

RESOLUTION NO. 22-R15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AUTHORIZING THE FORT PIERCE REDEVELOPMENT AGENCY TO CONVEY TEN (10) PARCELS LOCATED NEAR 322 NORTH 2ND STREET, THE KING'S LANDING SITE, TO AUDUBON DEVELOPMENT, INC., FOR LESS THAN FAIR VALUE AS A VIABLE COMMUNITY REDEVELOPMENT PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, after advertising Request for Qualifications and Proposals ("RFQP") No. 2019-003, considering the responses, and selecting Audubon Development, Inc. ("Audubon"), as the highest-ranked proposer, the City of Fort Pierce ("City") and the Fort Pierce Redevelopment Agency ("FPRA") entered into an agreement dated February 8, 2022 and recorded in Official Records Book 4775, Page 2707 ("Agreement"), with Audubon, to develop certain property located near 322 North 2nd Street and commonly known as the King's Landing Site; and

WHEREAS, the Agreement contemplates the transfer of certain parcels from the City to the FPRA and subsequently from the FPRA to Audubon; and

WHEREAS, five (5) of the parcels referenced or depicted in RFQP 2019-003 were owned by the FPRA when the RFQP was advertised; and

WHEREAS, two (2) of the parcels referenced or depicted in RFQP 2019-003 were owned by the City and are being transferred to the FPRA pursuant to City of Fort Pierce Resolution No. 22-R13, together with a portion of Avenue B; and

WHEREAS, three (3) of the parcels referenced or depicted in RFQP 2019-003 were originally conveyed to the City for the use and benefit of the Fort Pierce Utilities Authority ("FPUA") and are being transferred to the FPRA pursuant to FPUA Resolution No. 2022-04 and City of Fort Pierce Resolution No. 22-R14; and

WHEREAS, the aforementioned ten (10) parcels are further described in the attached and incorporated Exhibit A; and

WHEREAS, to effectuate the Agreement and serve a viable community redevelopment purpose, it is necessary for the FPRA to transfer ownership of the ten (10) parcels described in the attached and incorporated Exhibit A for less than their fair value; and

WHEREAS, Section 163.380(2), Florida Statutes, requires the local governing body to approve the disposal of community redevelopment property at less than fair value at a duly noticed public hearing; and

WHEREAS, the notice and hearing requirement of section 163.380(2), Florida Statutes, have been met;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, as follows:

1. That the City of Fort Pierce hereby authorizes the Fort Pierce Redevelopment Agency to transfer the ten (10) parcels described on the attached and incorporated Exhibit A to Audubon Development, Inc., for less than fair value as a viable community redevelopment project.
2. This Resolution shall become effective immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 7th day of March, 2022.

Linda Hudson, Mayor

Date

ATTEST:

Linda Cox, City Clerk

(City Seal)

APPROVED AS TO FORM AND CORRECTNESS:

Tanya Earley, City Attorney

Exhibit A

Property Description

Ten (10) Parcels located near 322 North Second Street, Fort Pierce, St. Lucie County, Florida, being more particularly described as follows:

Parcel 1:

Tax Parcel Identification No. 2410-503-0041-020/4

Commencing at the Southwest corner of Lot 8, Block F, of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, Public Records of St. Lucie County, Florida; proceed North 04°53'21" West, along the East Right-of-Way of North 2nd Street (Formerly known as Pine Street as shown on said AARON LEE'S MAP OF FORT PIERCE)(a 60 foot Right-of-Way) and the West line of said Block F, a distance of 254.00 feet to the Southwest corner of Lot 2, said Block F, and the POINT OF BEGINNING; thence continue North 04°53'21" West, along said East Right-of-Way, and said West line of Lot 2, and Lot 1, said Block F, a distance of 69.42 feet to an angle point in the East Right-of-Way line of the realigned portion of North 2nd Avenue; thence North 18°26'19" West, along said East Right-of-Way line of North 2nd Avenue (a 50 foot wide Right-of-Way), a distance of 371.24 feet to a point on the centerline of a 2.6 foot concrete bulkhead on the South top of bank of Moores Creek and Reference Point "A"; (the following five courses are along the centerline of said concrete bulkhead and the South top of bank of Moores Creek) thence North 70°33'12" East, departing said East Right-of-Way line, a distance of 44.68 feet; thence North 79°01'13" East, a distance of 179.28 feet; thence North 87°55'03" East, a distance of 71.16 feet; thence North 77°41'52" East, a distance of 224.31 feet; thence North 75°24'46" East, a distance of 29.63 feet to a point on the West Right-of-Way line of Indian River Drive, as shown on the State of Florida State Road Department Right-of-Way Map Section 94500, last revised October 5, 1960 (a varying width Right-of-Way); thence South 04°53'04" East, departing said concrete bulkhead centerline and South top of bank of Moores Creek, and along said Westerly Right-of-Way line, a distance of 491.42 feet to a point on the Easterly prolongation of the Southerly line of said Lot 2, and Lot 3, said Block F; thence South 85°09'39" West, departing said West Right-of-Way line, and along said Easterly prolongation, and the South line of said Lot 3, and 2, a distance of 457.22 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF PARCEL 1 CONSISTING OF THE FOLLOWING:

The East 20 feet and the South 50 feet of that certain parcel of land described as Parcel Control Number 2410-503-0041-020-4 per St. Lucie County, Florida Property Appraiser.

AND:

The North 165.00 feet of the East 75.00 feet of said certain Parcel of land described as Parcel Control Number 2410-503-0041-020-4 per St. Lucie County, Florida Property Appraiser.

AND:

The South 50.00 feet of that certain parcel of land described as Parcel Control Number 2410-503-0043-000-2 per St. Lucie County, Florida Property Appraiser.

AND:

The South 87.00 feet of the West 67.00 feet of that certain parcel of land described as Parcel Control Number 2410-503-0043-000-2 per St. Lucie County, Florida Property Appraiser.

Parcel 2:

Tax Parcel Identification No. 2410-503-0043-000/2

The Easterly 20.00 feet and the Southerly 50.00 feet; the Northerly 165.00 feet of the Easterly 75.00 feet, and the Southerly 87.00 feet of the Westerly 67.00 feet, of the following described parcel of land:

Commencing at the Southwest corner of Lot 8, Block F, of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, Public Records of St. Lucie County, Florida; proceed North 04°53'21" West, along the East Right-of-Way of North 2nd Street (Formerly known as Pine Street as shown on said AARON LEE'S MAP OF FORT PIERCE)(a 60 foot Right-of-Way) and the West line of said Block F, a distance of 254.00 feet to the Southwest corner of Lot 2, said Block F, and the POINT OF BEGINNING; thence continue North 04°53'21" West, along said East Right-of-Way, and said West line of Lot 2, and Lot 1, said Block F, a distance of 69.42 feet to an angle point in the East Right-of-Way line of the realigned portion of North 2nd Avenue; thence North 18°26'19" West, along said East Right-of-Way line of North 2nd Avenue (a 50 foot wide Right-of-Way), a distance of 371.24 feet to a point on the centerline of a 2.6 foot concrete bulkhead on the South top of bank of Moore's Creek and Reference Point "A"; (the following five courses are along the centerline of said concrete bulkhead and the South top of bank of Moore's Creek) thence North 70°33'12" East, departing said East Right-of-Way line, a distance of 44.68 feet; thence North 79°01'13" East, a distance of 179.28 feet; thence North 87°55'03" East, a distance of 71.16 feet; thence North 77°41'52" East, a distance of 224.31 feet; thence North 75°24'46" East, a distance of 29.63 feet to a point on the West Right-of-Way line of Indian River Drive, as shown on the State of Florida State Road Department Right-of-Way Map Section 94500, last revised October 5, 1960 (a varying width Right-of-Way); thence South 04°53'04" East, departing said concrete bulkhead centerline and South top of bank of Moore's Creek, and along said Westerly Right-of-Way line, a distance of 491.42 feet to a point on the Easterly prolongation of the Southerly line of said Lot 2, and Lot 3, said Block F; thence South 85°09'39" West, departing said West Right-of-Way line, and along said Easterly prolongation, and the South line of said Lot 3, and 2, a distance of 457.22 feet to the POINT OF BEGINNING.

