

**Twenty-Seven (27)
Voluntary Annexations
to the
City of Fort Pierce**



Annexations 1 - 2



Zoning: Residential Single Family Two Units Per Acre (E-2)
Future Land Use: Low Density Residential (RL)

Commission District #1

Annexations 3 - 5



Zoning: Medium Density Residential (R-4)
Future Land Use: Medium Density Residential (RM)

Commission District #2

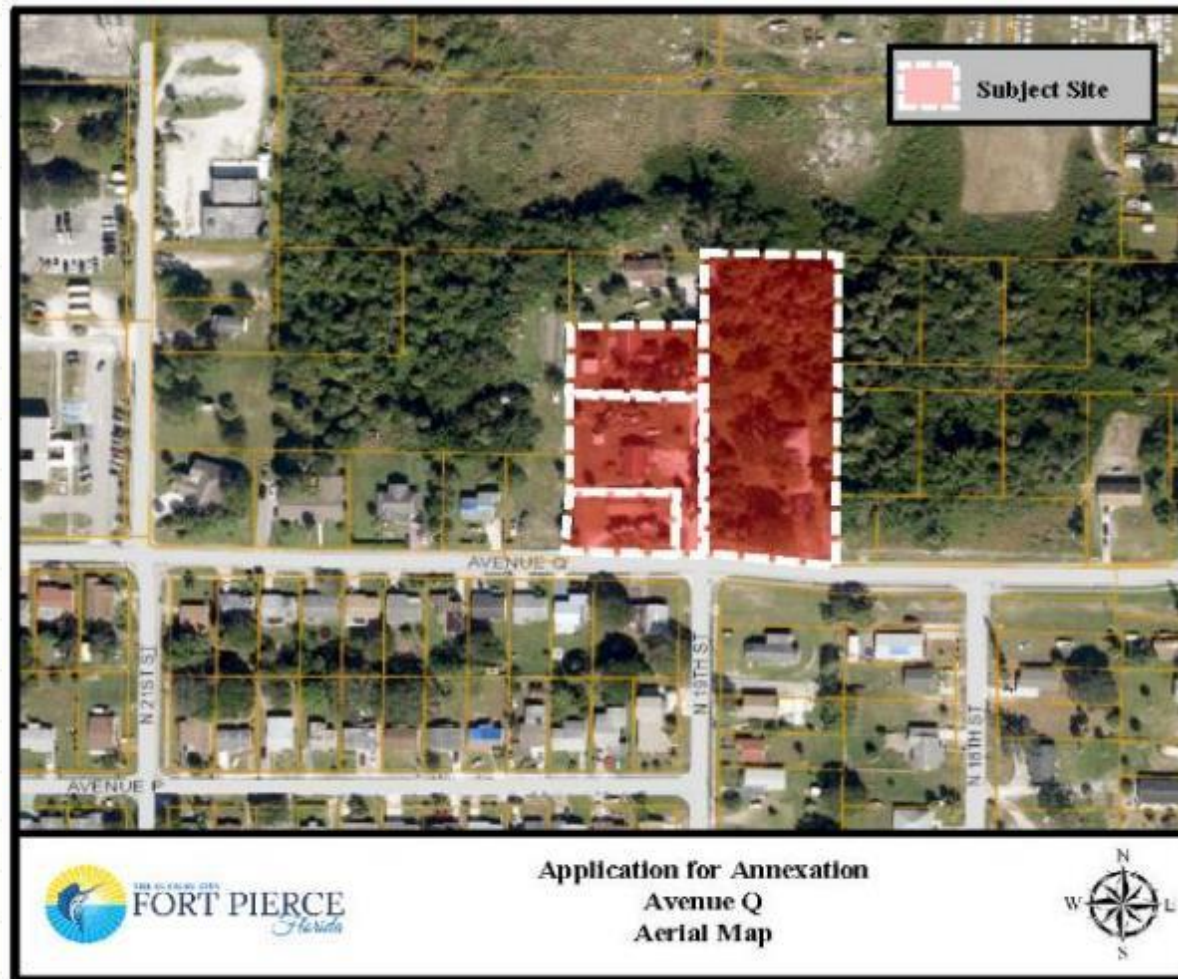
Annexations 6 - 9



Zoning: Single-Family Low Density (R-1)
Future Land Use: Low Density Residential (RL)

