

**ORDINANCE NO. 17-036**

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **THE SUBDIVISION KNOWN AS CELEBRATION POINTE AS RECORDED IN PLAT BOOK 57 PAGES 7-14 AND PROPERTY GENERALLY LOCATED AT 5501 PETERSON ROAD** AND 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, 2018; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; 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, sets forth a procedure for Municipal Annexation; and;

**WHEREAS**, on January 19, 2005, the St. Lucie County Board of County Commissioners granted Preliminary and Final PUD approval along with a change in the zoning classification for the Celebration Pointe development proposed by United Homes International Inc.; and

**WHEREAS**, on June 11, 2007, the Plat for the Celebration Point Subdivision was recorded with the St. Lucie County Circuit Court in Plat Book 57 Pages 7-14; and

**WHEREAS**, an Assignment between St. Lucie County and then property owner Lo Land Assets LP, dated March 25, 2013 remains in effect for the Celebration Pointe Property Development, and expires on March 25, 2018; and

**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 owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

**WHEREAS**, the petition bears the signatures of all owners of property in the area proposed to be annexed; and

**WHEREAS**, the City of Fort Pierce Planning Board, at their September 28, 2017 meeting, voted unanimously to recommend approval of the request; and

**WHEREAS**, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning

Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on October 13, 2017, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

**WHEREAS**, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on October 13, 2017, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

**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, are hereby extended, as depicted on Exhibit "A", attached hereto and incorporated herein; and annexed into the City:

a)

Parcel ID: 2418-600-0005-000-6: CELEBRATION POINTE (PB 57-7)  
STREETS (N 1/2) (AS PER PLAT DEDICATION DATED 12-20-2006)

Parcel ID: 2418-600-0006-000-3: CELEBRATION POINTE (PB 57-7)  
STREETS (S 1/2 AND W OF SWAIN) (AS PER PLAT DEDICATION DATED 12-20-2006)

Parcel ID: 2418-600-0007-000-0: CELEBRATION POINTE (PB 57-7)  
STREETS (S 1/2 AND E OF SWAIN) (AS PER PLAT DEDICATION DATED 12-20-2006)

b) Multiple Addressed, Parcel IDs:

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| 2418-600-0076-000-4 | 2418-600-0177-000-2 | 2418-600-0277-000-3 |
| 2418-600-0077-000-1 | 2418-600-0178-000-9 | 2418-600-0278-000-0 |
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| 2418-600-0079-000-5 | 2418-600-0180-000-6 | 2418-600-0280-000-7 |
| 2418-600-0080-000-5 | 2418-600-0181-000-3 | 2418-600-0281-000-4 |
| 2418-600-0081-000-2 | 2418-600-0182-000-0 | 2418-600-0282-000-1 |
| 2418-600-0082-000-9 | 2418-600-0183-000-7 | 2418-600-0283-000-8 |
| 2418-600-0083-000-6 | 2418-600-0184-000-4 | 2418-600-0284-000-5 |
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| 2418-600-0086-000-7 | 2418-600-0187-000-5 | 2418-600-0287-000-6 |
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| 2418-600-0095-000-3 | 2418-600-0196-000-1 | 2418-600-0296-000-2 |
| 2418-600-0096-000-0 | 2418-600-0197-000-8 | 2418-600-0297-000-9 |
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| 2418-600-0451-000-7 | 2418-600-0551-000-8 | 2418-600-0651-000-9 |
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Said property containing 147.14 acres, more or less.

and further depicted on Exhibit "B", attached hereto and incorporated herein; said properties being generally located on the East side of Jenkins Road, South of Peterson Road, West of Hartman Road, and North of Okeechobee Road in Fort 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, 2018 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 upon this ordinance becoming effective, the land herein described on Exhibit A and annexed into the territorial limits of the City of Fort Pierce shall be zoned PD, Planned Development, and assigned a Future Land Use Designation of RM, Medium Density Residential, as depicted on Exhibit "C" attached hereto and incorporated herein.

**SECTION 4.** That in accordance with Chapter 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

**SECTION 5.** That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

**SECTION 6.** 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 7.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 8.** This Ordinance shall be and become effective immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

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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. 17-\_\_\_\_ was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Thursday, November 9, 2017 and Thursday, November 16, 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 November 20, 2017; and was duly introduced, read by title only, and passed on second and final reading December 4, 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 4<sup>th</sup> day of December, 2017.

