

ORDINANCE NO. 17-008

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT **2498 EDWARDS 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, 2017; 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; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, in accordance with 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 submitted an application petitioning the Fort Pierce to be annexed to the municipality; and

WHEREAS, the City of Fort Pierce Planning Board, at their October 11th, 2016 meeting, voted unanimously to recommend approval of the request;

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended, as depicted on Exhibit "A", attached hereto and incorporated herein; to annex to the said City:

Parcel ID: 2421-333-0001-000-9: SOUTH 395.97 FEET, OF THE WEST 219.98FEET, OF THE WEST ONE-HALF, OF THE WEST ONE-HALF, OF THE SOUTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER, LESS THE SOUTH 40 FEET, FOR ROAD RIGHT-OF-WAY AND LESS THE WEST 40 FEET, LYING AND BEING IN SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING

THE WEST 10 FEET, OF THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 395.97 FEET, OF THE WEST 219.98 FEET, OF THE WEST ONE-HALF, OF THE WEST ONE-HALF, OF THE SOUTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER, LESS THE SOUTH 40 FEET AND THE WEST 40 FEET, FOR ROAD RIGHT OF WAY. ALL LYING AND BEING IN SECTION 21, TOWNSHIP 35 SOUTH RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°57'23" EAST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 50.03 FEET; THENCE NORTH 02°1'051" WEST, DEPARTING

SAID SOUTH LINE, A DISTANCE OF 40.03 FEET TO A POINT OF THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 25TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD, BEING THE POINT OF BEGINNING. THENCE NORTH 02°1' 0" 51" WEST, ALONG SAID EASTERLY RIGHT -OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 46°06' 44" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 28.81 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD; THENCE SOUTH 89°57'23" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

Said property containing 1.39 acres, more or less.

and further depicted on Exhibit "B", attached hereto and incorporated herein; said properties being generally located at 2498 Edwards Road in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit A hereof as of January 1, 2017 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 and the same is zoned C-3, General Commercial, and assigned a future land use designation GC, General Commercial, as depicted on Exhibit "C" attached hereto and incorporated herein.

SECTION 5. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

James M. Messer, 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. 16-029 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes

in the St. Lucie News Tribune on Thursday, February 23rd, 2017 and Thursday, March 2nd, 2017; 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 March 6th, 2017; and was duly introduced, read by title only, and passed on second and final reading March, 20th 2017, 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 21st day of March, 2017.

MAYOR COMMISSIONER

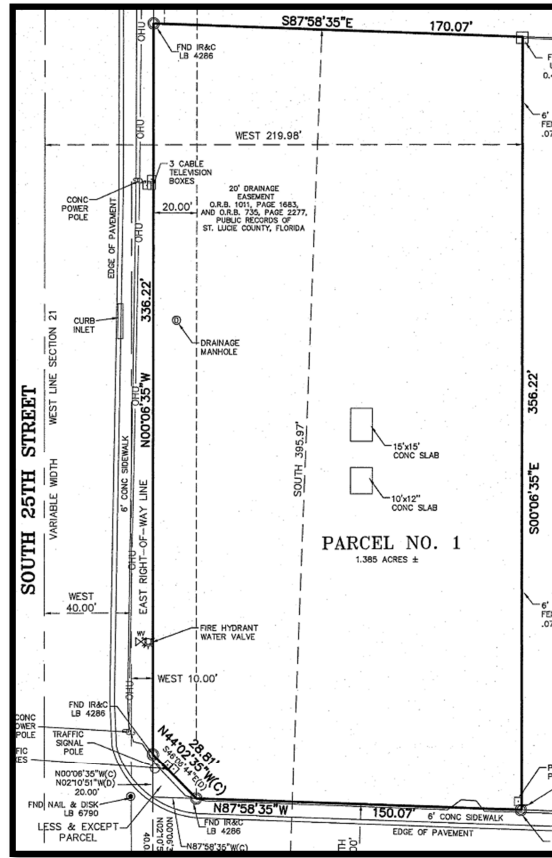
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension



EXHIBIT B
Sketch & Legal Description of Subject Property



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EXHIBIT C
Zoning & Future Land Use Designation Assignment

