

ORDINANCE NO. 18-006

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT **5450 SOUTH US HIGHWAY 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, 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, 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 property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signature of the owner of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their December 12, 2017 meeting, voted unanimously to recommend approval of the request;

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 February 1st, 2018, 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 February 2nd, 2018, 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:

Parcel ID: 3403-502-0292-000-0: THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, 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 EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 227 AND ALSO THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE S 00°18'04" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 661.91 FEET; THENCE N 89°54'04" E A DISTANCE OF 78.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, STATE ROAD NO. 5 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°54'04" E ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 227 A DISTANCE OF 560.54 FEET TO A POINT ON THE WEST LINE OF A 30' WIDE CANAL RIGHT -OF -WAY; THENCE S 00°14'12" E ALONG A LINE 30' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 227 A DISTANCE OF 180.75 FEET TO A POINT AND THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOT 227; THENCE S 89°52'58" W ALONG SAID NORTH LINE A DISTANCE OF 558.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5; THENCE N 00°18'04" W A DISTANCE OF 175.03 FEET TO A POINT; THENCE S 89°41 '56" W A DISTANCE OF 2.00 FEET TO A POINT; THENCE N 00°18'04" WEST A DISTANCE OF 5. 91 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Said property containing 2.32 acres, more or less.

and further depicted on Exhibit "B", attached hereto and incorporated herein; said properties being generally located at 5450 South US Highway 1 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 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. 18-006 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on February 23rd, 2018 and March 2nd, 2018; 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 5th, 2018; and was duly introduced, read by title only, and passed on second and final reading by the City Commission of the City of Fort Pierce, Florida on March 19th, 2018.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 20th day of March, 2018.

