the affected signal locations will be forfeited.

    c. For any traffic signals that are interconnected with telecommunications and their real-time operation is electronically monitored via software by personnel at a central location and are therefore receiving the higher compensation amount as described in Exhibit B, the name(s), titles of those monitoring those intersections, and the location of the central monitoring facility(s) are to be documented and contained in the annual report submitted to the Department.

d. In addition to the above requirements, if at least 50% of the traffic signals are not inspected and if at least half of the critical detection requirements as stated in 24a are not met, the Department will retain an additional 25% of the remaining compensation amount.

25. The Maintaining Agency may enter into agreements with other parties pertaining to Traffic Signals and Devices including, but not limited to, agreements relating to costs and expenses incurred in connection with the operation of traffic signals and devices on the State Highway System, provided that such Agreements are consistent with the mutual covenants contained in this Agreement. The Maintaining Agency shall furnish a copy of such agreements to the Department.

26. This Agreement may not be assigned or transferred by the Maintaining Agency in whole or in part without consent of the Department.

27. The Maintaining Agency shall allow public access to all documents, papers, letters, or other material subject to provisions of Chapter 119, Florida Statutes, and made or received by the Maintaining Agency in conjunction with this Agreement. Failure by the Maintaining Agency to grant such public access will be grounds for immediate unilateral cancellation of this Agreement by the Department.

28. This Agreement is governed by and construed in accordance with the laws of the State of Florida. The invalidity or unenforceability of any portion of this Agreement does not affect the remaining provisions and portions hereof. Any failure to enforce or election on the part of the Department to not enforce any provision of this Agreement does not constitute a waiver of any rights of the Department to enforce its remedies hereunder or at law or in equity.

29. This term of this Agreement is twenty (20) years; provided that either party may cancel this Agreement prior to the expiration of the term of this Agreement. A minimum notice period of two (2) years plus the remaining months of the Department's fiscal year shall be provided to the other party in writing. Should the Maintaining Agency provide its written notice of cancellation to the Department, the notice shall be endorsed by the elected body (County Commission, City Council, or local agency governing body) under which the Agency operates.

30. Upon execution, this Agreement cancels and supersedes any and all prior Traffic Signal Maintenance Agreement(s) between the parties, except specific separate Agreements covering painted mast arm maintenance or any other aspect related to the painting of mast arms.

31. The Department reserves the right to remove select critical corridors or critical intersections from the Maintaining Agency's obligation under this Agreement. The remaining intersections and corridors would continue to be covered under this Agreement. The Department will provide a minimum of one year notice prior to take-over of maintenance of critical corridors or critical intersections.

32. The Department agrees that the Maintaining Agency must comply with State law regarding appropriations and budgets. This Agreement shall not be interpreted to conflict with State law applicable to the Maintaining Agency.

33. The Maintaining Agency shall:
    a. utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Maintaining Agency during the term of the contract; and
    b. expressly require any contractors and subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

34. Exhibits A, B, and C are attached and incorporated by reference.

35. This Agreement contains all the terms and conditions agreed upon by the parties.

IN WITNESS WHEREOF, the parties have caused these presents to be executed, the day and year first above written.

_____, Florida (Maintaining Agency)	**STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**
By _____ (Authorized Signature)	By _____ (Authorized Signature)
Print/Type Name: _____	Print/Type Name: _____
Title: _____	Title: _____

Attest: _____ Legal Review: _____

Attorney: _____ Date: _____

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

Exhibit A

Compensation for Maintaining Traffic Signals and all other Devices for FY 2015/16 City of Fort Pierce

Effective Date: from 07/01/2015 to 06/30/2016

Intersection Location	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD) or Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Travel Time Detector	Uninterruptible Power Supplies (UPS)	Compensation Amount (using Unit Rates from Exhibit B)
US 1 @ Farmers Market Rd	3040.00									3040.00
US 1 @ Edwards Rd	3040.00									3040.00
US 1 @ Emil Dr.	3040.00									3040.00
US 1 @ Gardenia Ave	3040.00									3040.00
US1 @ Virginia Ave	3040.00									3040.00
US 1 @ Ohio Ave	3040.00									3040.00
US 1 @ Parkway Dr.	3040.00									3040.00
US 1 @ Georgia Ave	3040.00									3040.00
US 1 @ Delaware Ave.	3040.00									3040.00
US 1 @ Citrus Ave	3040.00									3040.00

US1 @ Orange Ave	3040.00									3040.00
US1 @ Avenue A	3040.00									3040.00
US1 @ Avenue C	3040.00									3040.00
US1 @ Avenue D	3040.00									3040.00
US1 @ SR A1A (Seaway Drive)	3040.00									3040.00
US1 @Avenue H	3040.00									3040.00
SR 70@ Oleander Ave	3040.00									3040.00
SR 70 @Sunrise Blvd.	3040.00									3040.00
SR 70 @13th Street	3040.00									3040.00
SR 70 between 13th and 25th Street				608.00						608.00
SR 70 @ 25th Street	3040.00									3040.00
SR 70 @35th Street	3040.00									3040.00
SR70 @ Okeechobee Road	3040.00									3040.00
SR 70 @ Central Mall Ent.	3040.00									3040.00

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

SR 70 @ West Mall Ent.	3040.00									3040.00
SR 70 @ McNeill Road	3040.00									3040.00
SR 70 @ Jenkins Road	3040.00									3040.00
SR 70 @ I-95 NB Off Ramp	3040.00									3040.00
SR 70 @ I-95 SB Off Ramp	3040.00									3040.00
SR 70 @ Peters Road	3040.00									3040.00
SR 70 @ Kings Highway	3040.00									3040.00
SR 68 @ 5th Street	3040.00									3040.00
SR 68 @ 7th Street	3040.00									3040.00
SR 68 @ 10th Street	3040.00									3040.00
SR 68 @ 13th Street	3040.00									3040.00
SR 68 @ 17th Street	3040.00									3040.00
SR 68 @ 25th Street	3040.00									3040.00
SR 68 @ 33rd Street	3040.00									3040.00
SR A1A @ Indian River Dr.	3040.00									3040.00

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

SR A1A @ Harbor Isle Roundabout							304.00		304.00
SR A1A @ Binney Dr	3040.00								3040.00
SR A1A @ Seaway/ Ocean Roundabout							304.00		304.00
SR 615 between Virginia Ave and Okeechobee Road					738.00				738.00
SR 615 @ Okeechobee Road	3040.00								3040.00
SR 615 @ Delaware Ave.	3040.00								3040.00
SR 615 @ Avenue D	3040.00								3040.00
SR 615 @ Avenue I	3040.00								3040.00
SR 615 @ Avenue M	3040.00								3040.00
SR 615 between Ave M and Ave Q				608.00					608.00
SR 615 @ Avenue Q	3040.00								3040.00
							Total Lump Sum Amount*		$139,362.00

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

*Amount paid shall be the Total Lump Sum minus any retainage or forfeiture.

