

ORDINANCE NO. 23-053

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL OF +/- 3.72 ACRES LOCATED AT OR NEAR APPROXIMATELY **3307 S US HWY 1** 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); MAINTAINING THE SAINT LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL/RESIDENTIAL MULTI-FAMILY; MAINTAINING THE SAINT LUCIE COUNTY LAND USE DESIGNATION OF COMMERCIAL/RESIDENTIAL HIGH; 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 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 estimated population is zero (0); 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 August 14, 2023, meeting voted unanimously 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 August 21, 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 August 21, 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: 2427-601-0050-000-7

LEGAL DESCRIPTION:

MARAVILLA GARDENS S/D-UNIT THREE- N 150 FT OF S 202.68 FT OF LOT 177-LESS US 1 AND LESS W 60FT-

Said property containing approximately 3.72 acres and being generally located at or near 3307 S US Highway 1.

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 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 of 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 retain the existing county Commercial/Zoning and Future Land Use designations as such:

Area 1: 2.656 Acres

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF SAID LOT 177.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM, THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 365.50 FEET THEREOF.

CONTAINING 2.656 ACRES, MORE OR LESS.

Zoning County: Commercial, General
Future Land Use: Commercial

Area 2: 1.052 Acres

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 305.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM, THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 60 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.052 ACRES, MORE OR LESS.

Zoning County: Residential, Multiple-Family -11
Future Land Use County: Residential High

As depicted on Exhibit B.

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:

Sara Hedges, 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. 23-053 was duly advertised by title only in the St. Lucie News Tribune on Sundays, November 5, 2023 and November 19, 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 November 20, 2023; and was duly introduced, read by title only, and passed on second and final reading December 4, 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 XX day of 2023.

Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A

LEGAL DESCRIPTION:

MARAVILLA GARDENS S/D-UNIT THREE- N 150 FT OF S 202.68 FT OF LOT 177-LESS US 1 AND LESS W 60FT-

Territorial Limits Extension

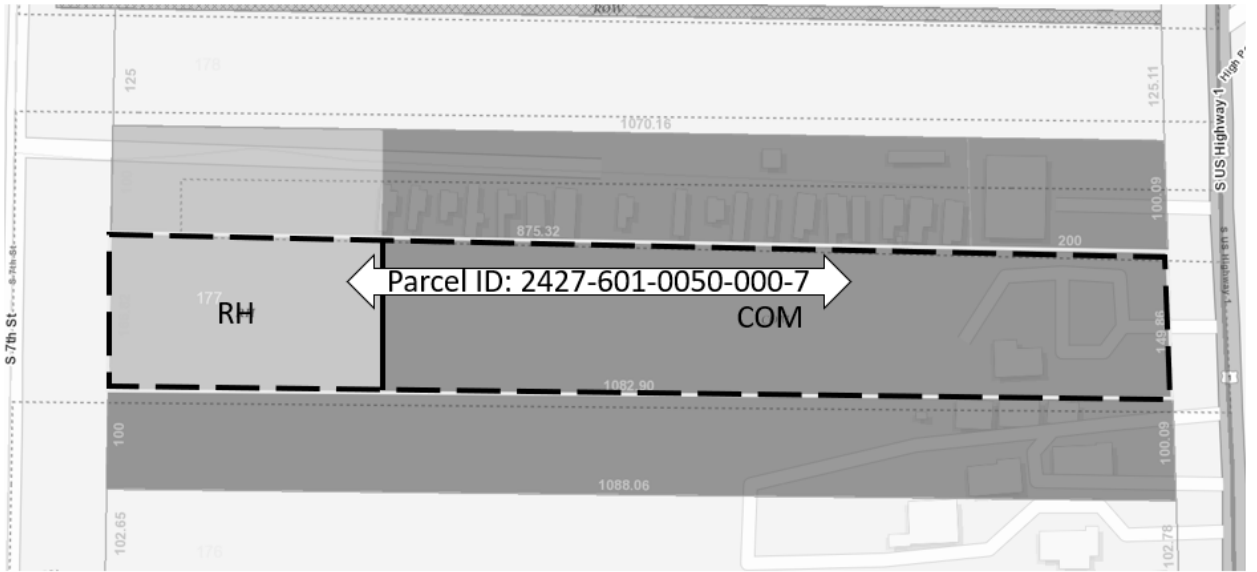
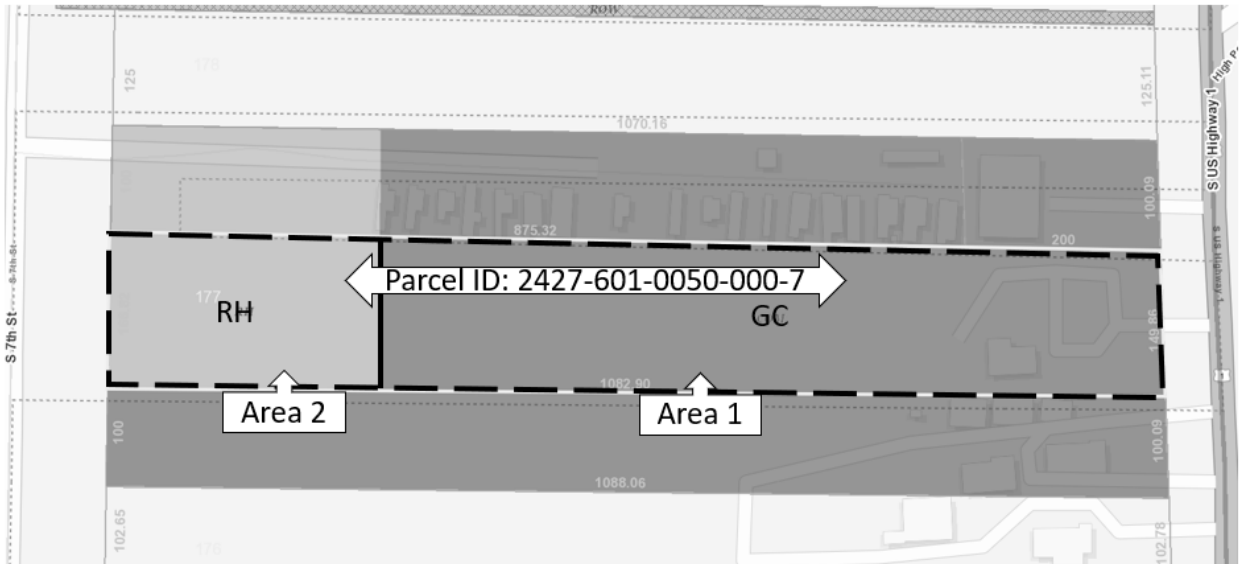


EXHIBIT B
Zoning & Future Land Use Designation Assignment



*The property to be annexed currently has a county zoning of Commercial General (COM)/Residential/Multiple Family-11 and a future land use of Commercial General (COM)/Residential High (RH). The property is being annexed with the current County's future land use and zoning.