

DRAFT ORDINANCE NO. 19-027

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **A 1.57-ACRE, UNADDRESSED PARCEL GENERALLY LOCATED ON THE NORTH SIDE OF ORANGE AVENUE BETWEEN LA JEAN DRIVE AND NORTH 39TH STREET 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: 2407-131-0001-000-5

A 1.57-ACRE PORTION OF A LOT DESCRIBED AS:

PARCEL ONE:

THE WEST 158 ¼ FEET OF THE EAST 1107 ¾ FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LOCATED IN ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR STATE ROAD 68 (ORANGE AVENUE).

PARCEL TWO:

BEGINNING AT A POINT 791 ¼ FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND RUN WEST 158 ¼ FEET, THENCE NORTH TO THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼, THENCE EAST 158 ¼ FEET, THENCE SOUTH TO THE POINT OF BEGINNING. LESS ALL RIGHTS-OF-WAY FOR STATE ROAD 68 (ORANGE AVENUE).

ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

PARCEL NO.225

A PORTION OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND BOAT SPIKE MARKING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00°14'12" WEST ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 808.205 METERS (2,651.59 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE EAST ¼ CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2301081, SECTION NO. 94070-2505; THENCE CONTINUE NORTH 00°24'26" WEST, A DISTANCE OF 12.192 METERS (40.00 FEET) TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 152.406 METERS (500.02 FEET) TO THE POINT OF BEGINNING THENCE SOUTH 89°42'09" WEST, A DISTANCE OF 48.235 METERS (158.25 FEET); THENCE NORTH 00°02'50" WEST, A DISTANCE OF 48.235 METERS (158.25 FEET); THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 239.465 METERS (785.64 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1.1551 HECTARES (2.854 ACRES), MORE OR LESS.

TOTAL CONTAINING: 6.49 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

Said property containing 1.57 acres, more or less, and being generally located on the north side of Orange Avenue between La Jean Drive and North 39th Street, 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. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

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 I-1, Light Industrial, and assigned a Future Land Use Designation of I, Industrial, 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. 19-027 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.