---

**Linda Hudson**  
**MAYOR COMMISSIONER**

ATTEST

---

**Linda W. Cox**  
**CITY CLERK**

**(CITY SEAL)**





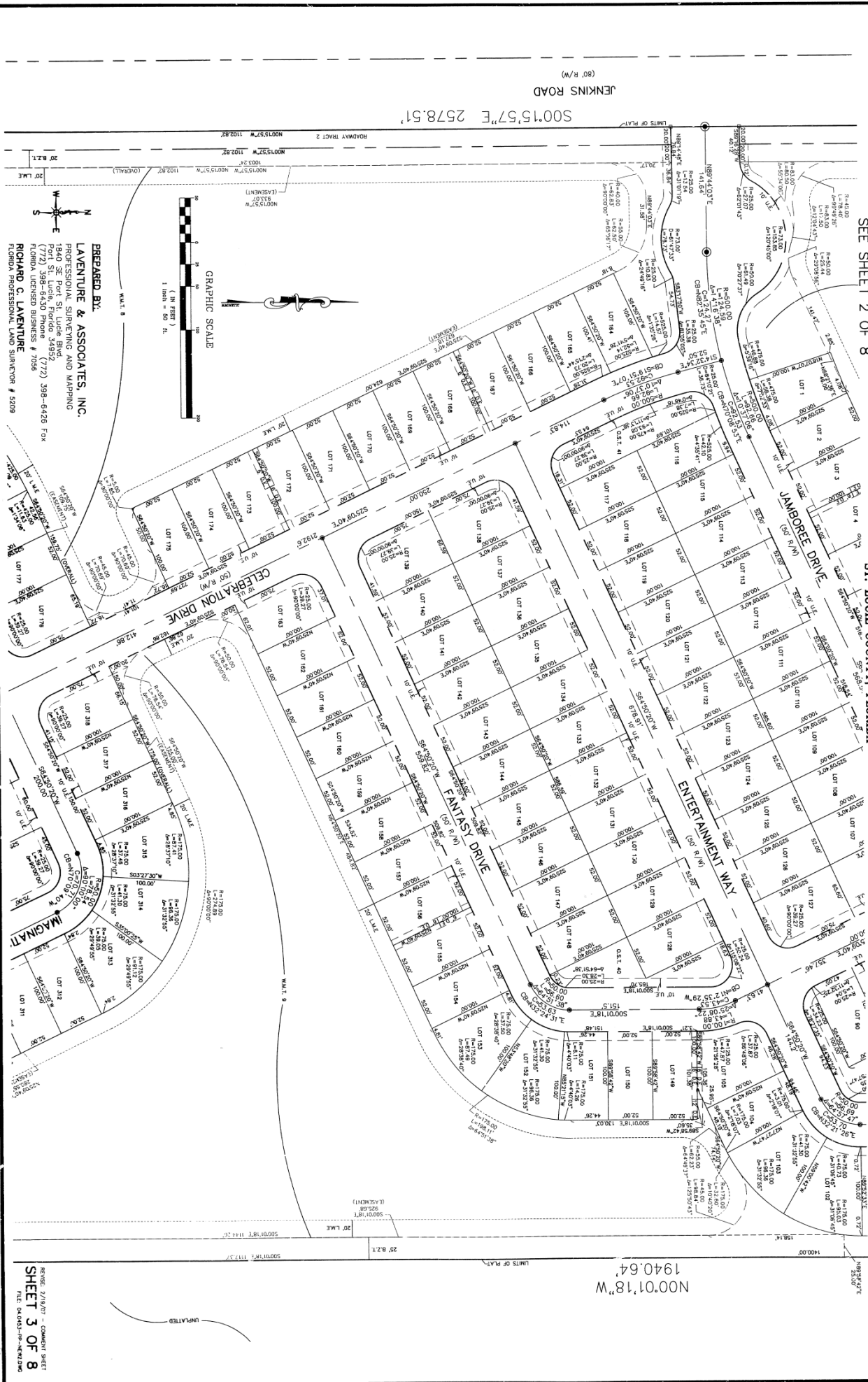
### EXHIBIT A Sheet A3 Territorial Limits Extension

# CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA

SEE SHEET 2 OF 8

PLAT BOOK 57  
PAGE 9



PREPARED BY:  
**LAVENTURE & ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYING AND MAPPING  
 1540 SE TOWN ST., SUITE 3405  
 FT. LAUDERDALE, FL 33405  
 (772) 398-6430 Phone (772) 398-6426 Fax  
**RICHARD C. LAVENTURE**  
 FLORIDA LICENSED BUSINESS # 7056  
 FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

