

**ORDINANCE NO. 23-XXX**

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE THREE (3) PARCELS OF LAND TOTALING APPROXIMATELY 126 ACRES AT OR NEAR 3601, 3605, & 3725 GORDY ROAD, FORT PIERCE, FL 34945 AND SHOWN ON EXHIBIT 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 COUNTY'S EXISTING ZONING DESIGNATION OF AGRICULTURE; ESTABLISHING THE FUTURE LAND USE DESIGNATION OF MIXED USE DEVELOPMENT; 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 Statutes, sets forth a procedure for Municipal Annexation; and;

**WHEREAS**, in accordance with Section 171.044 of the Florida Statutes, 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 estimated population is five (5); 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 October 9, 2023, meeting voted XXXXX 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 XXXXX, 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 XXXXX, 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 described on Exhibit "A", and depicted on Exhibit "B", attached hereto, and incorporated herein; the said properties containing approximately 126.29 acres and being generally located at or near 3601, 3605, and 3725 Gordy 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" and Exhibit "B", 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" and Exhibit "B", 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 and annexed to the territorial limits of the City of Fort Pierce shall have a Future Land Use Designation of MXD (Exhibit "C", Mixed Use Development; and the property will maintain a County zoning classification of AG-1 Agriculture, until such time that the property is rezoned through an application for site plan approval.

**SECTION 4.** The Planning Director is hereby authorized by the City Commission to submit the proposed Future Land Use Map Amendment and thereafter, upon adoption of the proposed Future Land Use Map Amendment, notify the Department of Commerce of the action of the City Commission.

**SECTION 5.** 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 6.** 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 7.** 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 8.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 9.** The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

**APPROVED AS TO FORM & CORRECTNESS:**

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**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. 23-0xx was duly advertised by title only in the St. Lucie News Tribune on XXXXX; 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 XXXX; and was duly introduced, read by title only, and passed on second and final reading XXXX, 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 XXXX.

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

ATTEST:

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

(CITY SEAL)

**EXHIBIT A**

**LEGAL DESCRIPTION:**

**PARCEL ONE:**

26 35 39 THAT PART OF N 1/2 OF SE 1/4 MPDAF: FROM NE COR OF SE 1/4 RUN S ALG SEC LI 1691.16 FT, TH N 79 DEG 7 MIN W 507.9 FT, TH N 34 DEG 19 MIN 30 SEC W 241.51 FT, TH S 89 DEG 37 MIN 10 SEC W 611.83 FT, TH N 0 DEG 22 MIN 50 SEC W 10 FT FOR POB, TH S 89 DEG 37 MIN 10 SEC W 234.70 FT, TH N 1 DEG 23 MIN 10 SEC E 335 FT TO CONC MONU ON S BANK OF OLD CREEK CHANNEL, TH N 87 DEG 49 MIN 10 SEC E 73.58 FT, TH N 73 DEG 46 MIN 10 SEC E 156.84 FT TO CONC MONU ON S BANK OF OLD CREEK CHANNEL, TH S 0 DEG 22 MIN 50 SEC E 379.83 FT TO POB (1.83 AC) (OR 883-2345: 1376-2704: 3247-992)

