

## RESOLUTION NO. 25-R74

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, APPROVING AN ANNEXATION AGREEMENT BETWEEN THE CITY OF FORT PIERCE AND ASHLEY EQUITIES III, LLC, FOR SEVERAL PARCELS LOCATED WITH THE TREASURE COAST EDUCATION AND RESEARCH PARK, NORTH OF PRUITT RESEARCH ROAD AND WEST OF KINGS HIGHWAY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Ashley Equities III, LLC (“Ashley”) intends to obtain County approval of a master site plan for an industrial and commercial development on the 89-acre property it is purchasing from St. Lucie County (“County”), and on an adjacent 60-acres, which it already owns within the Treasure Coast Education and Research Park, north of Pruitt Research Road and west of Kings Highway; and

**WHEREAS**, Ashley hopes to avoid delays in the development of the project, which could result if parts of the project are annexed into the City of Fort Pierce (“City”) before construction is completed. In that scenario, Ashley would have to obtain building permits from the City for the parts of the project that are annexed, and building permits from the County for the parts that are not annexed. The County and the City have different code requirements, so aspects of the County-approved master plan may not comply with City code. Therefore, Ashley could be required to apply to the City for amendments to the annexed portions of the master plan in order to pull City building permits; and

**WHEREAS**, to avoid this scenario, and to avoid the resulting delay and expense, Ashley is requesting to enter into an Annexation Agreement with the City, setting forth the mutual understanding that, as construction of each phase of the project is completed, and certificates of occupancy are issued for each phase, the completed phases will be annexed into the City; and.

**WHEREAS**, the City’s Technical Review Committee reviewed the proposed Annexation Agreement, identified internally as PZANN2025-00003, at its meeting on June 26, 2025 and all comments received were addressed and included in the presentation to the Planning Board; and

**WHEREAS**, the City’s Planning Board reviewed the proposed Annexation Agreement at its meeting on July 14, 2025 and had no objections to the agreement; and

**WHEREAS**, the City and Ashley desire to enter into the Annexation Agreement to accomplish the goals and objectives as outlined above and further described in detail within the Annexation Agreement, attached hereto and incorporated herein as Exhibit A.

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

**SECTION 1.** The foregoing findings are incorporated herein by reference and made a part hereof.

**SECTION 2.** The City Commission of the City of Fort Pierce, Florida, approves and authorizes the Annexation Agreement attached hereto as Exhibit A and fully incorporated herein by reference.

**SECTION 3.** The Mayor, City Clerk, and City Attorney are hereby authorized and directed to take all actions necessary to consummate the Agreement.

**SECTION 4.** If any section, clause, phrase, word, or provision of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for substantive or procedural reasons, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution which shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution was duly adopted this 3<sup>rd</sup> day of November, 2025.

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LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

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LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM

AND CORRECTNESS:

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SARA HEDGES, CITY ATTORNEY