

ANNEXATION AGREEMENT

This instrument prepared by:
Daniel B. Harrell
Gonano & Harrell
(Courthouse Box #34)
1600 S. Federal Highway, Suite 200
Fort Pierce, Florida 34950-5194
(772) 464-1032 Ext. 1010

Property Appraisers Parcel Identification (Folio) Number(s):
2419-221-0001-000-8

To: Water/Wastewater Engineering
Fort Pierce Utilities Authority
Post Office Box 3191
Fort Pierce, Florida 34948-3191

Location Address:
2250 South Jenkins Road
Fort Pierce, Florida 34947

Mailing Address (if different from location):
4204 Okeechobee Road
Fort Pierce, Florida 34947

The SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA (School Board"), does hereby apply to the Fort Pierce Utilities Authority for water and sewer service outside the City limits of the City of Fort Pierce, Florida, to the following-described property:

See the Attached Exhibit A

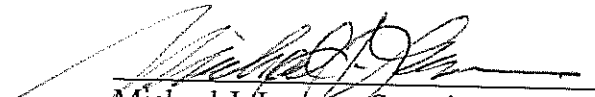
The School Board agrees that in consideration of its request for water and sewer service to its property, that if its property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of the above-described property into the City of Fort Pierce, Florida. The School Board approves, for itself and its successors and assigns, the annexation of its property into the City of Fort Pierce, Florida, and consents thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. The School Board waives any and all objections to annexation of the property and agrees that this Agreement shall be construed to satisfy any requirement of law for consent to, or approval of, such annexation now or hereafter required.

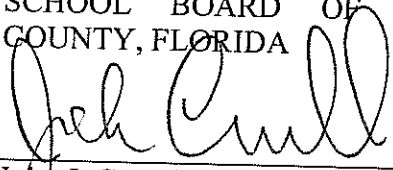
The School Board further confirms that this Agreement shall be binding upon its successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

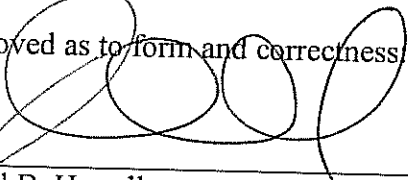
IN WITNESS WHEREOF, the School Board has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 10th day of April, 2007.

ATTEST:

SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA


Michael J. Lannon, Superintendent and Ex Officio Secretary

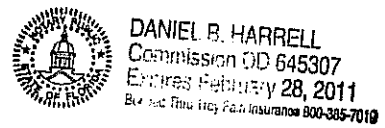
By: 
John J. Carvelli, Chair

Approved as to form and correctness

Daniel B. Harrell
Attorney for the School Board of St. Lucie County, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 10th day of April, 2007, by John J. Carvelli, as Chair of the School Board of St. Lucie County, Florida. He is personally known to me, or has produced _____ as identification and did did not take an oath.

[Notary Seal]



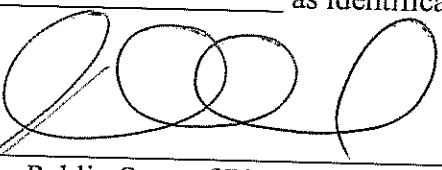

Notary Public-State of Florida
Print Name: DANIEL B HARRELL
My commission expires Feb. 28, 2011

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(Parcel ID No. 2419-221-0001-000-8)

A parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The North one half (1/2) of the NW one fourth (1/4) of the NW one fourth (1/4) of Section 19, Township 36 South, Range 40 East, St. Lucie County, Florida, lying South of the Southerly right-of-way line of the North St. Lucie River Water Management District Canal No. 37 (85.00' Right-of-Way) and lying Easterly of the East right-of-way line of Jenkins Road (80.00' Right-of-Way).

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2250 S JENKINS RD
 Sec/Town/Range: 19/35S/40E
 Map ID: 24/19N
 Zoning: RM-11 - Co

Parcel ID: 2419-221-0001-000-8
 Account #: 27334
 Use Type: 8300
 Jurisdiction: Saint Lucie County

Ownership

School Board Of St Lucie Co FL
 501 NW University BLVD
 Port St Lucie, FL 34986

Legal Description

19 35 40 N 1/2 OF NW 1/4 OF NW 1/4-LESS W 40 FT FOR RD R/W AND LESS N 42.5 FT FOR CANAL R/W AND LESS A PARCEL MPDAF: BEG AT INT OF SLY R/W LI CANAL #37 AND ELY R/W LI OF JENKINS RD RUN N 89 01 26 E 25 FT, TH S 00 05 10 E 623.88 FT, TH S 88 50 40 W 25 FT, TH N 00 05 10 W 623.96 FT TO POB- (17.70 AC) (OR 767-2945)

Current Values

Just/Market Value: \$14,636,100
 Assessed Value: \$1,085,125
 Exemptions: \$1,085,125
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 214,776
 Gross Sketched Area (SF): 222,911
 Land Size (acres): 17.7
 Land Size (SF): 771,095

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 3, 1991	0767 / 2945	XX01	WD	SC REALTY INC	\$500,000
Apr 17, 1991	0765 / 1544	XX02	WD	GOLD COAST ASSOC LTD	\$1,250,000
Feb 1, 1985	0456 / 1160	XX00	CV		\$580,000

Building Information (1 of 5)