**PARCEL TWO:**

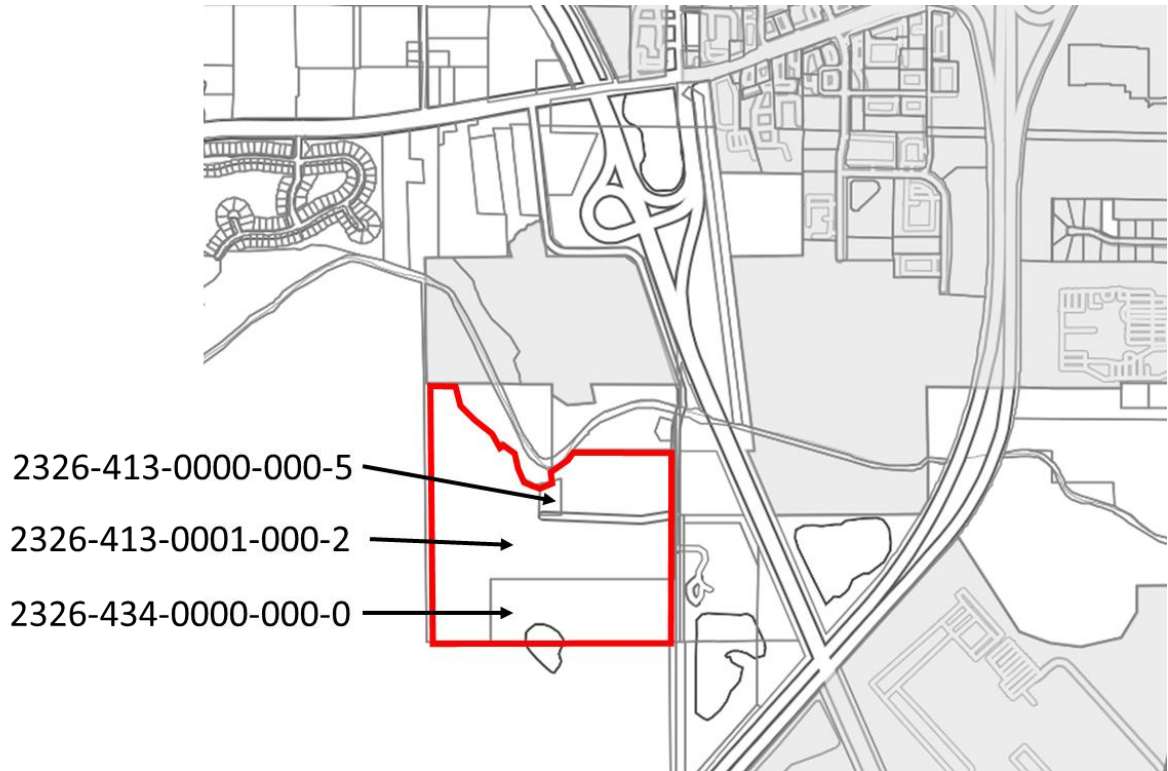
26 35 39 THAT PART OF SE 1/4 LYG SLY AND WLY OF TEN MILE CREEK MPDAF: N 1/2 OF SE 1/4 OF SE 1/4 AND NE 1/4 OF SW 1/4 OF SE 1/4 AND W 1/2 OF SW 1/4 OF SE 1/4 AND S 1/2 OF NE 1/4 OF SE 1/4 AND NW 1/4 OF SE 1/4-LESS THAT PART MPDAF: FROM NE COR OF SE 1/4 RUN S ALG SEC LI 1691.16 FT, TH N 79 07 00 W 507.9 FT, TH N 34 19 30 W 241.51 FT, TH S 89 37 10 W 611.83 FT, TH N 00 22 50 W 10 FT FOR POB; TH S 89 37 10 W 234.70 FT, TH N 01 13 10 E 335 FT TO S BANK OF OLD CREEK CHANNEL, TH N 87 49 10 E 73.58 FT, TH N 73 46 10 E 156.84 FT TO S BANK OF OLD CREEK CHANNEL, TH S 00 22 50 E 379.83 FT TO POB-AND LESS THAT PART MPDAF: FROM NW COR OF NW 1/4 OF SE 1/4 RUN E 284 FT FOR POB; TH S 18 E 205 FT, TH S 46 E 240 FT, TH S 49 15 E 175 FT, TH S 49 30 E 45 FT, TH S 34 15 E 150 FT, TH N 75 45 E 55 FT, TH S 53 E 133 FT, TH S 9 E 100 FT, TH S 21 E 215 FT, TH S 68 E 160 FT, TH N 77 15 E 143 FT TO E SIDE OF NW 1/4 OF SE 1/4, TH N TO 10 MILE CREEK, TH MEANDER 10 MILE CREEK NLY AND WLY TO N LI OF NW 1/4 OF SE 1/4, TH W TO POB-AND LESS CANAL AND RD R/W (93.66 AC) (OR 2138-947:2279-1426)

