

ORDINANCE NO. 19-021

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **5300 MELVILLE ROAD IN FORT PIERCE, FLORIDA** 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, 2019; 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, 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 apply to the governing body of said municipality to have 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 through a Fort Pierce Utilities Authority Annexation Agreement, as depicted on Exhibit "C;" and

WHEREAS, the application bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regards to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the City of Fort Pierce Planning Board, at their May 14, 2019, meeting, voted X to X 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 by May 4, 2019, 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 by May 16, 2019, 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: 3403-502-0075-010-6

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND RUNNING THENCE: SOUTH 00 DEGREES 12' 56" EAST, FOR 773.81 FEET; THENCE NORTH 89 DEGREES 59' 15" EAST, FOR 45.00 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING NORTH 00 DEGREES 12' 56" WEST, FOR 60.00 FEET; THENCE NORTH 89 DEGREES 59' 15" EAST FOR 309.38 FEET; THENCE NORTH 00 DEGREES 16' 15" WEST FOR 163.00 FEET; THENCE NORTH 89 DEGREES 51' 15" EAST, FOR 308.00 FEET, THENCE SOUTH 00 DEGREES 16' 15" EAST, FOR 223.00 FEET, THENCE SOUTH 89 DEGREES 59' 15" WEST, FOR 617.44 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 2.00 ACRES MORE OR LESS. (O.R. BOOK 1081 PAGE 0940)

Said property containing 1.72 acres, more or less, and being generally located at 5300 Melville 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, 2019, 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 in Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned C-2, Neighborhood Commercial, and assigned a Future Land Use Designation of NC, Neighborhood Commercial, as depicted on Exhibit "B" 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:

Pete Sweeney
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. 19-021 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, May 26, 2019 and Sunday, June 2, 2019; 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 3, 2019; and was duly introduced, read by title only, and passed on second and final reading June 17, 2019, 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 17th day of June, 2019.