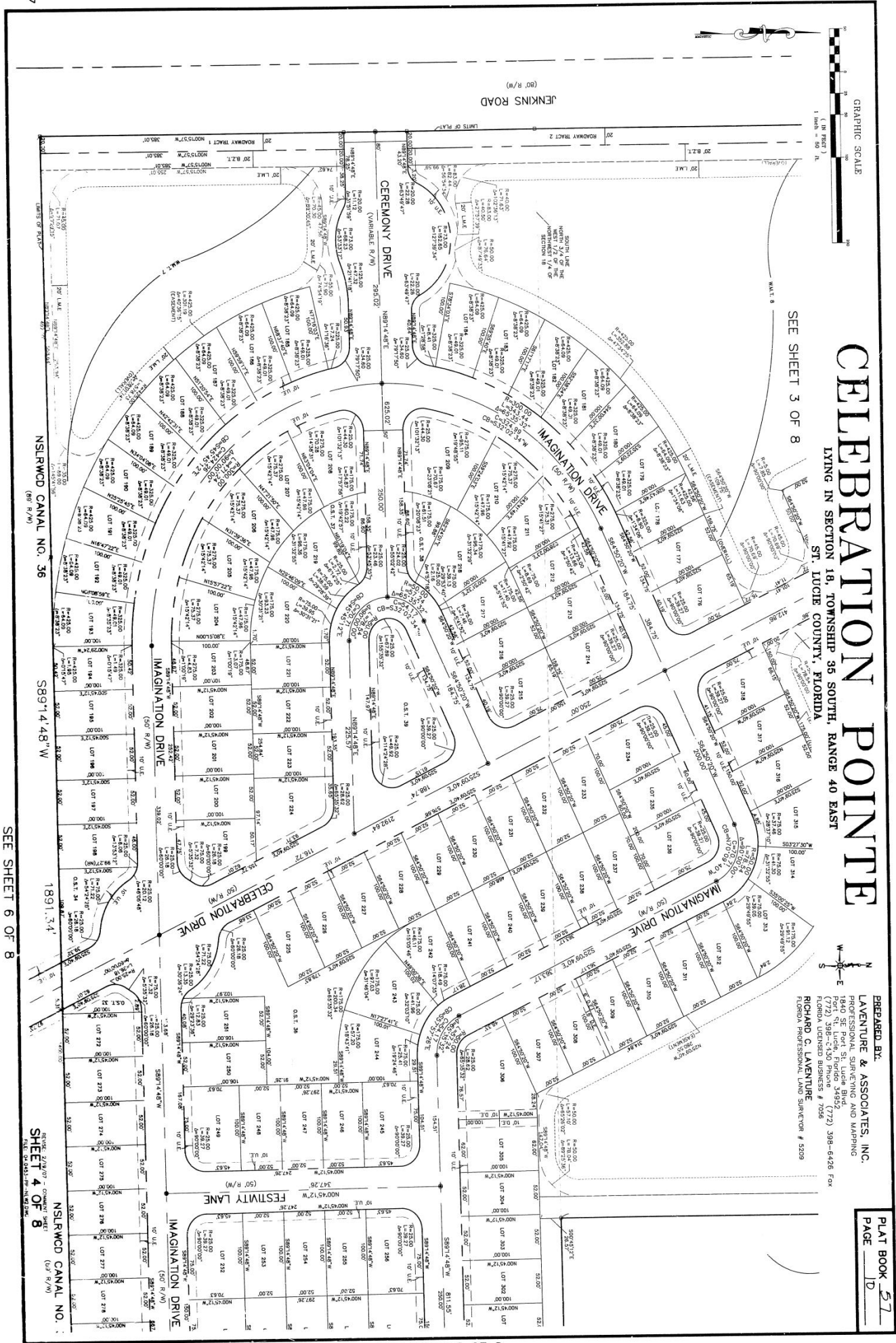
SEE SHEET 4 OF 8

PLAT BOOK 57  
PAGE 9

REVISION: 2/19/07 - COMMENT SHEET  
SHEET 3 OF 8  
FILE: 04-061-19-NEW.DWG

**EXHIBIT A**  
**Sheet A4**  
**Territorial Limits Extension**

PLAT BOOK 57 PAGE 10



**CELEBRATION POINT**  
LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA

PREPARED BY:  
**LAVENTURE & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYING AND MAPPING  
1840 SE Port St. Lucie Blvd.  
Port St. Lucie, Florida 34952-7772 386-6426 Fax  
386-6427  
FLORIDA LICENSED BUSINESS # 7056  
**RICHARD C. LAVENTURE**  
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

