

**ORDINANCE NO. 23-047**

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR APPROXIMATELY **2570 S. ROCK ROAD, FORT PIERCE, FL 34945** AND SHOWN ON EXHBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; 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 ORIDNANCE 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 CONFILICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Part I, Chapter 171, Florida Statues, sets forth a procedure for Municipal Annexation; and;

**WHEREAS**, in accordance with Section 171.044 of the Florida Statues, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

**WHEREAS**, the owner(s) have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

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

**WHEREAS**, the City of Fort Pierce Planning Board, at their June 12, 2023, meeting voted to recommend approval of the annexation; 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 hand-delivery to the St. Lucie County Administrator's Office on June 13, 2023, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

**WHEREAS**, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via hand-delivery to the St. Lucie County Board of County Commissioners on June 13, 2023, 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 the following property is hereby annexed into the City:

Parcel ID: 2323-501-0011-000-6 & 2323-501-0013-100-1

LEGAL DESCRIPTION:

**PARCEL ONE:**

LOTS 11 AND 14 OR THE NORTHEAST 1/4 (BEING BLOCK 1) OF THE MODEL LAND COMPANY'S SUBDIVISION OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS PER PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 2, AT PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE LAND BEING OTHERWISE DESCRIBED AS THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

**PARCEL TWO:**

A PART OF LOT 13 IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, OF THE MODEL LAND CO., RECORDED IN PLAT BOOK 2, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OR AFORESAID LOT 13, RUN NOTH 151 FEET TO THE POINT OF BEGINNING.

THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 13, 42.35 FEET TO THE EAST RIGHT OF WAY LINE FOR ROCK ROAD; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 300 FEET; THENCE ON AN ANGLE OF 84°07'20" AS MEASURED FROM SOUTHEAST TO NORTHEAST RUN NOTHEASTERLY A DISTANCE OF 260.18 FEET TO THE EAST LINE OF AFORESAID LOT 13; THENCE RUN SOUTH ALONG SAID LOT LINE 374.0 FEET TO THE POINT OF BEGINNING.

Said property containing approximately 19.71 acres and being generally located at or near 2570 S. Rock Road, Fort Pierce, FL 34945.

**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, 2024, 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 depicted 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 on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned Single Family Low Density (R-1) and assigned a Future Land Use Designation of Low-Density Residential (RL), as depicted on Exhibit "B" attached hereto and incorporated herein.

**SECTION 4.** That in accordance with Section 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 Section 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, which 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:**

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**Tanya M. Earley, Esq.**  
**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. 23-047 was duly advertised by title only in the St. Lucie News Tribune on Sundays, July 2 and 23, 2023; 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 July 17, 2023; and was duly introduced, read by title only, and passed on second and final reading August 7, 2023, 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 8th day of August 2023.

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**Linda Hudson**  
**Mayor Commissioner**

ATTEST:

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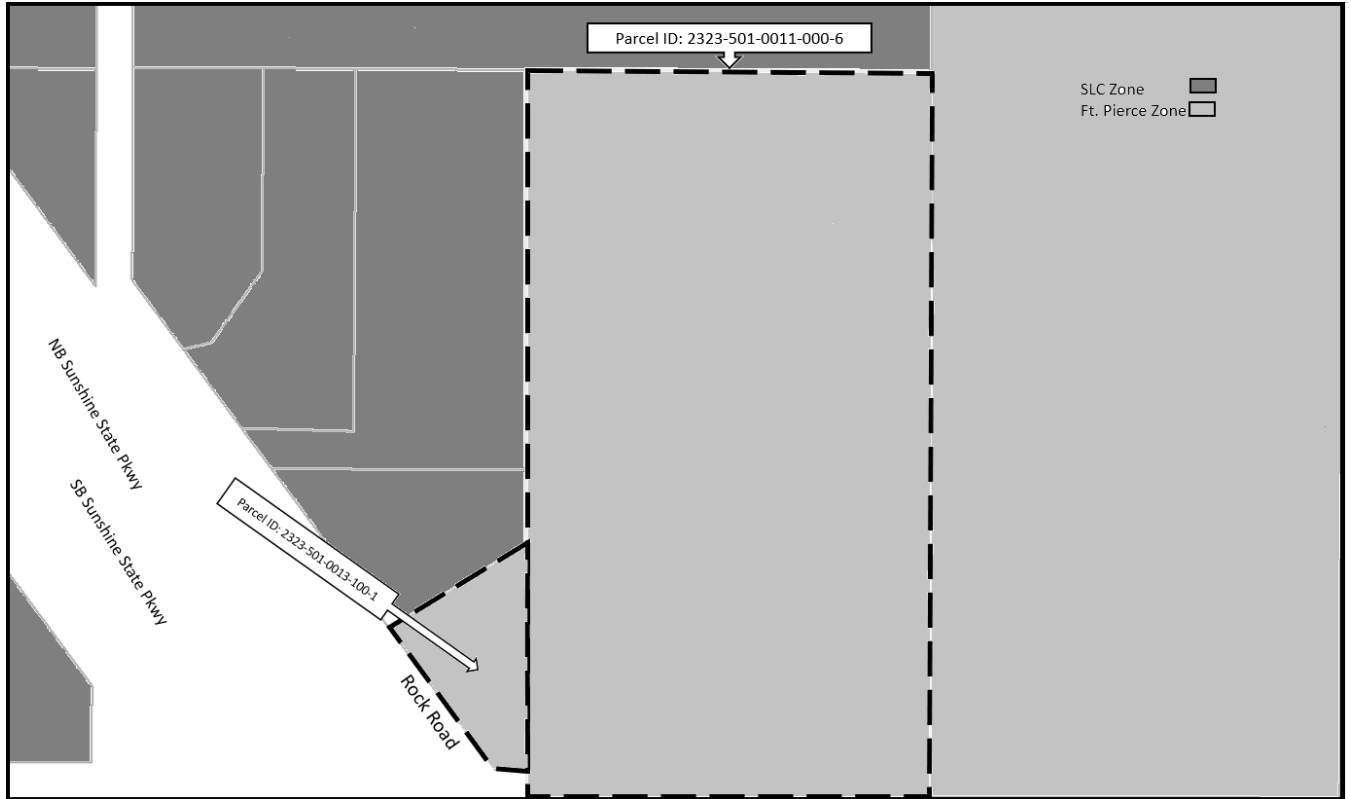
**Linda W. Cox**  
**City Clerk**

(CITY SEAL)

**EXHIBIT A**  
Territorial Limits Extension



**EXHIBIT B**  
Zoning & Future Land Use Designation Assignment



**Proposed Zoning: R-1**  
**Proposed FLU: RL**

\*The property to be annexed currently has a zoning of AR-1 (Agriculture) and a future land use of RU (Residential Urban). The property is being requested for the zoning to be modified to R-1 (Single Family Low Density) with a future land use of RL (Low Density Residential).