

ORDINANCE NO. 15-055

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTIES LOCATED AT **SMALLWOOD AVENUE** AND **SOUTH 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, 2016; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

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

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

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

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City in the following order:

1. Smallwood Avenue; Parcel ID: 3403-433-0004-000-4
Legal Description: 3 36 40 BEG 250 FT W OF NE COR OF SW 1/4 OF SW 1/4 OF SE 1/4 RUN W 100 FT, TH S 181 FT, TH E 100 FT, TH N 181 FT TO POB-LESS N 25 FT- (0.36 AC) (OR 2491-2001)
2. South US Hwy 1; Parcel ID: 3410-509-0000-000-0
Legal Description: COASTAL PROFESSIONAL PLAZA, A CONDOMINIUM- A CONDOMINIUM COMPRISING A PART OF SECTION 10 TOWNSHIP 36 RANGE 40 ALL MPD AND SHOWN IN DECLARATION OF CONDOMINIUM OR 3040-2133 (2.35 AC - 102,366 SF)

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, 2016 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. 15-055 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on October 9, 2015, and on October 16, 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 October 19, 2015; and was duly introduced, read by title only and passed on second and final reading on November 2, 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 2nd of November, 2015.

Mayor Commissioner

Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A to Ordinance 15-055

Parcel IDs and Legal Descriptions of Parcels Included in Annexation

1. Parcel ID: 3403-433-0004-000-4

Legal Description: 3 36 40 BEG 250 FT W OF NE COR OF SW 1/4 OF SW 1/4 OF SE 1/4 RUN W 100 FT, TH S 181 FT, TH E 100 FT, TH N 181 FT TO POB-LESS N 25 FT- (0.36 AC) (OR 2491-2001)

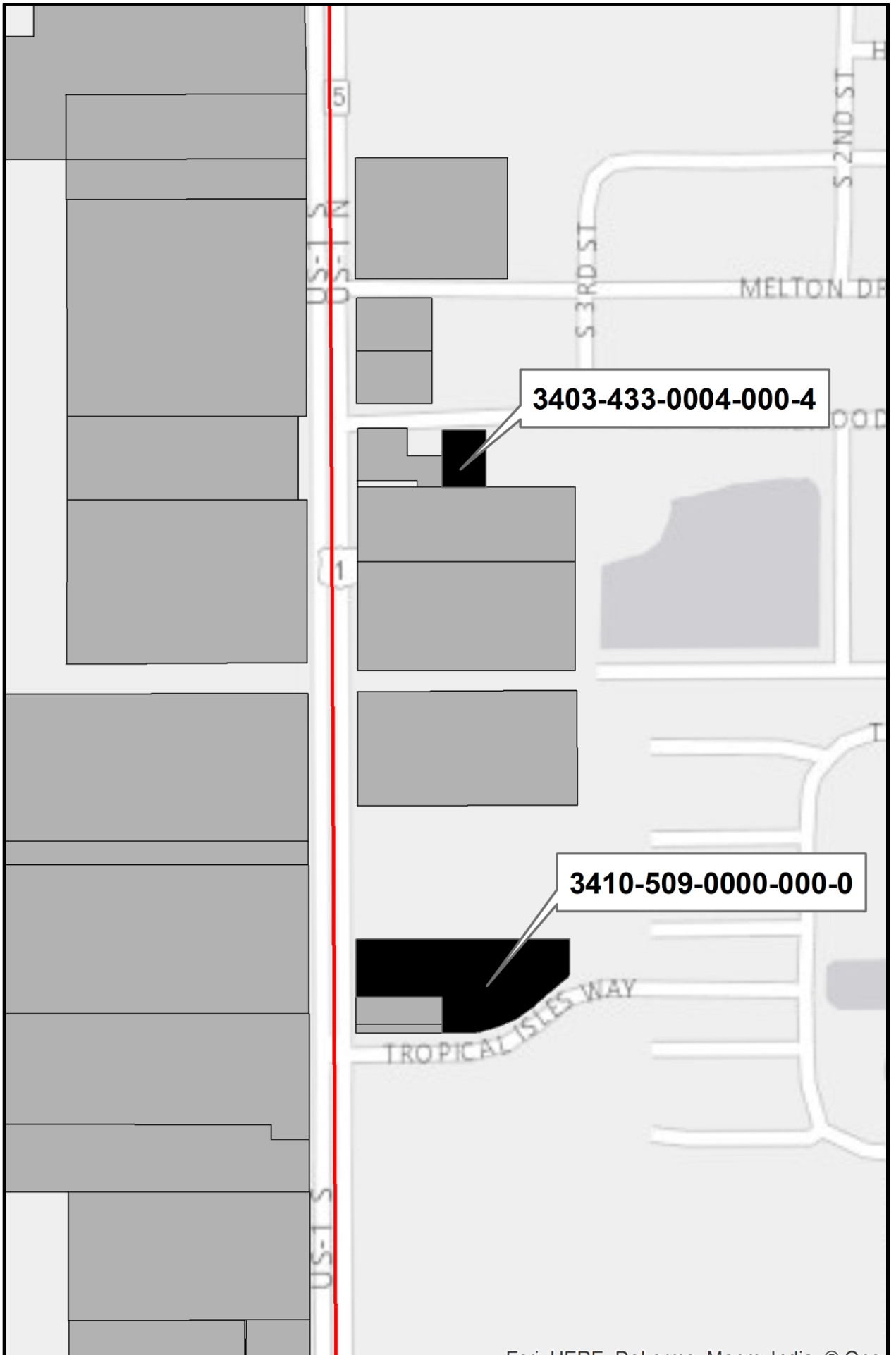
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Exhibit B to Ordinance 15-055

Maps

Proposed Annexation Area



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