PLAT BOOK **57**  
PAGE **10**

PLAT BOOK 57  
PAGE 10

**EXHIBIT A**  
**Sheet A5**  
**Territorial Limits Extension**

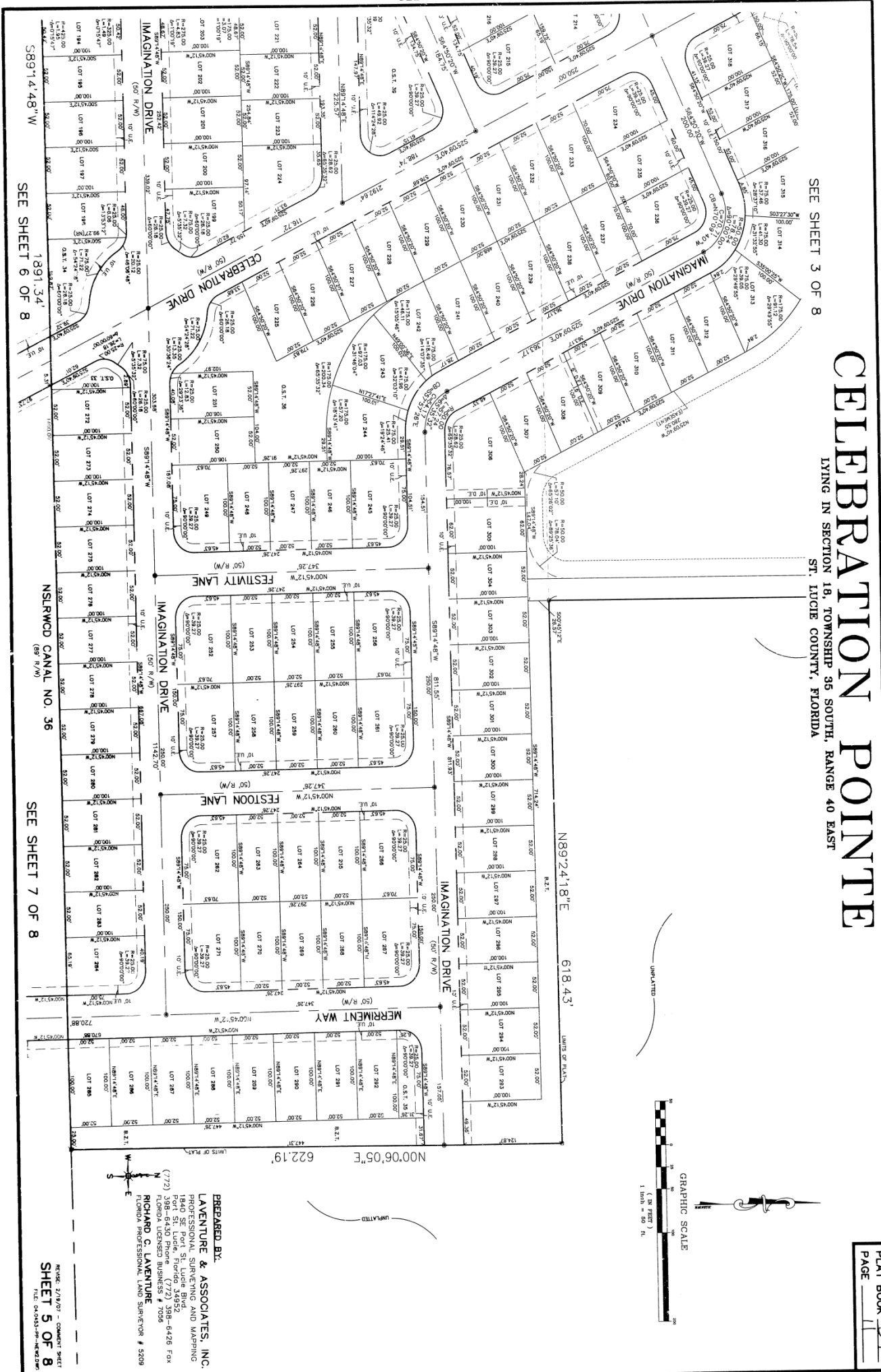
PLAT BOOK 57 PAGE 11

SEE SHEET 4 OF 8

SEE SHEET 3 OF 8

**CELEBRATION POINT**  
LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 57  
PAGE 11



PLAT BOOK 57  
PAGE 11

SEE SHEET 6 OF 8

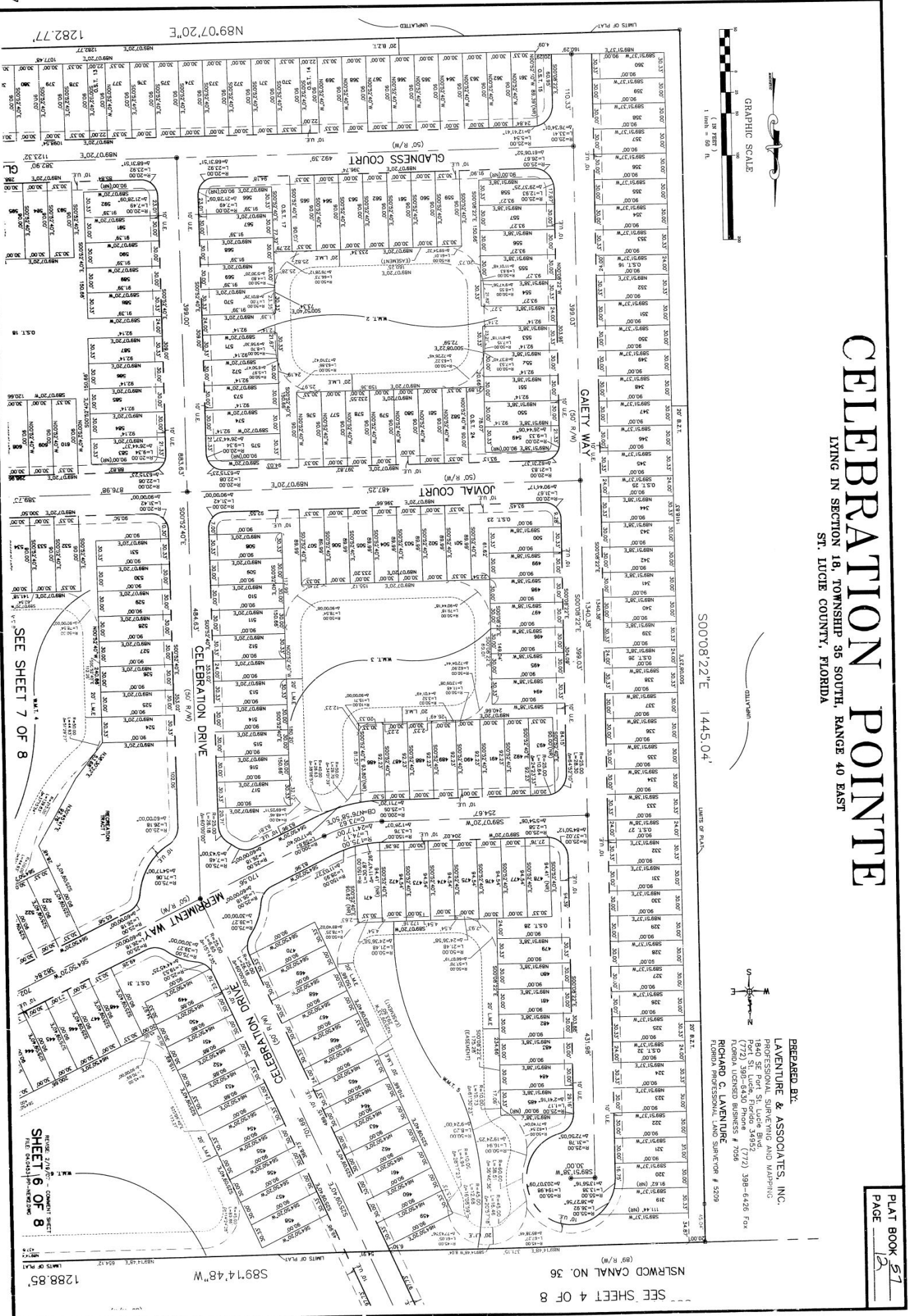
SEE SHEET 7 OF 8

SEE SHEET 5 OF 8

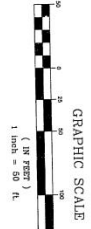
PREPARED BY:  
**LAVENTURE & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYING AND MAPPING  
1840 SE Part St. Suite 3052  
P.O. Box 6430 Phone: (772) 398-6426 Fax:  
(772) 398-6430  
**RICHARD C. LAVENTURE**  
FLORIDA LICENSED BUSINESS # 7056  
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