I certify that the above traffic signals will be maintained and operated in accordance with the requirements of the Traffic Signal Maintenance and Compensation Agreement. For satisfactory completion of all services detailed in this Agreement for this time period, the Department will pay the Maintaining Agency a Total Lump Sum (minus any retainage or forfeiture) of $_____.

_____ _____

Maintaining Agency Date District Traffic Operations Engineer Date

EXHIBIT B
TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

1.0 PURPOSE

This exhibit defines the method and limits of compensation to be made to the Maintaining Agency for the services described in this Agreement and in Exhibit A and method by which payments will be made.

2.0 COMPENSATION

For the satisfactory completion of all services detailed in this Agreement and Exhibit A of this Agreement, the Department will pay the Maintaining Agency the Total Lump Sum (minus any retainage or forfeiture) in Exhibit A. The Maintaining Agency will receive one lump sum payment (minus any retainage or forfeiture) at the end of each fiscal year for satisfactory completion of service.

Beginning in the fiscal year 2016-17, for traffic signals which are not interconnected with telecommunications and are not monitored at a central location, the compensation amount shall be $3,131. The compensation amount for traffic signals that are interconnected with telecommunications and are monitored at a central location shall be $4,500 per signal location. These differential compensation amounts shall be in effect beginning July 1, 2016. The Table below shows the compensation amount for the various devices for fiscal years 2015-16 and 2016-17, and beyond.

Total Lump Sum (minus any retainage or forfeiture) Amount for each fiscal year is calculated by adding all of the individual intersection amounts.
Pedestrian Flashing Beacon: includes school zone beacons, pedestrian crossing beacons, and rectangular rapid flashing beacons (RRFB). School zones, crosswalks and warning sign locations shall be paid at a unit rate regardless of the number of individual beacons or poles.

Unit Compensation Rates per Intersection on the State Highway System

FY	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD) or Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Travel Time Detector	Uninterruptible Power Supplies (UPS)
2014-15*	$ 2,951		$738	$295	$738	$148	$148		
2015-16	3,040		760	608	1,064	304	304		
2016-17	3,131	4,500	783	626	1,096	313	313	100	100
2017-18	Based on the Consumer Price Index (CPI), the 2016-17 compensation amounts will be revised upwards.								
2018-19	Based on the CPI, the 2017-18 compensation amounts will be revised upwards.								
2019-20	Based on the CPI, the 2018-19 compensation amounts will be revised upwards.								

*Compensation pro-rata based on intersection approaches or legs on State Highway System.

Based on the Consumer Price Index (CPI), the Unit Rate for the following fiscal year will be adjusted accordingly, unless otherwise specified in an amendment to this Agreement. However, if CPI is negative, there shall be no reduction from the previous year's compensation.

3.0 PAYMENT PROCESSING

The Maintaining Agency shall invoice the Department in a format acceptable to the Department, on an annual basis for the reimbursement costs incurred by the Maintaining Agency for the previous year prior to June 30th of each year . For example, the Maintaining Agency shall submit its invoice for the previous year beginning July 1, 2015 through June 30, 2016 no later than June 30, 2016.

EXHIBIT C

TRAFFIC SIGNAL MAST ARM CHECKLIST

Traffic Signal Mast Arm Checklist

- Foundation, including condition of grout pad if present
- Anchor bolts and nuts
- Base plate
- Base plate connection to vertical member
- Hand hole and hand hole covers and inside of vertical member by removing hand hole covers
- Connections between vertical and horizontal members
- Any member splices
- Attachments
- Member caps

City Commission Regular Meeting **Agenda Item # 12. b.**

Meeting Date: 06/15/2015

Re: FLC Voting Delegate Information

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

Designation of a delegate to vote on behalf of the City Commission at the Florida League of Cities 89th Annual Conference.

SUMMARY:

The City is requested to designate one member of the City Commission to serve as the municipality's voting delegate. The voting delegate must cast a vote at the Annual Business Session, which is held during the Annual Conference, August 13 -15, 2015 in Orlando, Florida.

RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

Robert J. Bradshaw, City Manager

COORDINATED WITH:

N/A

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Travel expenses to the annual conference, if a voting delegate is selected.

Attachments

Letter from FLC - Voting Delegate Information

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	06/10/2015 11:41 AM
Form Started By: Jennifer Robinson		Started On: 05/29/2015 04:16 PM

Final Approval Date: 06/10/2015

RECEIVED
TIME
MAY 2 7 2015
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

301 South Bronough Street • Suite 300 • P.O. Box 1757 • Tallahassee, FL 32302-1757 • (850) 222-9684 • Fax (850) 222-3806 • www.floridaleagueofcities.com

TO: Municipal Key Official

FROM: Michael Sittig, Executive Director

DATE: May 20, 2015

SUBJECT: 89th Annual FLC Conference – *Florida Cities: A Public Conversation*
VOTING DELEGATE INFORMATION
August 13-15, 2015 – World Center Marriott, Orlando

As you know, the Florida League of Cities' Annual Conference will be held at the World Center Marriott, Orlando, Florida on August 13-15. This year the theme for this year's conference is *Florida Cities: A Public Conversation*, which will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

It is important that each municipality designate one official to be the voting delegate. Election of League leadership and adoption of resolutions are undertaken during the business meeting. Voting delegates will also adopt the FLC 2016 Legislative Action Agenda because the 2016 Legislative Session will begin early next year. One official from each municipality will make decisions that determine the direction of the League.

In accordance with the League's by-laws, each municipality's vote is determined by population, and the League will use the Estimates of Population from the University of Florida for 2014.

Conference registration materials will be sent to each municipality in the month of June. Materials will also be posted on-line. Call us if you need additional copies.

If you have any questions on voting delegates, please call Gail Dennard at the League (850) 701-3619 or (800) 616-1513, extension 3619. **Voting delegate forms must be received by the League no later than August 7, 2015.**

Attachments: Form Designating Voting Delegate

President **Matthew D. Surrency,** Mayor, Hawthorne
First Vice President **Susan Haynie,** Mayor, Boca Raton • Second Vice President **Vacancy**
Executive Director **Michael Sittig** • General Counsel **Harry Morrison, Jr.**

89th Annual Conference
Florida League of Cities, Inc.
August 13-15, 2015
Orlando, Florida

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities, designate one of their officials to cast their votes at the Annual Business Session. League By-Laws requires that each municipality select one person to serve as the municipalities voting delegate. *Municipalities do not need to adopt a resolution to designate a voting delegate.*

Please fill out this form and return it to the League office so that your voting delegate may be properly identified.