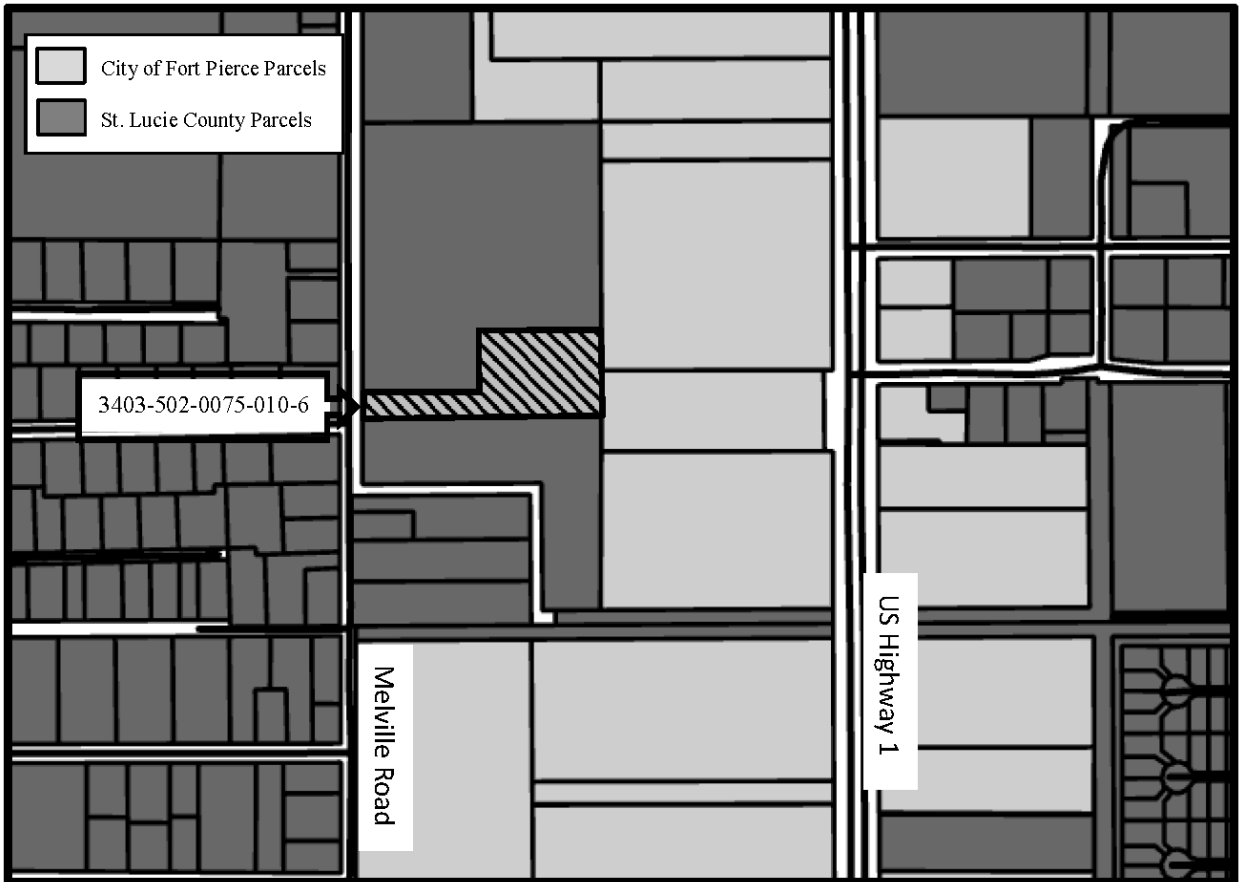
Linda Hudson
MAYOR COMMISSIONER

ATTEST

Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Annexed Area & Legal Description



COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND RUNNING THENCE: SOUTH 00 DEGREES 12' 56" EAST, FOR 773.81 FEET; THENCE NORTH 89 DEGREES 59' 15" EAST, FOR 45.00 FEET TO THE POINT OF BEGINNING:

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EXHIBIT B
Zoning & Future Land Use Designation Assignment



The property to be annexed is currently zoned CO, Office Commercial with a Future Land Use of P/F, Public Facilities. Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of C-2, Neighborhood Commercial and have a Future Land Use Designation of NC, Neighborhood Commercial.

EXHIBIT C
Fort Pierce Utilities Authority Annexation Agreement

Read 10 50
JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1728154 OR BOOK 1229 PAGE 2919
Recorded: 06-15-99 03:25 P.M.

Return to: Box 25
This instrument prepared by
JOE VANDEGRIFFT
FORT PIERCE UTILITIES AUTHORITY
P. O. BOX 3191, FORT PIERCE, FL 34948-3191
Property Appraiser Parcel Identification (Folio) Number(s):
3403-502-0075-010/6

ANNEXATION AGREEMENT
CORPORATION

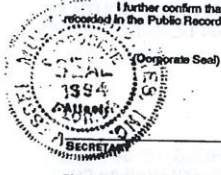
TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5300 MELVILLE ROAD
Location Address
5300 PALM DRIVE, FORT PIERCE,
Mailing Address (if different from location address)
FLORIDA 34982

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, 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.

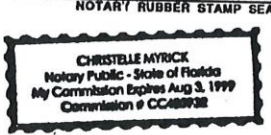


IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.
VESSEL MULTI-MINISTRIES, INC.
GRANTOR
A FLORIDA NOT PROFIT CORPORATION

Signed, sealed and delivered in the presence of:
Joe Vandegriff
Witness Signature
JOE VANDEGRIFFT
Printed Witness Signature
Christelle Myrick
Witness Signature
CHRISTELLE MYRICK
Printed Witness Signature

Rev. Reginald Ward Spooner
PRESIDENT (Signed)
REV. REGINALD WARD SPOONER
Printed Signature
5300 PALM DRIVE
Street Address
FORT PIERCE, FLORIDA
City, State, Zip Code
34982

STATE OF FLORIDA
COUNTY OF ST. LUCIE
REV. REGINALD WARD SPOONER known to me to be the _____ President and _____ respectively of **VESSEL MULTI-MINISTRIES, 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: FLA. DL. # 156-739-29-260 and that an oath (was) (was not) taken.



Witness my hand and official seal in the County and State last aforesaid this 10th day of JUNE, A.D. 1998
Christelle Myrick
NOTARY SIGNATURE
CHRISTELLE MYRICK
Printed Notary Signature

MAC:m 04/92



EXHIBIT C (Continued)
Fort Pierce Utilities Authority Annexation Agreement

OR BOOK 1229 PAGE 2920

EXHIBIT "A"

5300 MELVILLE ROAD

TAX I.D. #3403-502-0075-010/6

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND RUNNING THENCE: SOUTH 00 DEGREES 12' 56" EAST, FOR 773.81 FEET; THENCE NORTH 89 DEGREES 59' 15" EAST, FOR 45.00 FEET TO THE POINT OF BEGINNING:

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