**EXHIBIT A**  
**Sheet A6**  
**Territorial Limits Extension**

DATE: MAR 27 2013



**CELEBRATION POINTE**  
LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA



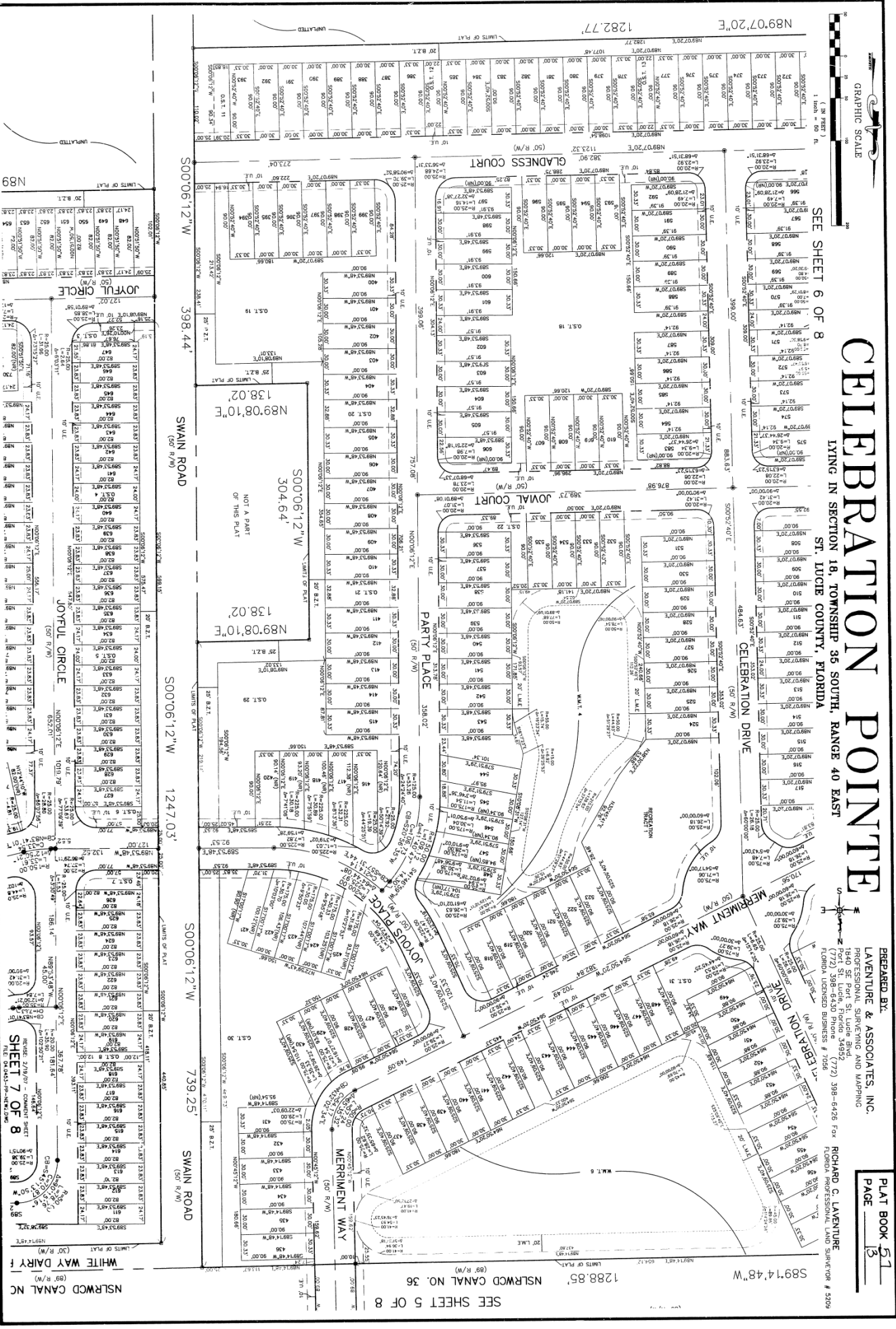
PREPARED BY:  
**LAVENTURE & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYING AND MAPPING  
1840 SE Port St. Lucie Blvd.  
Port St. Lucie, Florida 34952-7772 388-6426 Fax  
(772) 388-6430 Phone # 7038  
**RICHARD C. LAVENTURE**  
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

PLAT BOOK 57  
PAGE 12

PLAT BOOK 57  
PAGE 12

EXHIBIT A  
Sheet A7  
Territorial Limits Extension

PLAT NO. 57 OF 13



GRAPHIC SCALE  
1 inch = 50 feet

SEE SHEET 6 OF 8

# CELEBRATION POINTE

LIVING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA

PREPARED BY:  
LAVENTURE & ASSOCIATES, INC.  
PROFESSIONAL SURVEYING AND MAPPING  
1540 SE Fort St. Ft. Pierce, Florida 34952  
(772) 388-6430 Phone  
FLORIDA LICENSED BUSINESS # 7066