Commission District #2

Annexations 10 - 13



Zoning: Single Family Moderate Density (R-3)
Future Land Use: Low Density Residential (RL)

Commission District #1

Annexations 14 - 21



Zoning: Single-Family Low Density (R-1)
Future Land Use: Low Density Residential (RL)

Commission District #1

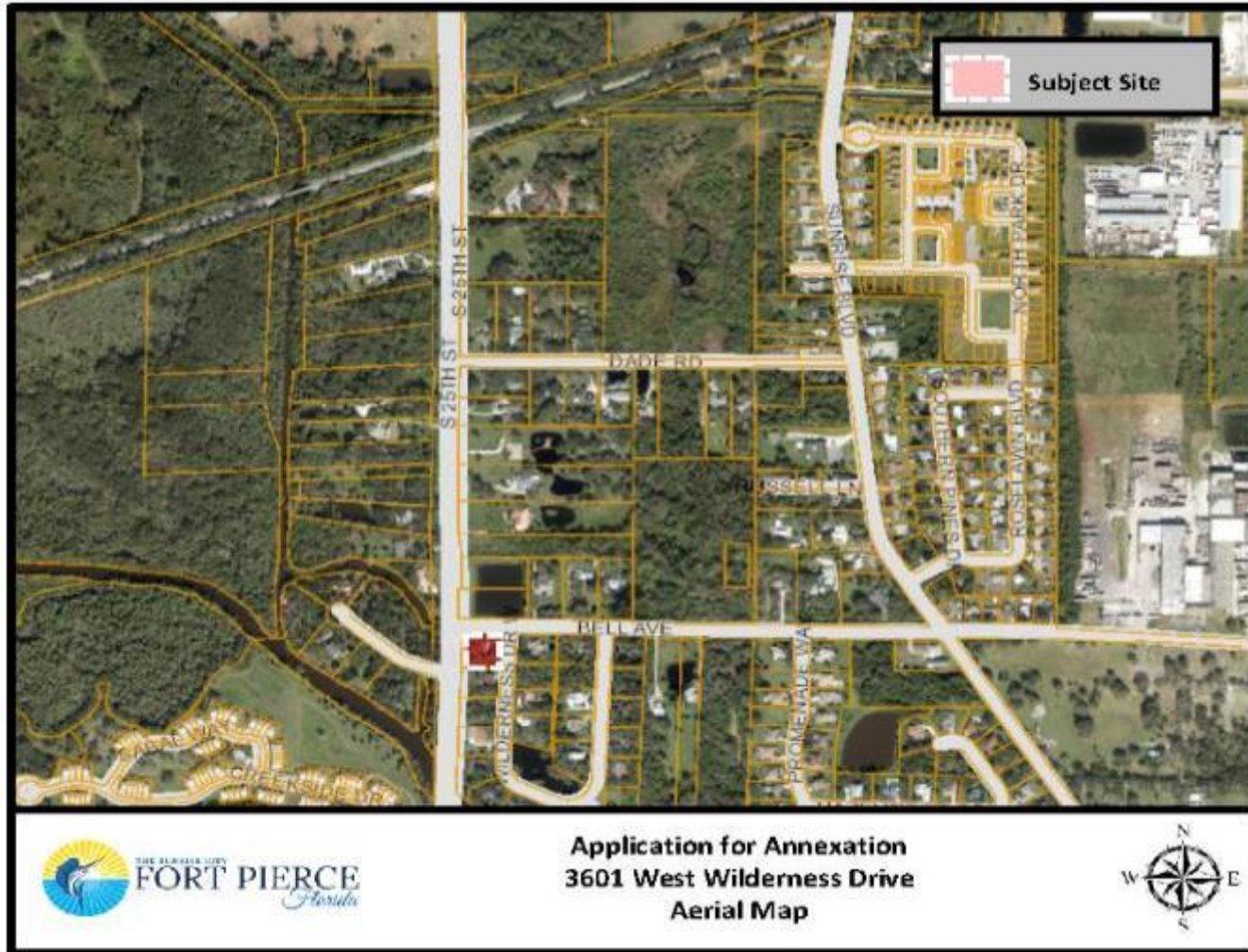
Annexation 22



Zoning: General Commercial (C-3)
Future Land Use: General Commercial (GC)

Commission District #1

Annexation 23



Zoning: Residential Single Family Three Units Per Acre (E-3)
Future Land Use: Low Density Residential (RL)

