

CC: Comm. Dev.

B+Z

OMB

Finance

File

RESOLUTION 04-013

FILE NO.: RZ-03-031 & PUD-03-020

A. RESOLUTION GRANTING A CHANGE IN ZONING FOR CERTAIN PROPERTY IN ST. LUCIE COUNTY, FLORIDA AND FOR PRELIMINARY AND FINAL DEVELOPMENT PLAN APPROVAL FOR A PROJECT KNOWN AS SHADOW OAKS @ 10-MILE CREEK.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including but not limited to the staff report, has made the following determinations:

CHANGE IN ZONING

1. Robert Stiegele, Centerline Homes, presented a petition for a Change in Zoning from RS-2 (Residential, Single-family - 2 du/acre) to PUD (Planned Unit Development) for certain property in St. Lucie County, Florida, the purpose of which is to receive Preliminary and Final Planned Unit Development approval for an 84-unit townhouse development.
2. On January 15, 2004, the Planning and Zoning Commission held a public hearing on the petition of Robert Stiegele, Centerline Homes, after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within the 500 feet of the property boundaries.
3. On February 17, 2004, this Board held a public hearing on the petition of Robert Stiegele, Centerline Homes, after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within the 500 feet of the property boundaries.
4. The proposed zoning change is consistent with the St. Lucie County Comprehensive Plan and has satisfied the requirements of Section 11.06.03 of the St. Lucie County Land Development Code.

SITE PLAN

5. Robert Stiegele, Centerline Homes, presented a petition for a Preliminary and Final Planned Unit Development Plan for an 84-unit townhouse project known as Shadow Oaks @ 10-Mile Creek.

JUANNE HULMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE NUMBER: 2361463 OR BOOK 1912 PAGE 2342
RECORDED: 03/04/04 10:10

Phillips W. Co. Atty

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49

6. On December 2, 2003, this Board approved Resolution 03-242 granting approval for a Shoreline Variance to allow development within the required 300-foot shoreline setback zone.
7. On January 15, 2004, the Planning and Zoning Commission held a public hearing on the petition of Robert Stiegele, Centerline Homes, after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within 500 feet of the property boundaries.
8. The petitioner, Robert Stiegele, Centerline Homes, is now seeking Preliminary and Final Planned Unit Development for an 84-unit townhouse project known as **Shadow Oaks @ 10-Mile Creek**.
9. On February 17, 2004, this Board held a public hearing on the petition of Robert Stiegele, Centerline Homes, for Preliminary and Final Planned Unit Development approval for **Shadow Oaks @ 10-Mile Creek** after publishing a notice of such hearing in the Tribune and notifying by mail all property owners within 500 feet of the subject property.
10. The Development Review Committee has reviewed the Preliminary and Final Planned Unit Development site plan for the proposed project and found it to meet all technical requirements and to be consistent with the future land use maps of the St. Lucie County Comprehensive Plan, subject to the conditions set forth in Part E of this Resolution.
11. The proposed project is consistent with the general purpose, goals, objectives and standards of the St. Lucie County Land Development Code, the St. Lucie County Comprehensive Plan, and the Code of Ordinances of St. Lucie County.
12. The proposed project will not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities or other matters affecting the public health, safety and general welfare.
13. All reasonable steps have been taken to minimize any adverse effect of the proposed project on the immediate vicinity through building design, site design, landscaping and screening.
14. The proposed project will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations.
15. The proposed project will be served by adequate public facilities and services.
16. The applicant has demonstrated that water supply; evacuation facilities and emergency access are satisfactory to provide adequate fire protection.
17. A Certificate of Capacity, a copy of which is attached to this Resolution, was granted by the Community Development Director on February 17, 2004.

1 NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie
2 County, Florida:
3
4

5 **CHANGE IN ZONING**
6

7
8 A. The property on which the change in zoning from RS-2 (Residential, Single-
9 family – 2 du/acre) to PUD (Planned Unit Development – Shadow Oaks) is being
10 granted is described as follows:

11 A PARCEL OF LAND LYING IN PART OF SECTION 29 AND 32, TOWNSHIP 35 SOUTH,
12 RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY
13 DESCRIBED AS FOLLOWS:
14

15 FROM THE NORTHEAST CORNER OF SAID SECTION 32, RUN SOUTH 02°46'06" WEST
16 ALONG THE SECTION LINE, 1458.58 FEET; THENCE RUN NORTH 87°13'54" WEST 25 FEET
17 TO THE WEST RIGHT OF WAY LINE FOR HAWLEY ROAD FOR THE POINT OF BEGINNING;
18 THENCE RUN NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, (SAID
19 CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES AND A RADIUS OF 266.55 FEET) A
20 DISTANCE OF 418.70 FEET; THENCE RUN NORTH 02°46'06" EAST, 175.96 FEET; THENCE
21 RUN NORTH 77°17'28" WEST, 537.78 FEET; THENCE RUN SOUTH 87°54'16" WEST, 1225.8
22 FEET; THENCE RUN NORTH 00°55'06" EAST, 1188 FEET TO THE TOP OF THE SOUTH
23 BANK OF CANAL NO. 71; THENCE RUN SOUTHEASTERLY ALONG THE TOP OF THE BANK
24 2457 FEET TO THE WEST RIGHT OF WAY LINE FOR HAWLEY ROAD. THENCE RUN SOUTH
25 02°46'06" WEST ALONG SAID RIGHT OF WAY LINE 584 FEET TO THE POINT OF
26 BEGINNING.
27