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Municipality of: _____

AUTHORIZED BY:

_____
Name

_____
Title

Return this form to:

Gail Dennard
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Fax to Gail Dennard at (850) 222-3806 or email *gdennard@flcities.com*

FLORIDA LEAGUE OF CITIES, INC.

MEMORANDUM

Important Information

Submitting Resolutions for consideration by the FLC Resolutions Committee

The League's Resolutions Committee will be meeting in conjunction with the FLC Annual Conference, August 13-15, 2015. Any municipality interested in submitting resolutions for consideration must submit them to the League no later than **Wednesday, July 8, 2015**, to guarantee that they will be included in the packet of proposed resolutions to the Resolutions Committee. Resolutions are limited to federal, constitutional or commemorative issues that are of statewide concern. Attached are the procedures your municipality should follow for proposing resolutions to the League membership.

If you have questions regarding resolutions, please contact Allison Payne at apayne@flcities.com or 850-701-3602 at the League office.

FLC Legislative Policy Committee Process

With the Florida Legislature convening the 2016 Legislative Session in January instead of March 2016, the policy committee meetings will commence this June instead of September. This accelerated timeline means the proposed priorities adopted by each policy committee will then be submitted to the Legislative Committee and then ultimately the FLC membership for consideration and adoption at the FLC Annual Conference in August instead of the FLC Legislative Conference in November. These priorities then become the League's Legislative Action Agenda.

If you have questions regarding the legislative policy process, please contact Holly McPhail at hmcphail@flcities.com or 850-701-3604 at the League office.

Procedures for Submitting Resolutions
Florida League of Cities' 89th Annual Conference
World Center Marriott, Orlando, Florida
August 13 – 15, 2015

In order to fairly systematize the method for presenting resolutions to the League membership, the following procedures have been instituted:

(1) Proposed resolutions must be submitted in writing, to be received in the League office by July 8, 2015, to guarantee that they will be included in the packet of proposed resolutions that will be submitted to the Resolutions Committee.

(2) Proposed resolutions will be rewritten for proper form, duplicated by the League office and distributed to members of the Resolutions Committee. (Whenever possible, multiple resolutions on a similar issue will be rewritten to encompass the essential subject matter in a single resolution with a listing of original proposers.)

(3) Proposed resolutions may be submitted directly to the Resolutions Committee at the conference; however, a favorable two-thirds vote of the committee will be necessary to consider such resolutions.

(4) Proposed resolutions may be submitted directly to the business session of the conference without prior committee approval by a vote of two-thirds of the members present. In addition, a favorable weighted vote of a majority of members present will be required for adoption.

(5) Proposed resolutions relating to <u>state legislation</u> will be referred to the appropriate standing policy committee. Such proposals will not be considered by the Resolutions Committee at the conference; however, all state legislative issues will be considered by the standing policy committees and the Legislative Committee, prior to the membership. At that time, a state Legislative Action Agenda will be adopted.

(6) Proposed resolutions must address either federal issues, state constitutional issues, matters directly relating to the conference, matters recognizing statewide or national events or service by League officers. All other proposed resolutions will be referred for adoption to either the Florida League of Cities Board of Directors or FLC President.

Municipalities unable to formally adopt a resolution before the deadline may submit a letter to the League office indicating their city is considering the adoption of a resolution, outlining the subject thereof in as much detail as possible, and this letter will be forwarded to the Resolutions Committee for consideration in anticipation of receipt of the formal resolution.

Important Dates

May 2015

Notice to Local and Regional League Presidents and Municipal Associations regarding the Resolutions and Legislative Committees

June 2015

Appointment of Resolutions Committee Members
June 25 – Legislative Post-Session Review (2015 Session)
June 26 – Policy Committee Meetings (2016 Session)

July 2015

July 8 – Deadline for Submitting Resolutions to the League office
July 17 – Policy Committee Meetings (2016 Session)

August 2015

August 13 – Policy Committee Meetings including the finalization of proposed committee statements (FLC Annual Conference)
August 14 – Resolutions Committee Meeting
August 14 – Legislative Committee Meeting (2016 Session)
August 15 – Pick Up Voting Delegate Credentials Followed by Annual Business Session

City Commission Regular Meeting **Agenda Item # 12. c.**

Meeting Date: 06/15/2015

Re: Big Red Tomato Packer

Submitted For: Robert Schwerer, City Attorney, City Attorney

SUBJECT:

Resolution No. 15-R20, requesting an opinion from the Florida Attorney General construing application of Florida Statute s.604.50 to a packing house.

Attachments

Memo from City Attorney

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	06/11/2015 02:14 PM

Form Started By: Jennifer Robinson Started On: 06/11/2015 01:58 PM

Final Approval Date: 06/11/2015

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TIME RECEIVED
JUN 11 2015
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

TO: Robert J. Bradshaw, City Manager

FROM: Robert V. Schwerer, City Attorney

SUBJECT: Big Red Tomato Packers

DATE: June 11, 2015

Recall that a question of law arises over the City's ability to apply building regulations, including the Florida Building Code, to the packing house owned by Big Red Tomato Packers, LLC, and located at 3500 Enterprise Road, Fort Pierce. The Building Department understands that the packing facility is subject to permitting requirements for construction and renovation activity there, just as is any other facility. The property owner, however, contends that the operation is completely exempt from the building code. It relies on Fla. Stat. s. 604.50.

This dispute is a pure question of law regarding how the statute is to be applied. There is no argument between the City and property owner over the basic facts. In discussing this with the property owner, both sides are of the belief that the fairest, most expeditious way of resolving the legal issue here is to put the question to the Florida Attorney General Office rather than the courts at this time.

With this in mind, a formal request for a legal opinion was addressed to the AG. But instead of giving the City an opinion on this subject, the Attorney General is seen by the attached letter dated April 8, 2015 to require that the request for an opinion be approved by the City Commission.

Hence, a formal Resolution in the matter is prepared for Commission adoption and is included herewith for transmittal. Thank you for your attention.