Commission District #2

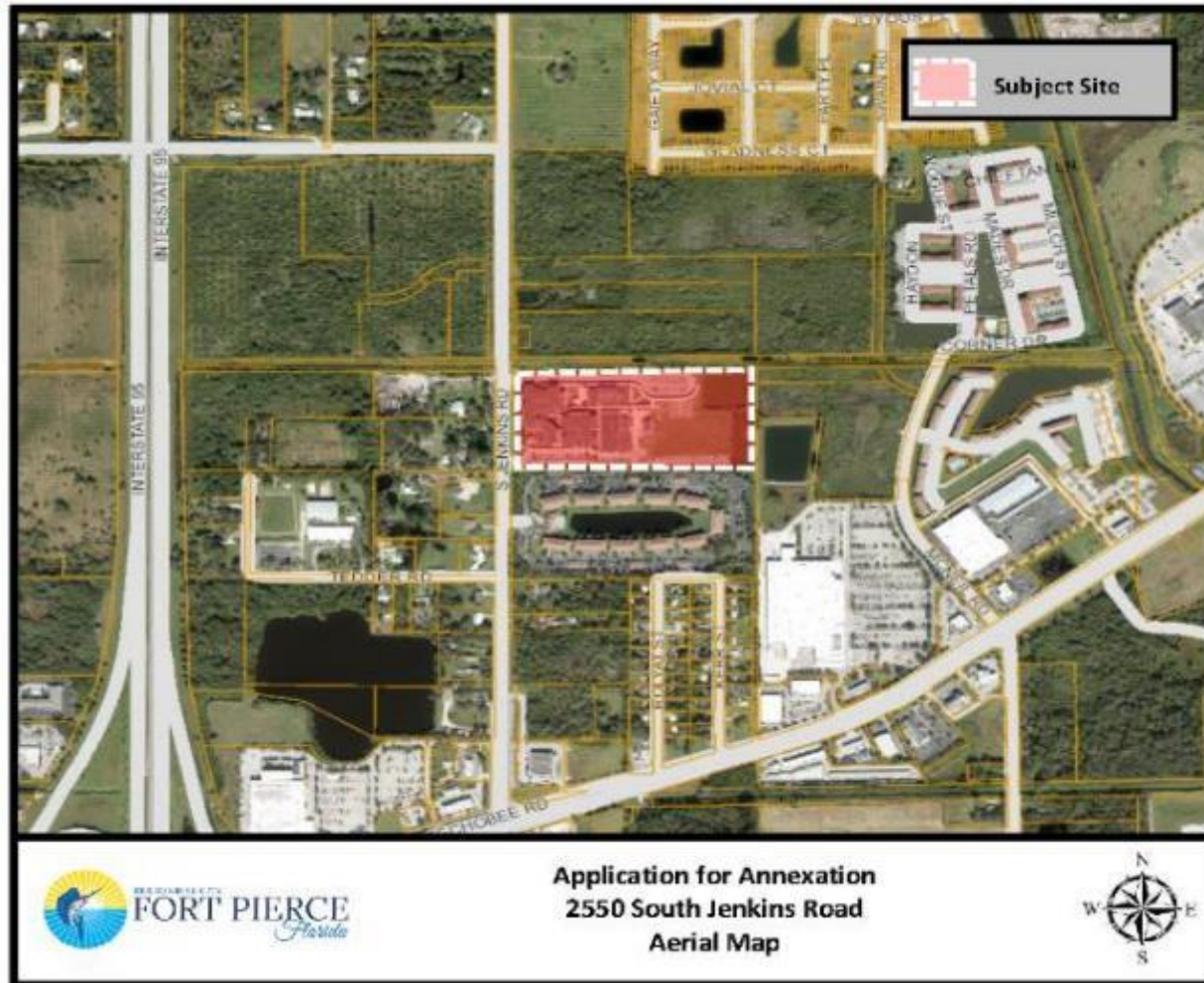
Annexation 24



Zoning: Neighborhood Commercial (C-2)
Future Land Use: Office Professional (OP)

Commission District #2

Annexation 26



Zoning: High Density Residential (R-5)
Future Land Use: High Density Residential (RH)

Commission District #1

Annexation 27



Zoning: Residential Single Family Two Units Per Acre (R-1)
Future Land Use: Low Density Residential (RL)

Commission District #1

Twenty-seven (27) Voluntary Annexations

Voluntary annexations require, per Sec.171.044 (Florida Statute):

Contiguous to a municipality

- Continuous means coterminous with a part of the boundary of the municipality
- Can be separated by publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory to be annexed

Reasonably compact

- Compactness means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns

Petition bears the signatures of all owners of property in the area proposed to be annexed

- Fort Piece Utility Authority (FPUA) signed agreement states that owner, heirs, successors, and assigns approve annexation and waive any objection to the annexation once property becomes contiguous to City limits

Ordinance adopted under this section follows due process and notice

Twenty-Seven (27) Voluntary Annexations

Certified notices to St. Lucie County & all current property owners (10/16/19)

- Interlocal Agreement requires notification to St. Lucie County at least 30 days prior to 1st Reading of Annexation Ordinance
- No required notification to property owner prior to Annexation Ordinance reading

Planning Board review

- No requirement for a quasi-judicial hearing before Planning Board