**PARCEL THREE:**

26 35 39 S 1/2 OF SE 1/4 OF SE 1/4 AND SE 1/4 OF SW 1/4 OF SE 1/4-LESS E 44.5 FT FOR CANAL R/W- (30.80 AC) (OR 317-2428)

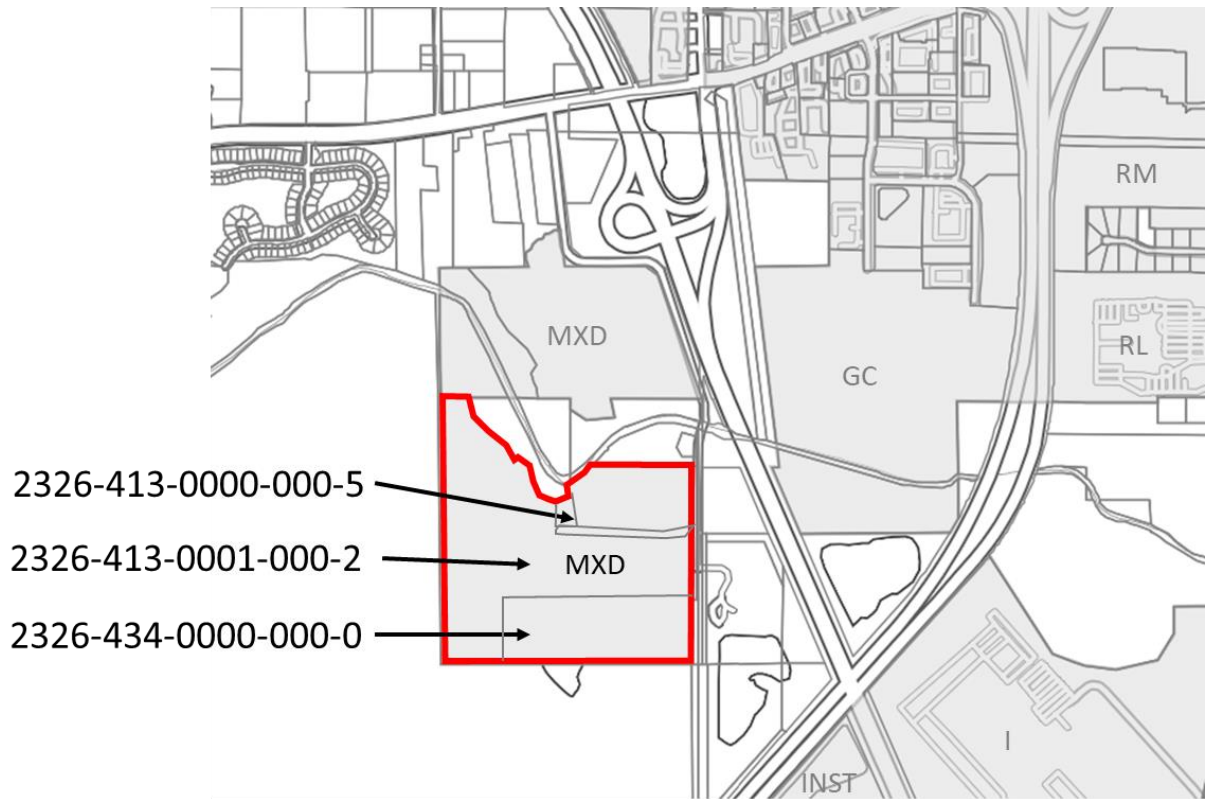
**EXHIBIT B**

Territorial Limits Extension



## EXHIBIT B

### Proposed Future Land Use Designation



\*The properties to be annexed currently have a St. Lucie County Zoning of AR-1 (Agriculture) and a Future Land Use of RS (Residential Suburban). Upon adoption the property is to be designated with a Future Land use category of MXD (Mixed-Use Development). The existing St. Lucie County Zoning of AG-1 (Agriculture) will be retained until an application for site plan approval is received.