Robert V. Schwerer, City Attorney

/mlp
Attachment

PAM BONDI
ATTORNEY GENERAL
STATE OF FLORIDA

OFFICE OF THE ATTORNEY GENERAL
Opinions Section

PL-01 The Capitol
Tallahassee, FL 32399-1050
Phone (850) 245-0158 Fax (850) 922-3969
http://www.myfloridalegal.com

April 8, 2015

Mr. Marc Meyers
City of Fort Pierce Building Official
Post Office Box 1480
Fort Pierce, Florida 34954

Dear Mr. Meyers:

Thank you for your recent letter requesting assistance in determining whether a packing house located within the city of Fort Pierce qualifies as a nonresidential farm building exempt from local regulation. Regrettably, the matter is one which may not be addressed in a formal opinion at this time. In light of the nature of your question, involving the jurisdiction of the city and the duties of the property appraiser, this office would require that your request be from a majority of the members of the city's governing body, as well as from the property appraiser.

You may wish to review Attorney General 2001-71 for a discussion of the exemption of nonresidential farm buildings from local regulation. In your correspondence, you indicate that the property appraiser has not designated the packing house property as agricultural. This office would defer to the property appraiser's decision in this matter.

Should the property appraiser and the city's governing body join in your request, this office stands to review the issue.

Sincerely,

Lagran Saunders
Assistant Attorney General

ALS/tsh

RECEIVED
APR 15 2015
Building Department

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Marc Meyers, Building Official

FROM: Robert V. Schwerer, City Attorney

SUBJECT: Big Red Tomato Packers

DATE: June 11, 2015

It will be recalled that by letter dated, April 8, 2015, the Florida Attorney General's Office requires formal City sign off on the request for an opinion as earlier drafted for your signature. A proposed Commission Resolution in the matter is, therefore, prepared and enclosed herewith. Also, included is an enclosure memo to be addressed to the City Manager, by means of which request is made by you to present the matter to the City Commission for adoption of the Resolution.

Unless there are any concerns requiring further discussion, please forward the enclosed memo with the Resolution to Mr. Bradshaw for inclusion in the next agenda packet for the City Commission. Please let me know of any questions.

Robert V. Schwerer, City Attorney
RVS:la
Attachment

RESOLUTION NO.:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA **REQUESTING AN OPINION FROM THE FLORIDA ATTORNEY GENERAL CONSTRUING APPLICATION OF FLA. STAT s. 604.50 TO A PACKING HOUSE**

WHEREAS, there is currently a good faith argument between Big Red Tomato Packers, LLC and the City of Fort Pierce, Florida, over the application of building regulations including the Florida Building Code to a tomato facility located at 3500 Enterprise Road, within the City of Fort Pierce: and

WHEREAS, the aforesaid dispute is based upon a legal construction of Fla. Stat. s. 604.50, and where the basic facts are not in dispute, so that the resolution of said legal construction is believed and understood to be a matter amenable to resolution by submission to the office of the Florida Attorney General; and

WHEREAS, as a condition precedent for addressing questions submitted to the Florida Attorney General under the authority of Fla. Stat. s. 16.01(3) the Florida Attorney General's office requires the requestor to submit a Memorandum of Law setting out the requestor's own position on the question for which an opinion is sought.

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

The City Commission of the City of Fort Pierce requests of the Florida Attorney General pursuant to Fla. Stat. s. 16.01(3) that the Attorney General render an opinion regarding the application and construction of Fla. Stat. s. 604.50. In furtherance hereof there is attached a Memorandum of Law, through means of a letter addressed by the City's Building Official, Mr. Marc Meyers, to the Florida Attorney General dated March 30, 2015.

DONE AND RESOLVED this _____ day of _____, 2015

IN WITNESS WHEREOF, this Resolution has been duly adopted on this _____day of _____, 2015.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

APPROVED AS TO FORM AND CORRECTNESS

_____
Robert V. Schwerer, City Attorney

CITY OF FORT PIERCE
Florida

BUILDING DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-467-3188, FAX; 772-467-3849

March 30, 2015

The Honorable Pamela Bondi
Attorney General, State of Florida
Department of Legal Affairs
The Capitol PL01
Tallahassee, FL 32399-1050

Re: Request of City of Fort Pierce for Opinion on
Exemption of Packing House from Florida Building Code Requirements

Dear Madam Attorney General:

This request is respectfully addressed by me as Building Official of the City of Fort Pierce, Florida, to you in your capacity as Attorney General for the State of Florida, pursuant to Fla. Stat. S. 16.01(3). There is requested kind cooperation in the issuance of a formal opinion addressing the specific statutory issue identified hereafter, under the circumstances also described. The intended reach of Fla. Stat. S. 604.50 is not believed to be entirely clear under the scenario here presented and its application will benefit from clarification by your office on what the legislature meant to accomplish with it. A Memorandum of Law likewise accompanies this request. Further communications facilitating this request may be handled at your discretion through our City Attorney, Robert V. Schwerer, at the above address.

I. QUESTION

Is a packing house which is located within the City of Fort Pierce to be classified for purposes of Fla. Stat. S. 604.50 as a "nonresidential farm building" and therefore exempt

from permitting requirements of the Florida Building Code, see Fla. Ch. 553, Part, IV, and related building regulations of the City, under the following circumstances, and wherein it is not classified as an agricultural use by the Property Appraiser for purposes of Fla. Stat. s. 193.461?

II. THE FACTS

This matter involves a roughly seven acre piece of property located across the street and down the block from a Farmers Market. Since the 1950s, there has been located on the property a packing house which processes vegetables, mostly tomatoes and bell peppers. In 1980 or thereabouts the property was purchased by a group of farmers who owned a farm which is in another, different location not within the immediate geographic area as the packing house. They acquired the packing house for the purpose of processing, packing and marketing their own produce. The packing house serves only their produce.

Once produce is picked at their farm, the produce is hauled directly to the packing house, washed in a chlorine bath, graded, packed in boxes, and then placed in a cooler for storage until being loaded onto tractor trailer trucks and distributed around the country. The packing house employs as many as 120 people during the season and annually processes in excess of 25 million pounds of produce.

The property was annexed in 1998 to the City of Fort Pierce, where it is zoned light industrial, and a classification equivalent to how the property was also previously zoned within the County. The Property Appraiser's Office does not classify it for purposes of Fla. Stat. s. 193.461 as an agricultural use. The City's building code applies to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure within the City, except where expressly exempted by local or state law. No provision in local law exempts the packing house from permitting requirements of the City's building code.

Building permits have been issued from time to time by the City for improvements, repairs and renovations involving the packing house. The owners now wish to undertake expansion of the building, but contend that Fla. Stat. s. 604.50 exempts such construction from building permit requirements. The property has never been used as a residence.