- Only action by Planning Board can be a recommendation to forward or not forward a voluntary annexation

Two (2) publications of Annexation Ordinance with map.

- At least once each week for 2 consecutive weeks (11/10 & 11/17)

Two (2) readings of Annexation Ordinance with 72-hour notice (11/18 & 12/2)

Annexation Ordinance filed with the Clerk of the Circuit Court & chief administrative officer of the County & with Department of State within 7 days

Certified notices to all current property owners (12/4)

- No required notification per State Statute or Code of Ordinances

Planning Board

The Planning Board
at their October 8, 2019, meeting
voted unanimously
to forward all 27 annexations
to the City Commission
for review

Action Requested

City Commission

*APPROVE the 27 annexations
and their FLU / Zoning designations*

Separate motions for each Ordinance:

1:19-045	9:19-053	17:19-061	25:19-069
2:19-046	10:19-054	18:19-062	26:19-070
3:19-047	11:19-055	19:19-063	27:19-071
4:19-048	12:19-056	20:19-064	
5:19-049	13:19-057	21:19-065	
6:19-050	14:19-058	22:19-066	
7:19-051	15:19-059	23:19-067	
8:19-052	16:19-060	24:19-068	

**Twenty-Seven (27)
Voluntary Annexations
to the
City of Fort Pierce**



FPUA Agreement

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, SEAL AND DELIVERED IN OUR PRESENCE AS WITNESSES:

[Handwritten Signature]
Witness Signature

[Handwritten Name]
Printed Witness Signature

[Handwritten Signature]
Witness Signature

[Handwritten Name]
Printed Witness Signature

STATE OF ~~FLORIDA~~ KENTUCKY

COUNTY OF FAYETTE

[Handwritten Signature]
MANAGING MEMBER (Signature)

[Handwritten Name]
Printed Signature

116 Gulfstream Road
Address

Palm Beach, FL 33480-4708
City, State, Zip