

**ORDINANCE NO. 24-NNN**

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT SOUTH WEST OF 5300 GLADES CUT OFF ROAD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

**WHEREAS**, the owners have entered an Annexation Agreement **Exhibit "B"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

**WHEREAS**, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

**WHEREAS**, the estimated population of the annexation is 0; and

**WHEREAS**, the City of Fort Pierce Planning Board, at their \_\_\_\_\_, meeting, voted \_ to \_ to recommend approval of the request; 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 mail to the St. Lucie County Administrator's Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

**WHEREAS**, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners by \_\_\_\_\_ no fewer than ten (10) days prior to publishing or posting the ordinance notice;

**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, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

**SECTION 2.** The subject property, parcel ID# 2431-323-0001-000-9, shall retain the existing St. Lucie County Zoning designation of Industrial Heavy (IH) and the existing St. Lucie County Future Land Use category of Industrial (IND).

**SECTION 3.** 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 \_\_\_\_\_, 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.

**SECTION 4.** That in accordance with Chapter 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 Chapter 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.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**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.** This Ordinance shall take effect immediately upon passage.

APPROVED AS TO  
FORM AND 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. 24\_NNN was duly advertised by title only in the St. Lucie News Tribune on \_\_\_\_\_, 2024; 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 \_\_\_\_\_, 2024; and was duly introduced, read by title only, and passed on second and final reading on \_\_\_\_\_, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

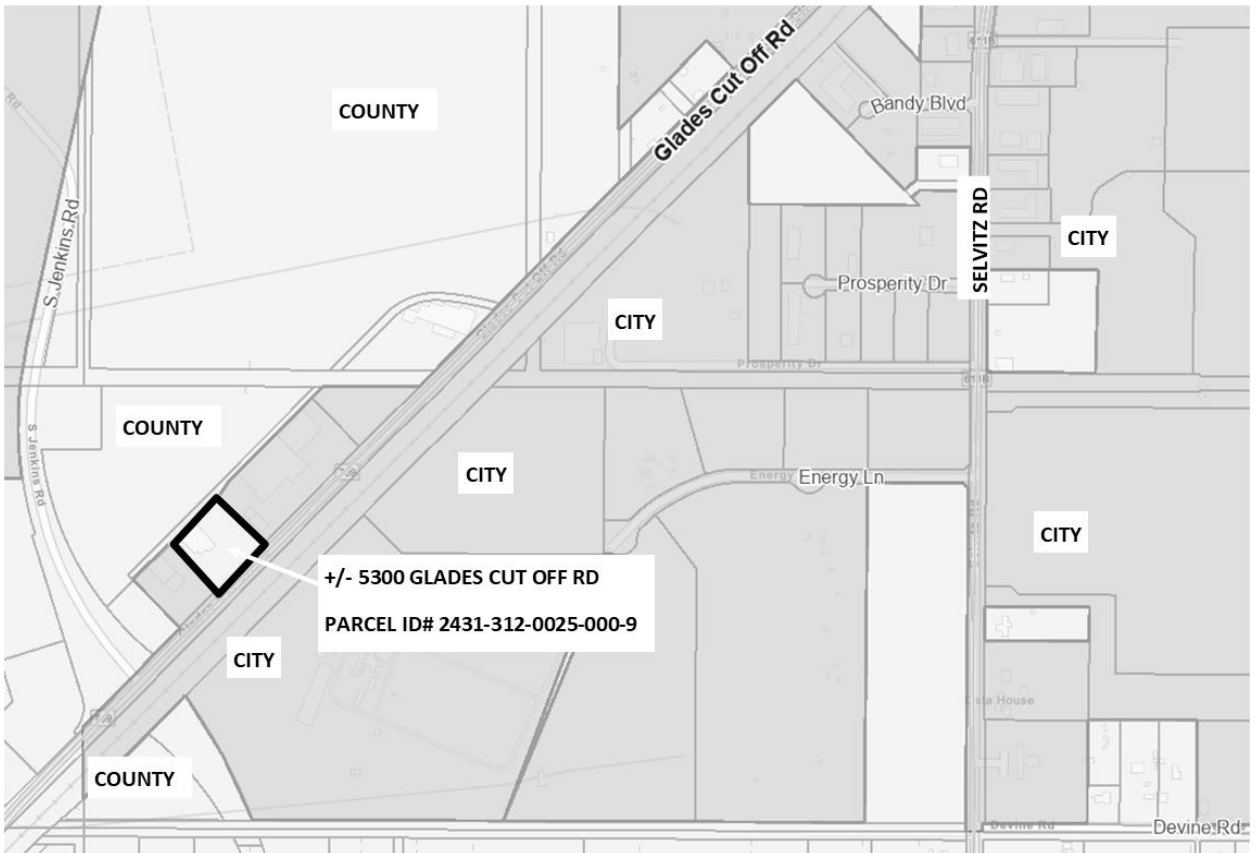
\_\_\_\_\_  
Linda Hudson, Mayor

ATTEST:

\_\_\_\_\_  
Linda W. Cox  
City Clerk

(SEAL)

**EXHIBIT "A"**  
**TERRITORIAL LIMITS AND LEGAL DESCRIPTION**



**LEGAL DESCRIPTION**

31 35 40 FROM INT OF WLY R/W CANAL #99 AND NWLY R/W GLADES CUT OFF RD  
RUN S 44 DEG 56 MIN 07 SEC W ALG SD RD R/W 2189.04 FT TO POB, TH CONT S  
44 DEG 56 MIN 07 SEC W 400 FT, TH N 45 DEG 03 MIN 53 SEC W 386.18 FT, TH N  
37 DEG 46 MIN 57 SEC E 81.07 FT TO PC OF CURVE TO RIGHT, R 478.34 FT AND  
CA 07 DEG 09 MIN 10 SEC, RUN AN ARC DIST OF 59.72 FT, TH N 44 DEG 56 MIN 07  
SEC E 260 FT, TH S 45 DEG 03 MIN 53 SEC E 400 FT TO POB (3.65 AC)

**EXHIBIT "B"**  
**FORT PIERCE UTILITIES ANNEXATION AGREEMENT**

**(see attached – will be inserted)**