Said lands being more particularly described as Parcel Control Number 2410-503-0043-000-2 per St. Lucie County, Florida Property Appraiser.

Parcel 3:

Tax Parcel Identification No. 2410-503-0012-010/9

Commencing at the Southwest corner of Lot 8, Block F, of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, Public Records of St. Lucie County, Florida; proceed North 04°53'21" West, along the East Right-of-Way of North 2nd Street (Formerly known as Pine Street as shown on said AARON LEE'S MAP OF FORT PIERCE)(a 60 foot Right-of-Way) and the West line of said Block F, a distance of 254.00 feet to the Southwest corner of Lot 2, said Block F; thence continue North 04°53'21" West, along said East Right-of-Way, and said West line of Lot 2, and Lot 1, said Block F, a distance of 69.42 feet to an angle point in the East Right-of-Way line of the realigned portion of North 2nd Avenue; thence North 18°26'19" West, along said East Right-of-Way line of North 2nd Avenue (a 50 foot wide Right-of-Way), a distance of 371.24 feet to a point on the centerline of a 2.6 foot concrete bulkhead on the South top of bank of Moores Creek; Proceed North 18°26'19" West, along said East Right-of-Way line, a distance of 44.51 feet to a point on the centerline of a 2.6 foot wide concrete bulkhead on the North top of bank of Moore's Creek and the POINT OF BEGINNING; thence North 18°26'19" West, departing said concrete bulkhead centerline and the South top of bank of Moore's Creek, and along said East Right-of-Way line, a distance of 53.76 feet to a point on the West line of Lot 1, Block A; Thence North 04°53'21" , along said West line, and said East Right-of-Way line, a distance of 67.04 feet to the Northwest corner of said Lot 1, and a point on the South Right-of-Way line of Avenue C (formerly known as Seminole Avenue as shown on said AARON LEE'S MAP OF FORT PIERCE) (a 50 foot wide Right-of-Way); thence North 84°53'38" East, departing said Northwest corner, and along said South Right-of-Way line, a distance of 537.27 feet to a point on said West Right-of-Way line of Indian River Drive; thence South 04°53'04" East, departing said South Right-of-Way line, and along said West Right-of-Way line, a distance of 63.48 feet to a point on the centerline of a 2.6 foot

wide concrete bulkhead on the North top of bank of Moore's Creek; (the following 5 courses are along said bulkhead centerline, and the North top of bank of Moore's Creek); thence South 74°25'26" West, a distance of 224.10 feet; thence South 88°30'05" West, a distance of 64.66 feet; thence South 79°28'36" West, a distance of 181.91 feet; thence South 79°28'36" West, a distance of 181.91 feet; thence South 84°38'58" West, a distance of 53.29 feet; thence South 66°51'46" West, a distance of 5.89 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

All of that certain parcel of land described as Parcel Control Number 2403-801-0025-0003.

AND

The East 92.70 feet of that certain parcel of land described as Parcel Control Number 2410-503-0012-000-6 per St. Lucie County, Florida Property Appraiser.

AND

The Westerly 20.00 feet of that certain parcel of land described in Official Records Book 148, Page 156, Public Records of St. Lucie County, Florida.

Parcel 4:

Tax Parcel Identification No. 2410-503-0013-000/3

The Westerly 20 feet of Lot 1, Block B, AARON LEE'S MAP OF FORT PIERCE, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida.