III. MEMORANDUM OF LAW

It is the Building Official's position that the packing house remains subject to municipal permitting requirements under the Florida Building Code and related building code requirements of the City. Please accept the following Memorandum of Law in support of

such position.

Nothing in Fla. Stat. s. 604.50 exempts such packing house from building regulations as a "nonresidential farm building". The applicable statute sets out a four-step analysis for exemption eligibility: first, there is a threshold requirement that the building be located on land in use for a "*bona fide* agricultural purpose" as measured by Fla. State. s. 193.461(3)(b); second, third and fourth, it must then qualify as a "nonresidential farm building", meaning that it must ***either*** qualify as a "farm" for purposes of Fla. Stat. s. 553.73(1)(c) ***or*** satisfy two additional requirements, that it be used "primarily for agricultural purposes" and also be located "on land that is an integral part of a farm operation". The building meets none of the criteria in question or, at the minimum, fails to meet at least one or more of them.

First, the packing house is not on land that qualifies for use as a "*bona fide* agricultural purpose". Fla. Stat. s. 604.50 provides the following:

> (1) Notwithstanding any provision of law to the contrary, any nonresidential farm building, farm fence, or farm sign ***that is located on lands used for bona fide agricultural purposes*** is exempt from the Florida Building Code and any county or municipal code or fee, except for code provisions implementing local, state, or federal floodplain management regulations, A farm sign located on a public road may not be erected, used operated, or maintained in a manner that violates any of the standards provided in s. 479.11(4), (5)(a), and (6) – (8).
>
> (2) As used in this section, the term:
>
> (a) ***Bona fide agricultural purposes has the same meaning as provided in Section 193.461(3)(b).***
>
> (b) "Farm" has the same meaning as provided in Section 823.14.
>
> (c) "Farm sign" means a sign erected, used or maintained on a farm by the owner or lessee of the farm which relates solely to farm produce, merchandise, or services sold, produced, manufactured, or furnished on the farm.
>
> (d) "Nonresidential farm building" means any temporary or permanent building or support structure that is classified as a nonresidential farm building on a farm under s. 553.71(10)(c)

> or that is used primarily for agricultural purposes, is located on land that is an integral part of a farm operation or is classified as agricultural land under s. 193.461, and is not intended to be used as a residential dwelling. The term may include, but is not limited to, a barn, greenhouse, shade house, farm office, storage building or poultry house. (e.s.)

Consultation with s. 193.461(3)(b) reveals a set of criteria to be taken into account by the Property Appraiser in determining whether property may be classified as "agricultural" or not. Within the greater context of s. 193.461 there is set out a process by means of which the property may be so designated by the Appraiser. See s. 193.461(1) ("The property appraiser shall, on an annual basis, classify for assessment purposes all lands within the county as either agricultural or nonagricultural). By incorporation of this provision into s. 604.50, there is plainly a legislative declaration that property may not be found eligible for exemption from building codes unless it is first formally classified by the Property Appraiser as property used for *bona fide* agricultural purposes. The property on which the packing house is located is not so classified. It fails to clear the initial threshold. There is thus no necessity of next addressing the question of whether, if classified as such, it meets qualification to be treated as a "nonresidential farm building". See ex. ***Davila v. State,*** 75 So.3rd 192 (Fla 2011) (stating that where language of the statute is clear and unambiguous and conveys a clear and definite meaning, the statute must be given its plain and obvious meaning).

But even if exemption is somehow not defeated by the Property Appraiser's failure to classify the property as agricultural, the packing house still does not qualify, because it is not a "nonresidential farm building" when measured by s. 553.73(10(c). Nor does it meet either of the two alternative criteria necessary for any such finding, wherein it must be both "used primarily for agricultural purposes" and is located "on land that is an integral part of a farm operation". Restating this, there are two possible ways the packing house operator can win the coveted status of a "nonresidential farm building". Both are unavailing. The first avenue requires a showing that the packing house meets the definition of 553.73(10)(c). If it does, then well and good. If it does not, as here, then the two alternative criteria must be addressed.

The packing house does not satisfy the language first required of it by s. 553.73(10(c):

> (10) The following buildings, structures, and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:

(c) Nonresidential farm buildings ***on farms.*** (e.s.)

The packing house is not located "on a farm". According to Fla. Stat. s. 823.14(3)(a), a "farm" is a place where there are "land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products." The term "farm products" is defined at s. 823.14(3)(c) as "any plant … or animal or insect useful to humans and includes, but is not limited to, any product derived therefrom." In other words, a "farm" is where the crops are grown, the animals raised. The building must be "on" that place. In this instance, the packing house is not located at the place where the crops and animals are produced and raised. It therefore follows that the packing house does not meet the test required for eligibility under s. 553.73(10)(c).

Nor does it satisfy both of the two alternative criteria so as to enable its treatment as a "nonresidential farm building". The use being made of the property does not amount to a use "primarily for agricultural purposes." The phrase relates only to buildings facilitating the actual growing of crops or raising of livestock, distinguishable from buildings housing unrelated activities necessary for placing the end result into the stream of commerce through processing, shipment, distribution and ultimately placement on a store shelf. **cf.*Pampanga Sugar Mills v. Trinidad,*** 279 US 211, 49 SCt 308, 73 Led 665 (1929); ***James v. Reuter, Inc. v. Walling,*** 137 F2d 315, cert. gr. 64 320 US 731, 64 SCt 205, 88 Led 432, vacated 321 US 671, 64 SCt 826, 88 LEd 1001 (1943); ***Elm Street Farm v. US,*** 127 F2d 920 (1st Cir Mass 1942); ***Sancho v. Bowie,*** 93 F2d 323 ((1st Cir Puerto Rico 1937), cert. den. 304 US 569, 58 SCt 1038, 82 Led 534; ***City of Amarillo v. Love,*** 356 SW2d 325 (Texas App 1962). Else a trucking terminal or grocery store could similarly be classed as an exempt "nonresidential farm building" in the manner urged here by the property owner on behalf of its packing house.

This is consistent with the definition given to a "farm operation" by Fla. Stat. s. 823.14(3)(b), which reads:

> (b) 'Farm operation' means all conditions or activities by the owner, lessee, agent, independent contractor, and supplier which occur on a farm in connection with the production of farm products and includes, but is not limited to , the marketing of produce at roadside stands or farm markets; the operation of machinery and irrigation pumps; the generation of noise, odors dust, and fumes; ground or aerial seeding and spraying; the application of chemical fertilizers, conditioners, insecticides, pesticides, and herbicides; and the employment and use of labor.