MAYOR COMMISSIONER

CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

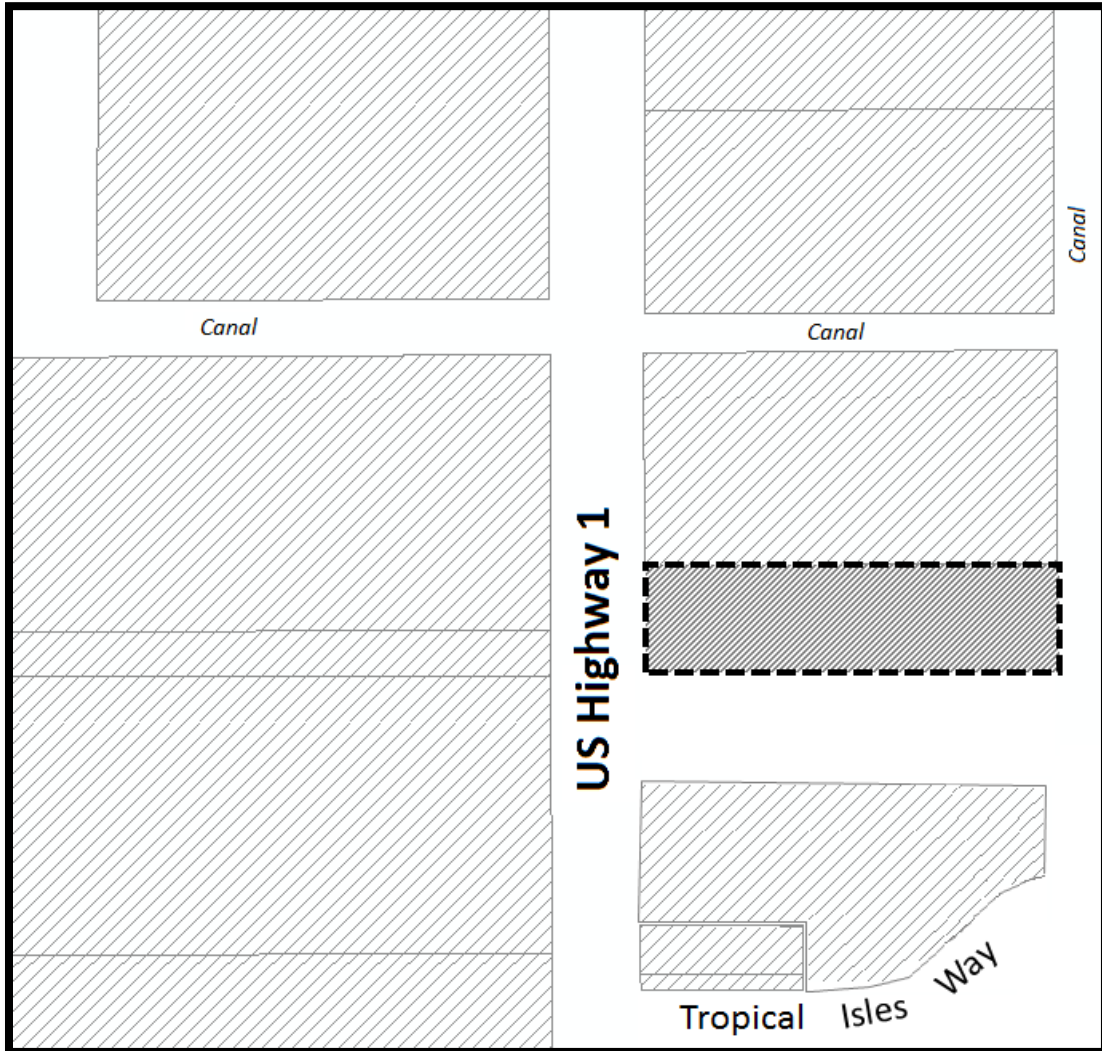
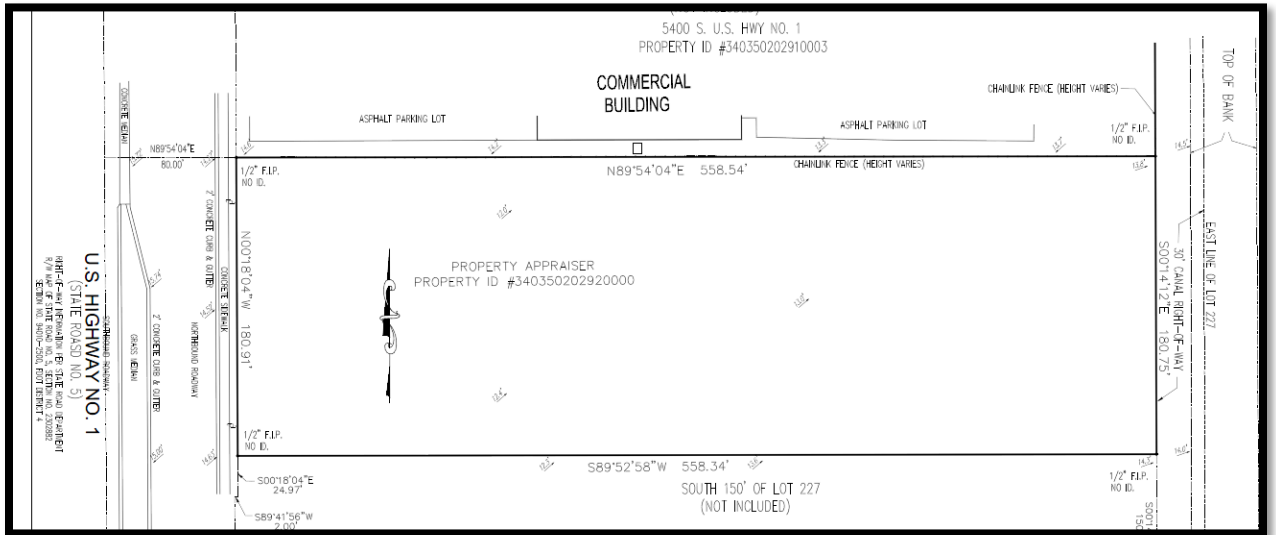


EXHIBIT B
Sketch & Legal Description of Subject Property



Parcel ID: 3403-502-0292-000-0:

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said properties being generally located at 5450 South US Highway 1 in Fort Pierce, Florida. Said property containing 2.32 acres, more or less.

EXHIBIT C
Zoning & Future Land Use Designation Assignment