Parcel 5:

Tax Parcel Identification No. 2410-503-0020-000/5

Commencing at the Southwest corner of Lot 8, Block F, AARON LEE'S MAP OF FORT PIERCE, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida; proceed South 86°09'39" West, along the North Right-of-Way line of Avenue A (Formerly known as Palmetto Avenue as shown on said AARON LEES MAP OF FORT PIERCE) (A 65 foot wide Right-of-Way), and along the Easterly prolongation of the South line of said Block E, and along the South line of said Block E, a distance of 310.00 feet to the Southwest corner of Lot 9, said Block E and a point on the East Right-of-Way line of the Florida East Coast Railroad as shown on the Station Map, Southern Division, Florida East Coast Railway Company Flagler System Station 12741+93.7 to Station 12796+90.0, dated September 5, 1944; thence North 04°53'21" West, departing said North Right-of-Way line of said Block E, and the Southwest corner of said Lot 9, and along said East Right-of-Way line, and the West line of said Lot 9, and along the West line of Palm Terrace (Abandon), a distance of 185.00 feet to the POINT OF BEGINNING; thence continue North 04°53'21" West along said East Right-of-Way line, and the West line of Palm Terrace (Abandon), and the West line of Lot 6, said Block E, a distance of 215 feet to the Northwest corner of said Lot 6; thence South 85°09'39" West, departing said Northwest corner, and the West line of Lot 6, and continuing along said East Right-of-Way line, and the North line of Lot 7, said Block E, a distance of 48.76 feet; thence North 04°58'11" West, departing said North line, and continuing along said East Right-of-Way line, a distance of 65.00 feet to a point on the North Right-of-Way of Avenue B (Formerly known as Tropical Avenue as shown on said AARON LEE'S MAP OF FORT PIERCE)(a 65 foot wide Right-of-Way); Thence North 85°09'39" East, along said North Right-of-Way line, and said East Right-of-Way line, a distance of 40 feet; thence North 04°58'11" West, departing said North Right-of-Way line, and along said East Right-of-Way line, a distance of 72.51 feet to a point on the South top of bank of Moores Creek; thence North 63°48'24" East, departing said East Right-of-Way line, and along said North top of bank, a distance of 64.50 feet; thence North 47°50'28" East, continuing along said South top of bank, a distance of 70.44 feet; thence North 44°59'19" East, continuing along said South top of bank, a

distance of 82.06 feet; thence North 14°06'44" East, continuing along said South top of bank, a distance of 14.97 feet to a point on the West Right-of-Way line of the realigned portion of North 2nd Street (a 50 foot wide Right-of-Way); thence South 18°26'19" East, departing said South top of bank, and along said West Right-of-Way line, a distance of 320.88 feet to the angle point in the realigned portion of North 2nd Street (Formerly known as Pine Street, as shown on said AARON LEE'S MAP OF FORT PIERCE)(a 60 foot wide Right-of-Way);thence South 04°53'21" East, along said West Right-of-Way line, a distance of 8.92 feet to the Southeast corner of Lot 1, said Block E; Thence South 85°09'39" West, departing said West Right-of-Way line, and said Southeast corner, and along the South line of said Lot 1, a distance of 146.50 feet to a point on a line lying 3.00 feet East of and parallel with the West line of Lot 2, said Block E; thence South 04°53'21" East, departing said South line, and along said parallel line, a distance of 50.00 feet to a point on the South line of said Lot 2; thence South 85°09'39" West, departing said parallel line, and along said South line, a distance of 3.50 feet to the Southwest corner of said Lot 2; thence South 04°53'21" East, departing said South line, and said Southwest corner, and along the West line of Lots 3 and 4, said Block E, and the Southerly prolongation thereof, a distance of 115.00 feet; thence South 85°09'39" West, departing said Southerly prolongation, and along a line 15 feet South of, and parallel with the South lines of said Lot 6, and 5, said Block E, a distance of 100.00 feet to the POINT OF BEGINNING. LESS AND EXCEPT that portion of the above described parcel that lies Southerly of and adjacent to the North line of Avenue "B" (Tropical Avenue) as shown on said Plat of AARON LEE'S MAP OF FORT PIERCE.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONSISTING OF THE FOLLOWING:

The Northerly 20.00 feet of that certain parcel of land described as Parcel Control Number 2410-503-0020-000-5 per St. Lucie County, Florida Property Appraiser.