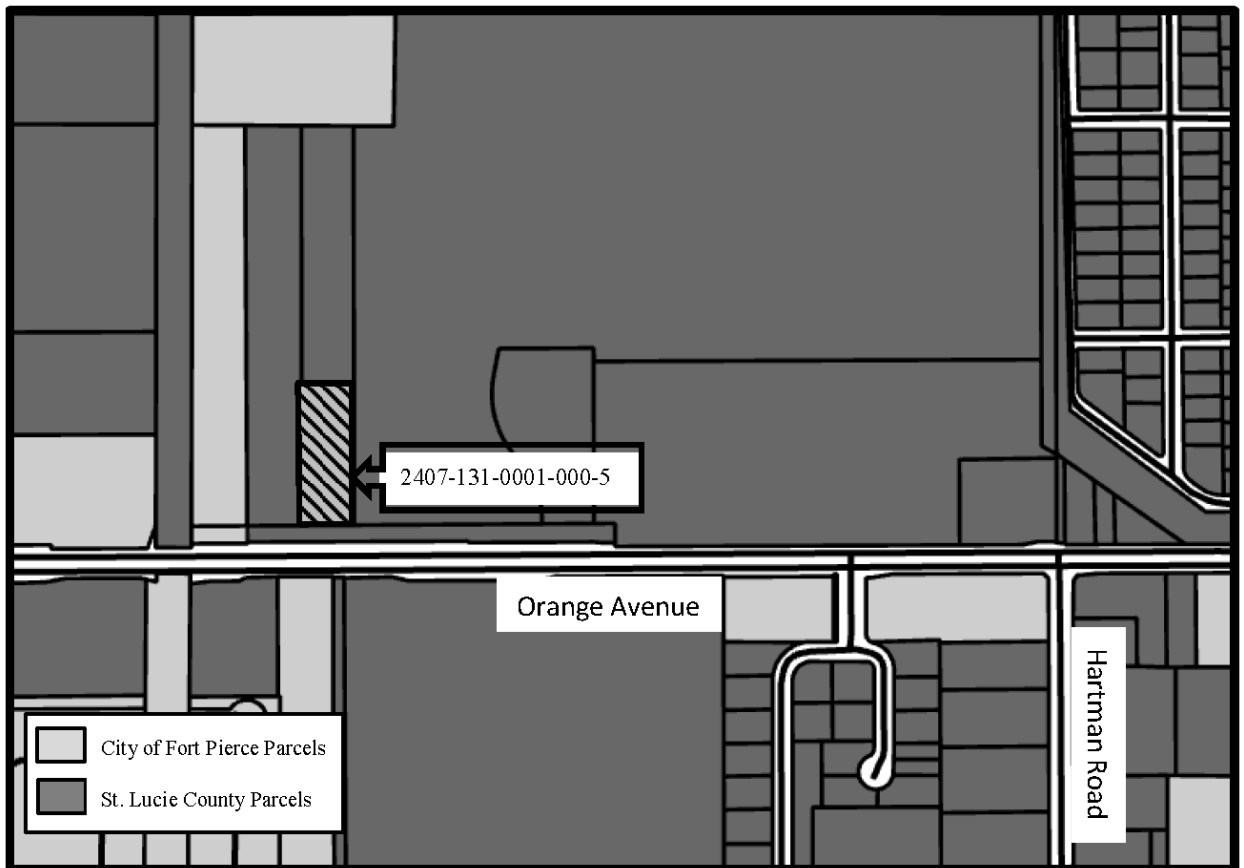
Linda Hudson
MAYOR COMMISSIONER

ATTEST

Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Annexed Area & Legal Description



A 1.57-ACRE PORTION OF A LOT DESCRIBED AS:

PARCEL ONE:

THE WEST 158 ¼ FEET OF THE EAST 1107 ¾ FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LOCATED IN ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR STATE ROAD 68 (ORANGE AVENUE).

PARCEL TWO:

BEGINNING AT A POINT 791 ¼ FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTIN 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND RUN WEST 158 ¼ FEET, THENCE NORTH TO THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼, THENCE EAST 158 ¼ FEET, THENCE SOUTH TO THE PINT OF BEGINNING. LESS ALL RIGHTS-OF-WAY FOR STATE ROAD 68 (ORANGE AVENUE).

ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

PARCEL NO.225

A PORTION OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND BOAT SPIKE MARKING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00°14'12" WEST ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 808.205 METERS (2,651.59 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE EAST ¼ CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2301081, SECTION NO. 94070-2505;

EXHIBIT A (Continued)
Annexed Area & Legal Description

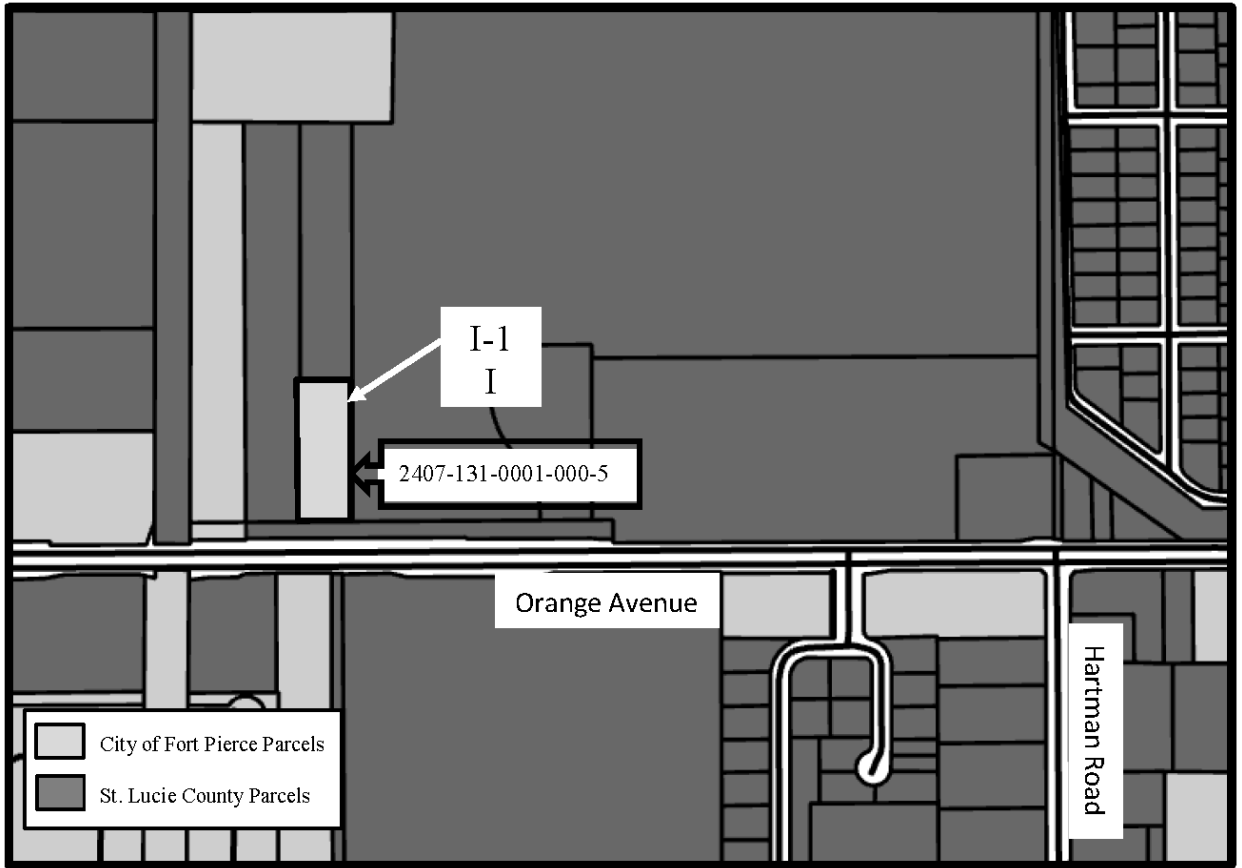
THENCE CONTINUE NORTH 00°24'26" WEST, A DISTANCE OF 12.192 METERS (40.00 FEET) TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 152.406 METERS (500.02 FEET) TO THE POINT OF BEGINNING; THENCE SOUTH 89°42'09" WEST, A DISTANCE OF 48.235 METERS (158.25 FEET); THENCE NORTH 00°02'50" WEST, A DISTANCE OF 48.235 METERS (158.25 FEET); THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 239.465 METERS (785.64 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1.1551 HECTARES (2.854 ACRES), MORE OR LESS.