Finished Area: 35,356 SF

Gross Sketched Area: 35,356 SF

Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid
Building Type: SCHL	Year Built: 2008	Frame:
Grade: Y_C	Effective Year: 2008	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 1	Secondary Wall:

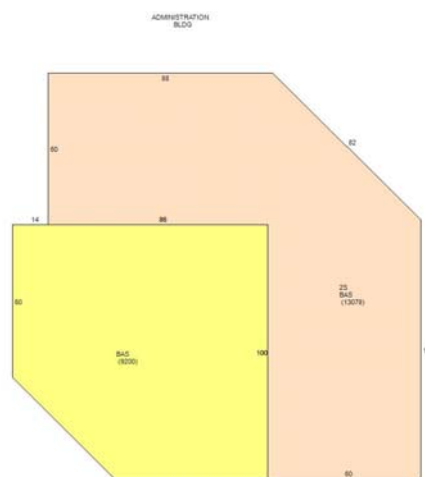
Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0

Half Baths: 0
A/C %: 100%

Heat Fuel: ELEC
Heated %: 100%

Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	13078	13078	578
BAS	BASE AREA	22278	22278	955

Building Information (2 of 5)

Finished Area: 62,696 SF

Gross Sketched Area: 65,224 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_C
Story Height: 2 Story

Roof Cover: Roll Comp
Year Built: 2008
Effective Year: 2008
No. Units: 1

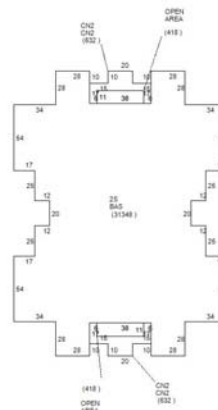
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: Tilt Up
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FredHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	31348	31348	1040
BAS	BASE AREA	31348	31348	1040
CN2	CANOPY	2528	0	704

Building Information (3 of 5)

Finished Area: 20,282 SF

Gross Sketched Area: 22,459 SF

Exterior Data

View:
 Building Type: SCHL
 Grade: Y_C
 Story Height: 1 Story

Roof Cover: Roll Comp
 Year Built: 2008
 Effective Year: 2008
 No. Units: 1

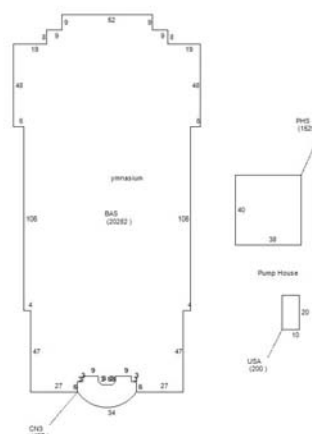
Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: Tilt Up
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Hardwood
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	20282	20282	678
CN3	CANOPY	457	0	100
PHS	BASE AREA PUMPHOUSE	1520	0	156
USA	Utility Shed Average	200	0	60

Building Information (4 of 5)

Finished Area: 62,696 SF

Gross Sketched Area: 63,960 SF

Exterior Data

View:
 Building Type: SCHL
 Grade: Y_C
 Story Height: 2 Story

Roof Cover: Roll Comp
 Year Built: 2008
 Effective Year: 2008
 No. Units: 1

Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: Tilt Up
 Secondary Wall:

Interior Data

Bedrooms: 0

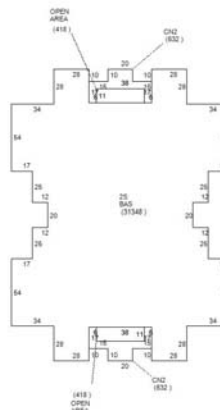
Electric: MAXIMUM

Primary Int Wall:

Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Avg Hgt/Floor: 0
 Primary Floors: Vinyl Tiles
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	31348	31348	1040
BAS	BASE AREA	31348	31348	1040
CN2	CANOPY	1264	0	352

Building Information (5 of 5)

Finished Area: 33,746 SF

Gross Sketched Area: 35,912 SF

Exterior Data

View:
 Building Type: SCHL
 Grade: Y_C
 Story Height: 1 Story

Roof Cover: Roll Comp
 Year Built: 2008
 Effective Year: 2008
 No. Units: 1

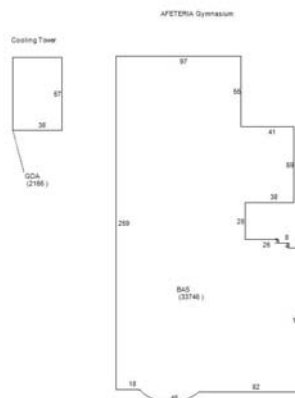
Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: Tilt Up
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Vinyl Tiles
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	33746	33746	893
GDA	Garage Detached Average	2166	0	190

Special Features and Yard Items

Type	Qty	Units	Year Blt
TennisCtAsph	1	15565	2008
CANOPY2	1	30620	2008
CONCRETE HIGH	1	18200	2008
ASPI HIGH	1	160000	2008

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$14,211,300	2019				
Land:	\$424,800		8600	Board of Public Instruction	\$1,085,125	
Just/Market:	\$14,636,100					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$13,550,975					
Assessed:	\$1,085,125					
Exemption(s):	\$1,085,125					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
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This does not necessarily represent the total Special Assesments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$14,636,100	\$1,085,125	\$1,085,125	\$0
2018	\$14,789,500	\$986,478	\$986,478	\$0
2017	\$14,819,400	\$896,799	\$896,799	\$0

Permits

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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