Of the enumerated activities, none, except for marketing at roadside stands, is seen to go beyond the narrow scope required for growing crops or raising livestock. There should not therefore be inferred any meaning, application or purpose which goes beyond such scope. ***Noscitur a sociis.*** See ex. ***Nehme v. Smithkline Beecham Clinical Laboratories, Inc.,*** 863 So.2d 201 (Fla. 2003). The mere fact that the legislature specifically mentions one exception from the general class of crop and livestock activity there, marketing for "roadside stands", certainly implies that other "nonfarm" activities, such as off-site processing and off-site distribution, are not also includable. ***Ejusdum generis.*** See ex. ***Eicoff v. Denson,*** 896 So.2d 795 (Fla 5th DCA 2005).

It is moreover the basic rule that statutes are to be applied in a way that is logical and sensible, see ex. ***Williams v. City of Jacksonville,*** 118 Fla. 671, 160 So. 15, 98 ALR 513 (1935), so as to avoid absurd results. See ex. ***State v. Presidential Women's Center,*** 937 So.2d 114 (Fla. 2006). It is the intent of the Florida Building Code to provide for, "... effective and reasonable protection for public safety, health, and general welfare for all the people of Florida at the most reasonable cost to the consumer." Fla. Stat. s. 553.72(1). Were the packing plant, a complex industrial structure, to be deemed excluded from the Florida Building Code, its construction would then proceed unguided by any recognizable standards assuring the safety and welfare of its occupants or, for that matter, the safety and welfare of surrounding property owners. Any doubt in the matter should err on the side of the public's protection. See ex. Fla. Stat. s. 553.72(2) ("It is the intent of the Legislature that local governments shall have the power to inspect all buildings, structures, and facilities within their jurisdictions in protection of the public health, safety, and welfare pursuant to chapters 125 and 166."). Indeed, to find otherwise would be to create conflict between ss. 604.50 and 553.72(2). Statutes are not to be construed in any conflicting sense. **See ex. State ex. Re. School Bd. Of Martin County v. Dept. of Ed..**, 317 So.2d 68 (Fla. 1975)(any interpretation leading to such result should not be adopted unless it is inevitable); **see also ex. Agency for Health Care Admin. v In re Estate of Johnson**, 743 So.2d 83 (Fla 3rd DCA 1999)(it is the duty of courts to favor a construction that gives a field of operation to all rather than construe one statute as being meaningless or repealed by implication).

Finally, completing the alternative two-part analysis under s. 604.50, the packing house is not located on property "that is an integral part of a farm operation". There being no statutory definition given, the term "integral" is defined traditionally in common usage as: "essential to completeness; constitution as 'a part'. ***Webster's New International Dictionary of the English Language*** (2nd ed.), G & C. Merriam Co., pg. 1290 (1949). The term "farm operation" means, "... all conditions or activities by the owner, lessee, agent, independent contractor, and supplier which occur on a farm in connection with the production of farm, honeybee, or apiculture products and includes, but is not limited to, the marketing of produce at roadside stands or farm markets; the operation of machinery

and irrigation pumps; the generation of noise, odors, dust and fumes; ground or aerial seeding and spraying; the placement and operation of an apiary; the application of chemical fertilizers, conditioners, insecticides, pesticides, and herbicides; and the employment and use of labor." Fla. Stat. s. 823.14(3)(b). The same discussion above applies here. This is to say, a narrow construction is intended by our legislature on the allowable scope to be given to what may be permitted of buildings so as to qualify for exemption, it being limited to land where crops are grown and animals are raised. Had there been intent to project application of the statute beyond the immediate confines of the "farm" by tracing the pathway taken by crops and animals as it winds through the stream of commerce, to the packing houses, the trucking terminals, the grocery stores, it would have been an easy matter for the Legislature to say as much. It didn't. No such meaning should thus be imputed to fill the gap left by any putatively missing language. See ex. ***Progressive Exp. Ins. Co., Inc. v. Menendez,*** 979 So.2d 324 (Fla 3rd DCA 2008) (courts not at liberty to add words to a statute which not placed there by the legislature). The structure is therefore not a "nonresidential farm building".

In sum, the packing house is not eligible for exemption from permitting requirements of the Florida Building Code or related provisions of the City's own building code as otherwise allowable under s. 604.50. The packing house does not qualify as a "bona fide agricultural use" as determined by the Property Appraiser, for purposes of s. 193.461(3)(b). Nor, for several reasons, is it a "nonresidential farm building". It does not meet the statutory requirements of s. 553.73(10)(c) and it likewise does not meet either or both elements required by the alternative standard: the packing house is not used "primarily for agricultural purposes" and it is not an "integral part of a farm operation".

My office and the City of Fort Pierce sincerely appreciates the attention given by your office to this matter so there may be assurance that the property owner's concerns are addressed as fairly and thoroughly as the law allows and thanking you for your consideration, I am and shall ever continue to remain, as always,

Sincerely,

Marc Meyers

Marc Meyers, Building Official
City of Fort Pierce, Florida

City Commission Regular Meeting **Agenda Item # 14. a.**

Meeting Date: 06/15/2015

Re: City Manager Departmental Activity Report

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

City Manager Departmental Activity Report

Attachments

City Manager's Activity Report

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	06/10/2015 04:53 PM

Form Started By: Jennifer Robinson Started On: 05/29/2015 04:14 PM

Final Approval Date: 06/10/2015

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: June 5, 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 attended a meeting with Commissioner Alexander and representatives of the Boys and Girls Club.
- The Deputy City Manager attended the FCCMA Annual Conference May 27-30, 2015.
- The City Manager attended the FPUA Budget Workshop.
- The City Manager participated in a tour of the port that was scheduled by Representative Lee.
- The City Manager attended a standing meeting with Commissioner Perona to discuss the agenda for the June 1, 2015 City Commission meeting.
- The City Manager met with the Senior Planner regarding planning issues.
- The City Manager and Deputy City Manager attended the welcome reception for the new Police Chief.
- The proposed Local Option Gas Tax Interlocal Agreement was continued to the July 7, 2015 meeting of the Board of County Commissioners.
- The City Manager, Deputy City Manager and City Attorney met with the County Administrator, County Attorney and SLC Public Works Director regarding an interlocal agreement for the partnership of the development of the port.
- The City Manager and Deputy City Manager met with the Finance Director and Chief Accountant regarding establishing a budget workshop schedule.
- The City Manager met with the City Attorney regarding an update on current legal issues.