AND

The Northerly and Westerly 20.00 feet of that certain parcel of land described as Parcel Control Number 2410-503-0019-000-5 per St. Lucie County, Florida Property Appraiser.

Parcel 6:

Tax Parcel Identification No. 2410-503-0019-000/5

Commence at the intersection of the North Right-of-Way line of Avenue B, and the West Right-of-Way line of North 2nd Street, as shown on AARON LEE'S MAP OF FORT PIERCE, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida; thence run Northerly 126.3 feet, more or less, to the POINT OF BEGINNING; thence Westerly 87 feet, more or less; thence at a right angle run Northerly to Moore's Creek; thence meander along said Moore's Creek to the West Right-of-Way line of North 2nd Street; thence Southerly along said Right-of-Way to the POINT OF BEGINNING. LESS AND EXCEPT the Northerly 20 feet.

Parcel 7:

Tax Parcel Identification No. 2410-503-0019-010/8

The Northerly and Westerly 20 feet of the following described parcel:

BEGIN at the intersection of the North Right-of-Way line of Avenue B, and the West Right-of-Way line of North 2nd Street, as shown on AARON LEE'S MAP OF FORT PIERCE, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida; thence run Northerly to Moore's Creek; thence meander along said Moore's Creek Westerly to the Right-of-Way line of the FEC Railway; thence Southerly along said Right-of-Way line to the North line of Avenue B; thence Easterly to the POINT OF BEGINNING.

Parcel 8:

Tax Parcel Identification No. 2410-503-0030-000/8

Lot 1, and the West 3.5 feet of Lot 2, of the NEW SUBDIVISION BLOCK E of AARON LEE'S MAP OF FORT PIERCE, Florida, according to the Plat thereof as recorded in Plat Book 1, Page 192, of the Public Records of St. Lucie County, Florida.

Parcel 9:

Tax Parcel Identification No. 2410-503-0034-000/6

Lots 5 and 6, Block E, of AARON LEE'S MAP OF FORT PIERCE, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida, and according to Plat of the NEW SUBDIVISION BLOCK E of AARON LEE'S MAP OF FORT PIERCE, Florida, recorded in Plat Book 1, Page 192, of the Public Records of St. Lucie County, Florida, and a strip of land 15.0 feet wide adjacent to and lying Southerly of said Lots 5 and 6, said strip of land being a portion of Palm Terrace (or Church Court), as per Plat of the NEW SUBDIVISION BLOCK E of AARON LEE'S MAP OF FORT PIERCE, Florida, recorded in Plat Book 1, Page 192, of the Public Records of St. Lucie County, Florida.

Parcel 10:

Tax Parcel Identification No. 2410-503-0036-010/3

A parcel of land being a portion of Lots 7 and 8, Block E, of AARON LEE'S MAP OF FORT PIERCE, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida, said parcel being more particularly described as follows:

Begin at the Southeast corner of said Lot 8; thence South 72°55'07" West along the South line of said Lot 8 and the North Right-of-Way line of Avenue "A" (a 70' Right-of-Way), a distance of 8.93 feet to a point on a line that is 50.00 feet East of , as measured at right angles to, the centerline of the Southbound main of the Florida East Coast Railroad; thence North 16°51'27" West, along said line, a distance of 400 feet to a point on the South Right-of-Way line of Avenue "B" (a 65' Right-of-Way); thence North 72°55'07" East, along said Right-of-Way line, a distance of 6.30 feet to the Northeast corner of said Lot 7; thence South 17°14'05" East, along the East line of said Lots 7 and 8, a distance of 400.00 feet to the POINT OF BEGINNING.