RICHARD C. LAVENTURE  
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

PLAT BOOK 57  
PAGE 13

PLAT BOOK 57  
PAGE 13

SEE SHEET 8 OF 8

SHEET 7 OF 8

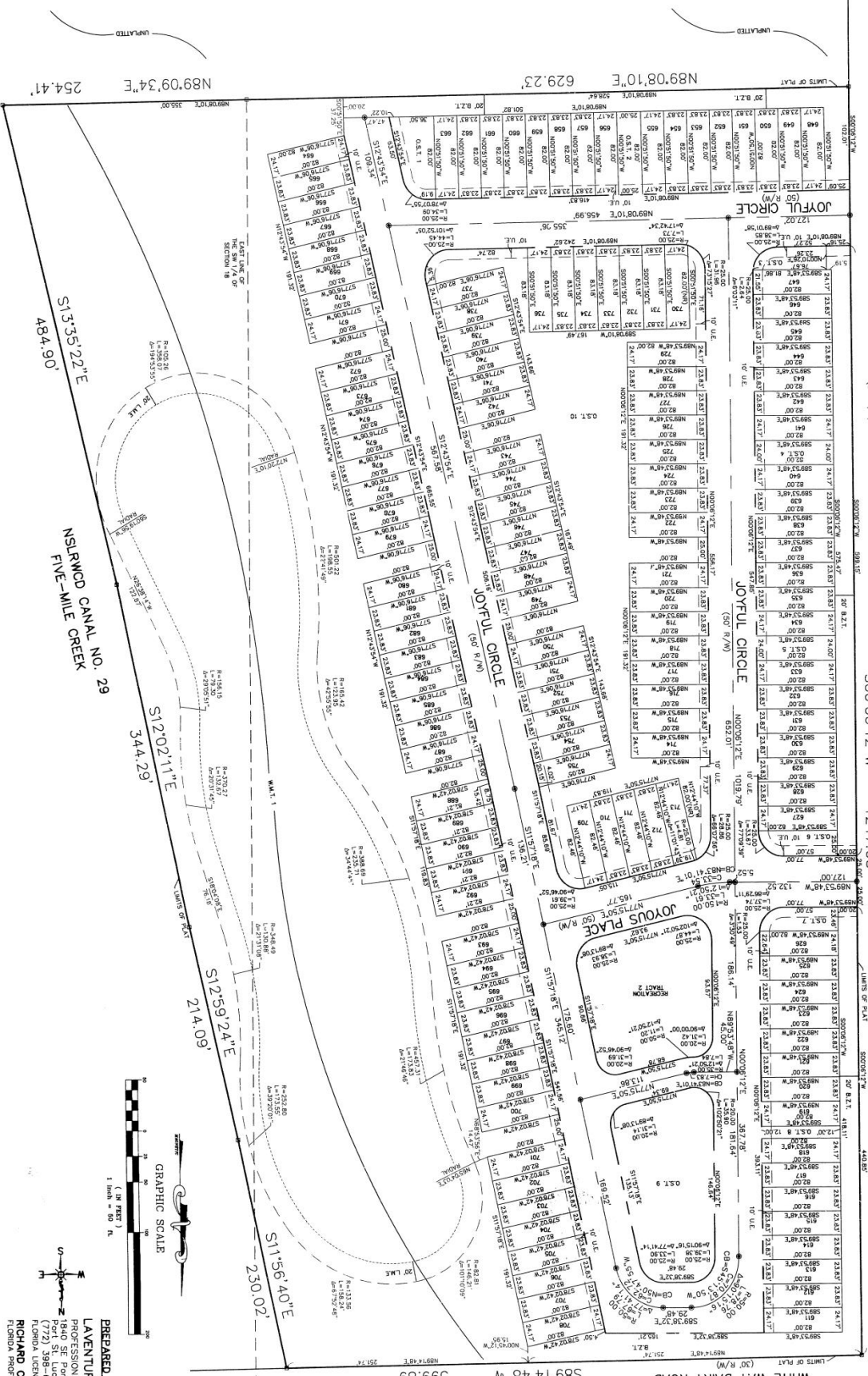
SEE SHEET 5 OF 8

**EXHIBIT A**  
**Sheet A8**  
**Territorial Limits Extension**

**CELEBRATION POINTE**  
LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 57  
PAGE 14

300°06'12"W 398.44' SWAIN ROAD  
SEE SHEET 7 OF 8  
300°06'12"W 1247.03'  
300°06'12"W 739.25' SWAIN ROAD



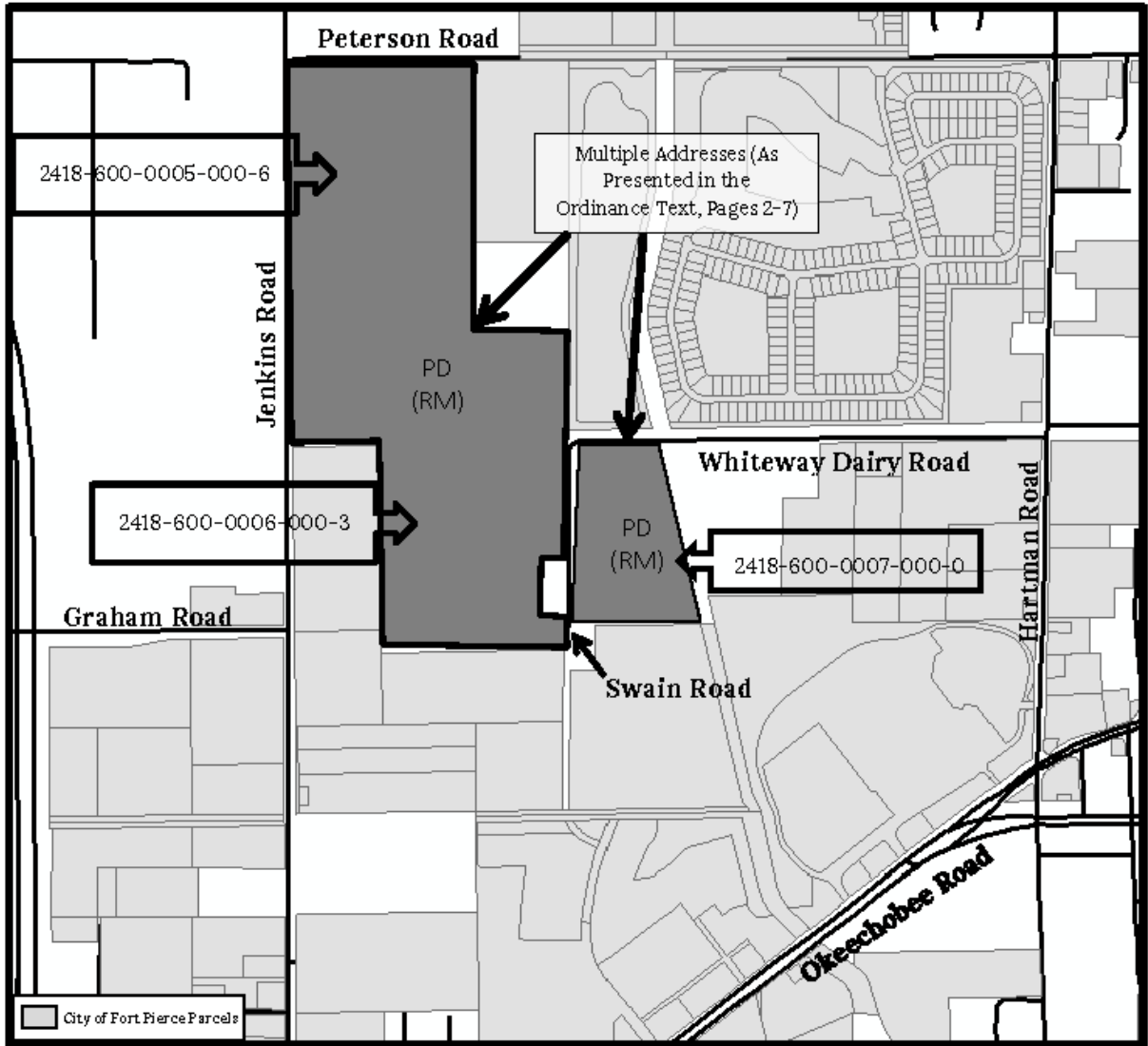
PREPARED BY:  
**LAVENTURE & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYING AND MAPPING  
1840 SE Port St. Lucie Blvd.  
Port St. Lucie, Florida 34952  
(772) 388-6430 Phone / (772) 398-6426 Fax  
Florida Licensed Business # 7938  
**RICHARD G. LAVENTURE**  
FLORIDA PROFESSIONAL LAND SURVEYOR # 4209

REFER 27907 - CONDUIT SHEET  
**SHEET 8 OF 8**  
FILE ON Q:\GIS\17-036\EXHIBIT A

SEE SHEET 5 OF 8



**EXHIBIT C**  
Zoning & Future Land Use Designation Assignment



\*The property to be annexed is currently zoned PUD, Planned Unit Development with a Future Land Use of RM, Residential Medium. Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of PD, Planned Development and have a Future Land Use Designation of RM, Medium Density Residential.