City Clerk's Office

- **Business Tax Receipts –**
  New: 11 Renewals: 1 Transfer: 4

- **Vendor Permits Issued –**
  New: 23 Renewal: 0

- **Contractor Licensing –**
  New: 17 Renewals: 5

- **Public Records Requests** (not including Building Department) **–**
  New Requests: 9

- **Animal Registrations –**
  New/Renewals/Impound Fees: 1

- **Enterprise Zone Applications –**
  Sales Tax Refund Applications: 1

- **Agenda Preparation and Meeting Minutes –**
  1. Fort Pierce City Commission Meeting – 06/01/15
  2. Treasure Coast Council of Local Governments – 06/03/15

- **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 Memorial Day Services on 05/25/15
  2. City Clerk attended Economic Growth Summit with Economic Development Council on 06/02/15
  3. City Clerk attended Treasure Council of Local Governments Meeting on 06/03/15

Administrative Services Department

- **Procurement –**
  1. Address questions regarding RFP No. 2015-039 Sale and Lease of Surplus Property, daily
  2. Discussion with staff adding more items to webpage to lessen the number of phone calls. Items such as, bid tabulations and awards.
  3. Informal training provided to various
  4. Processed Purchase Orders and day to day operations of the Purchasing Division
  5. Processing and or completion of awards to vendor/contractors approved by Commission.
  6. Meetings:
     a) Director of Administrative Services and Human Resources Technician met with an employee regarding disability claims.
     b) Director of Administrative Service met with Human Resources staff
     c) Director of Administrative Services, Human Resources Technician, Risk Manager, Public Works Manager, Public Works Inspector met to discuss personnel issues

- **Human Resources –**
  1. Coordinate pre-employment physicals and background checks for new hires.
  2. Create several Personnel Action forms for new hires and etc.
  3. Distributed monthly reports to each department such as Accrual Register, Time Sheets and payroll register to Police Department.
  4. Verified car and clothing allowance along with payroll report.
  5. Processed August 2015 employee evaluation forms.
  6. Complete Verification of Employment/Loss of Income forms.
  7. Create and process retirement package for employees.
  8. Handle complaints and concerns
  9. Completing Employee Information Forms Project
  10. Advertise Job Openings for open positions.
  11. Complete Family Medical Leave package for employees
  12. Orientation for New Police Chief
  13. Completing E Verify Reports for new hires
  14. Post New and update State, Federal and Local Laws Posters
  15. Accept applications for opening positions
  16. Complete reports for 2015 Youth Employment Program
  17. Plan awards Luncheon for Youth Employment Program
  18. Securing a Temporary Employee for Switchboard Operator
  19. Meeting with an employee for discussion of Disability Retirement Process
  20. Attend Graduation Ceremony for CareerSource of the Treasure Coast

- **Risk Management –**
  1. Collaborating with Florida Blue regarding upcoming Health/Wellness Seminars.
  2. Processed day to day Risk Management Duties.
  3. Reviewed Insurance Requirements for Contractor Bids.
  4. Accident Investigation and Injury Reviews.
  5. Audited, Closed, and Processed WC Claims.
  6. Processed Insurance Subrogation.
  7. Consulted with the City Carrier Regarding Liability Claims.

Finance Department

- Working on state annual reports
- Finalizing budget worksheet detail to assist Department Heads with the preparation of the proposed FY2016 departmental budgets.
- Oversight of daily operations.

MIS Department

- Working with Comcast for WI-FI for River Walk Center.
- Working on virtualizing and migrating all the Blade Center servers.
- Completed work with Aastra on emergency citywide broadcasting.
- 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 switches, servers, racks and Intune software citywide.
- Exploring cloud based options for different applications.
- Working on a WorkOptiFlow pilot program with Indian Hills Department.
- Completed 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).
- Updating MIS documentation and procedural policies (on-going).
- Received seventy-seven (77) new work orders and completed one hundred thirty-six (136) work orders.

Building Division

- **400 Seaway Drive – Oculina Bank:** Application for new commercial building permit has been submitted.
- **4100 Okeechobee Road – St. James Christian Academy:** Permit application submitted build out of addition classrooms.
- **5200 Okeechobee Road – AT & T:** Permit for commercial remodel is ready for issuance.
- **Oak Alley Subdivision:** 3 Permits for Single Family Homes were issued.
- **Certificates of Occupancy were issued for:**
  1. 3023 S. Indian River Drive
  2. 2506 Madewood Drive
- **Building Department Investigator:**
  1. 2 Cases seen before the Magistrate
  2. 1 Contractor Complaints brought before the Board
  3. 0 Appeals 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. Historic Preservation Board Meeting
  4. Board of Adjustment Meeting
  5. Pre-application meeting - Site Plan - Mariner Cove - 3200 Edwards Road
  6. Village at Midway Methodology Meeting

- **Development Review –**
  1. Inlet Palms Townhomes Planned Development - 1502 Seaway Drive
  2. Lawnwood Pavilion Facility Expansion - 1860 N Lawnwood Circle
  3. Mariner Cove Site Plan - 3200 Edwards Road
  4. Rocla Concrete Tie Manufacturing Facility - 600 S 3rd Street – Planning Board Report
  5. Family Dollar - 1210 S 25th Street - Construction Submittal Report
  6. A1 Kitchen Remodeling - 3306 South 7th Street (US Highway 1) - Variance Approval

- **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
  5. Backus Museum Expansion – Conference Agenda Report

- **Historic Preservation –**
  1. Tampa Visitor Tour - Guests Celebrating Diane Hobley-Burney's Hiring
  2. St. Andrew's Expansion - 210 S. Indian River Drive – Historic Preservation Board Review and Workshop
  3. Multi-Modal Facility Ground Signs - 715 Avenue D - Historic Preservation Board Approval
  4. COA for Window Replacement - 531 N 2nd Street - Historic Preservation Board Approval

- **GIS/Mapping –** New annexation agreements filed

- **Economic Development –** Waterfront Property Tour with St. Lucie County Economic Development Council

Code Enforcement Division

- **Hearing –**
  1. Special Magistrate Blandino: June 3, 2015
     a) 8 violation cases
        - 1 complied prior to hearing
        - 7 found in violation
  2. County Court – Judge Barnes: June 5, 2015
     a) COFP v. Nolen: Running at large – dismissed by judge
     b) COFP v. Harper:
        - Rabies vaccination required – continued to July 1
        - Registration required – continued to July 1
     c) COFP v. Terry: Operating without a BTR – guilty – fined $100 plus all costs
     d) COFP v. Scott: Rabies vaccination required – continued to July 1
     e) COFP v. Adams: Running at large – dismissed by judge
     f) COFP v. Freeman:
        - Running at large – dismissed by judge
        - Registration required – dismissed by judge
     g) COFP v. Knickerbocker: Failure to restrain – guilty – paid prior to hearing

- **Code Enforcement –**
  1. Issued 3 written warnings
  2. Issued 0 citation
  3. Initiated 40 new cases
     - 31 general violations
     - 9 lot clearing violations
  4. Conducted 202 follow-up inspections
  5. Closed 88 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 55 title/lien searches.