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SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

EXHIBIT B
Zoning & Future Land Use Designation Assignment



The property to be annexed is currently zoned IL, Light Industrial, with a Future Land Use of I, Industrial. Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of I-1, Light Industrial and have a Future Land Use Designation of I, Industrial.

EXHIBIT C Fort Pierce Utilities Authority Annexation Agreement

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3104316 OR BOOK 2875 PAGE 2527, Recorded 09/05/2007 at 02:29 PM



RETURN TO: BOX 145 This instrument prepared by: R. N. Koblegard, III, Esq. 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 2407-131-0001-000/5 & 2407-131-0002-000/2	ANNEXATION AGREEMENT Limited Liability Company
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To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	NORTH SIDE OF ORANGE AVENUE 1/4 MILE (W/L) EAST OF I-95 Location Address 116 Gulfstream Road, Palm Beach, FL 33480 Mailing Address (if different from location address)
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Dear Sir:

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 for legal description

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. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any 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, by its proper member thereunto duly authorized this
29th day of August, 2007.

ORANGE AVENUE STORAGE, LLC, a Florida Limited Liability Company

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

[Signature]
 Witness Signature
[Signature]
 Printed Witness Signature

[Signature]
 Witness Signature
[Signature]
 Printed Witness Signature

[Signature]
 MANAGING MEMBER (Signature)
Robert K. Wood
 Printed Signature
 116 Gulfstream Road
 Address
Palm Beach, FL 33480-4708
 City, State, Zip

STATE OF ~~FLORIDA~~ KENTUCKY
 COUNTY OF FAYETTE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **ROBERT K. WOOD** known to me to be the Managing Member of **ORANGE AVENUE STORAGE, LLC, a Florida Limited Liability Company**, the entity in whose name the foregoing instrument was executed, and that he/she acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in him/her by said entity, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Witness my hand and official Seal in the County and State last
 aforesaid this 29th day of August A.D. 2007.
[Signature]
 Notary Signature

EXHIBIT C (Continued)
Fort Pierce Utilities Authority Annexation Agreement

OR BOOK 2875 PAGE 2528

LEGAL DESCRIPTION

PARCEL ONE:
THE WEST 158 ¼ FEET OF THE EAST 1107 ¾ FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LOCATED IN ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR STATE ROAD 68 (ORANGE AVENUE).

PARCEL TWO:
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ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

PARCEL NO. 225

A PORTION OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND BOAT SPIKE MARKING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00°14'12" WEST ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 808.205 METERS (2,651.59 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE EAST ¼ CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2301081, SECTION NO. 94070-2505; THENCE CONTINUE NORTH 00°24'26" WEST, A DISTANCE OF 12.192 METERS (40.00 FEET) TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 68 (ORANGE AVENUE); THENCE SOUTH 89°42'09" WEST ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 650.538 METERS (2,134.31 FEET); THENCE NORTH 00°02'50" WEST, A DISTANCE OF 152.406 METERS (500.02 FEET) TO THE POINT OF BEGINNING THENCE SOUTH 89°42'09" WEST, A DISTANCE OF 48.235 METERS (158.25 FEET); THENCE NORTH 00°02'50" WEST, A DISTANCE OF 239.487 METERS (785.72 FEET); THENCE NORTH 89°43'43" EAST, A DISTANCE OF 48.235 METERS (158.25 FEET); THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 239.465 METERS (785.64 FEET) TO THE POINT OF BEGINNING.

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SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

OR BOOK 2066 PAGE 612

EXHIBIT "A"