- **Miscellaneous –**
  1. Animal Control removed and quarantined a cat that later tested positive for rabies. Two Animal Control Officers and two Code Enforcement officers and the Code Manager walked the neighborhood and left flyers either directly in person on posted on the door of 42 residences. We also noted 5 vacant homes and identified 1 as the source of a feral cat colony. Traps are set and routinely being checked to try and remove as many of the cats as possible. The neighborhood has been extremely cooperative to date.
  2. Daily code enforcement and animal control activities.

Engineering Department

- **Development Reviews –** Intake of seven (7) 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. Submitted annual equipment purchase from Econolite Group in the amount of $69,890.00 for Commission approval.
- **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. We are also preparing for the grand opening June 13, 2015
- **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 –** Contractor preparing for implementation of Phase II work. Mixing pump and injection points set for alum injection. Alum plant start-up to take place the third week of June. Pedestrian bridges in phase I to be stained and preserve applied the week of June 8, 2015.
- **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 submitted the final signed and sealed value engineering and the plans have been approved. A Pre-construction Meeting has been scheduled for June 18, 2015.
- **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, 9th Street, Avenue C and Dundas is complete. Contractor currently working on 10th Street. 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 Summer Detail started June 3, 2015. The police department has partnered with the St. Lucie County Sheriff's Office again 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 ends in August.
3. **Parking Problems –** The City's Parking Committee continues to meet to formulate long term plans to address the parking issues throughout Downtown and South Beach. The new "Free Parking" signage has been installed throughout Downtown.
4. **Homeless Initiative –** This is a long term problem that the police department and the Treasure Coast Homeless Coalition continue to work on. The Committee is moving forward with plans to submit the RFP bid for 505 North 7th Street as a temporary shelter. This will be a 20 bed temporary shelter that will serve as a jail diversion program for homeless men.
5. **Updates –**
   a) The police department is working with the National Gang Center to bring a basic gang training class to St. Lucie County. This training will be free because of the Comprehensive National Gang Model grant that we received last year. The training will take place early fall of this year. Once the dates, times and location are set, the police department will send out a Training Announcement.
   b) The police department will be participating in the Chili Cook-Off Event again this year, which takes place on Saturday, July 11th. All proceeds will go to the Boys and Girls Club of St. Lucie County. It's a great family fun day. Please join us at our booth this year.

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 –** Beginning June 6, 2015 the gym will be hosting a basketball program from 1:00-8:00 Monday-Friday for 10 weeks.
- **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 underway and it is anticipated to be completed by the end of the month.

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. Created CDBG Program Management Plan
  3. Created FortPierceTours.com promotional video for Tourism Showcase at Fenn Center
  4. Created FortPierceTours.com tentative budget for 2015-2016 program year
  5. Collaborated with Restoring the Village (Monica Jakobson) to implement 10-week 1pm-8pm summer basketball program at Percy Peak Gymnasium
  6. Prepared for HUD monitoring visit for June 8-9
  7. Created presentation to deliver to the Florida Inland Navigation District on 6/19 for grant to help fund City Marina Dinghy Docks
  8. Created tourism presentation and will deliver at Sailfish Brewery 6/12 as part of St. Lucie County Familiarization (FAM) Tour
  9. Collaborated with MLK, Jr. Commemorative Committee on behalf of City for 2016 Martin Luther King, Jr. Day of Service
  10. Broke down and picked up FPAT tourism promo booth at end of Friday Fest 6/5.
  11. Meetings
      a) Kori Benton, Linda Whalen - Special Category Historic Preservation Grant Opportunity
      b) Robin Goldman - Heathcote Festival of Lights
      c) D'Join Harris - Precious Pearls Youth Group
      d) Cheryl McCrary - Martin Luther King, Jr. Day of Service
      e) Gloria Johnson, Johnna Morris, Nick Mimms - Section 108 Loan and BEDI Grant
      f) Reverend Mills - 464 N. 9th Commercial Facade Grant
      g) Restoring the Village - Summer Programs for Lincoln Park Neighborhood
      h) Conference Call - Upendo Shabazz-Phillips - Allegeny Franciscan Ministries assistance for Public Service agencies
      i) Lincoln Park Improvement Project update
      j) Denise - Hometown News
      k) John O'Connor - Panoramic photos of tourism venues in Fort Pierce
      l) Marty Saunders - Dan McCarty Track Resurfacing

Urban Redevelopment Department contd.

- **Program Analyst –**
  1. FEMA
     a) Preparing quarterly reports
     b) 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.
        - Preparing spreadsheets for staff hours to request overrun on Phase II
     c) Windows Expansion Project
        - Working on replacement of garage doors with contractor and Mike Reals
        - 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 on June 15
     b) Working on SHIP audit files and documentation
     c) Updating 2014-2015 files
     d) Updating Applications for the next cycle of funding
     e) Preparing RFPs for 709 Easter Avenue to go out for re-bid
     f) 2302 Avenue C rehabilitation has been completed and site visit is being scheduled
     g) Scheduled PODS to be placed at two rehab locations for families to prepare to move out during construction.
  3. NSP
     a) Prepared and submitted NSP monitoring report for site visit at Orange Avenue Apartments
     b) Preparing monitoring visit letter to Housing Authority with results of visit.

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

- Added St. James Men's Monday League to the roster while they are resurfacing their greens.
- Added TV commercials to the US Open and British Open.
- Met with Superintendent to review summer projects at the golf course.
- Day to day activities.

River Walk Center

Park Permits	875.00
Programming	474.73
River Walk Center	2319.99
Garden Center	250.00
Special Events	950.00
Maravilla Center	100.00
Historic City Hall	1050.00
Total	$6,019.72

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 26 & June 3; Comedy Corner Improv on Saturday, May 23; Theatre-Go-Round Dinner Theatre presented Broadway Blockbusters on May 30; The Flame radio station held a "Working Women's Wednesday" event on June 3.
- 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.
- Meeting with Animal Emergency & Referral Hospital on June 2, regarding co-marketing opportunities and sponsorship.
- Meeting with promoter Larry Kyman on June 4, regarding a Doo Wop weekend in March.
- The Membership drive for the 2015/16 Season is in full swing.
- 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.