28 LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF CONVEYED TO ST.
29 LUCIE COUNTY, FLORIDA BY DEEDS RECORDED IN OFFICAL RECORDS BOOK 734, PAGE
30 2463 AND OFFICIAL RECORDS BOOK 735, PAGE 1629 OF THE PUBLIC RECORDS OF ST.
31 LUCIE COUNTY, FLORIDA.
32

33 PARCEL 21
34

35 A STRIP OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 32. TOWNSHIP 35 SOUTH,
36 RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY
37 DESCRIBED AS FOLLOWS:
38

39 COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST ¼; THENCE NORTH
40 89°55'42" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ¼, A DISTANCE OF 25.02
41 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE WEST RIGHT OF WAY LINE
42 OF SOUTH 25TH STREET; THENCE NORTH 02°31'39" EAST, PARALLEL WITH THE EAST
43 LINE OF SAID SECTION 32 AS SET FORTH BY STATE ROAD DEPARTMENT RIGHT OF WAY
44 MAP, SECTION 94504-2605, A DISTANCE OF 1442.23 FEET TO THE POINT OF BEGINNING.
45 THENCE CONTINUE NORTH 02°31'39" EAST, ALONG SAID WEST RIGHT OF WAY LINE OF
46 SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 32 AS SET
47 FORTH BY S.R.D., A DISTANCE OF 584.00 FEET TO THE TOP OF BANK OF TEN MILE
48 CREEK; THENCE NORTH 46°28'21" WEST, ALONG SAID TOP OF BANK, A DISTANCE OF
49 26.50 FEET TO A POINT ON A LINE 45.00 FEET WEST OF AND PARALLEL WITH SAID EAST
50 LINE OF SECTION 32 AS SET FORTH BY S.R.D.; THENCE SOUTH 02°31'39" WEST, ALONG
51 SAID LINE 45.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 32 AS
52 SET FORTH BY S.R.D., A DISTANCE OF 600.63 FEET TO THE INTERSECTION OF SAID LINE
53 45.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 32 AS SET
54 FORTH BY S.R.D. AND A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF
55 266.55 FEET, A CHORD DISTANCE OF 20.01 FEET AND A CHORD BEARING OF SOUTH
56 85°19'15" EAST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

DR BOOK 1912 PAGE 2344

1 ANGLE OF 04°18'11" SOUTHEASTERLY A DISTANCE OF 20.02 FEET TO THE POINT OF
2 BEGINNING.

3 SAID LAND CONTAINS 42.07 ACRES MORE OR LESS.

4 Tax ID#: 2429-431-0060-000/5)

5 Location: West side of South 25th Street, directly across from Sweetwater Drive (southwest
6 corner of 25th Street and the Ten Mile Creek)

7 Is hereby approved.

- 8
9
10
11
12
13 B. A copy of this Resolution shall be attached to the site plan drawings described in Part
14 C, which plan shall be placed on file with the St. Lucie County Community
15 Development Director.

16
17
18 SITE PLAN

- 19
20
21 C. Pursuant to Section 11.02.05(B) of the St. Lucie County Land Development Code, the
22 Preliminary and Final Site Plan for the project to be known as Shadow Oaks @ 10-
23 Mile Creek, be, and the same is hereby, approved as shown on the site plan drawings
24 for the project prepared by Julian Bryan & Associates on June 25, 2003, last revised
25 on November 20, 2003, and date stamped received by the St. Lucie County
26 Community Development Director on November 25, 2003, subject to the following
27 conditions:

- 28
29
30 1. No other restricted use or encroachment into the 300-foot shoreline
31 setback may be permitted, except as depicted on the site plan and
32 approved under Resolution 03-1841, shoreline variance application, unless
33 varied in accord with the applicable standards of the County's Land
34 Development Code.
- 35 2. As part of the submission of any construction plans for any activity in the
36 area of authorized encroachment, full and complete mitigation/restoration
37 plans shall be required demonstrating compliance with all applicable
38 County and State standards for the areas impacted by development
39 activities.
- 40 3. Prior to issuance of the first building permit, the developer's shall dedicate
41 to the county a minimum 50-foot strip of land along 10-Mile Creek the entire
42 length of the northern property line, in a manner acceptable by the St.
43 Lucie County.
- 44 4. Prior to issuance of a building permit for the first residential unit, the
45 developer's, their successors and assigns, shall provide for the
46 creation/establishment of a Conservation Easement over all areas of
47 protected upland/wetland preservation areas as shown on the project site
48 plan. This conservation easement shall be in favor of St. Lucie County. No
49 alterations of land within these areas so designated may take place without
50 the prior consent of the County and determination by the County that the
51 proposed activity is not in violation of any provision of the County's
52
53

1 Comprehensive Plan or development standard of the County's Land
2 Development Code.

- 3
4 5. Prior to issuance of the first building permit for this site plan, the applicant
5 shall be required to submit to the County a final tree mitigation plan that
6 indicates the location of all trees preserved and relocated and details the
7 number of inches of trees removed. If the mitigation credit does not
8 exceed the tree mitigation criteria, the applicant will be required to provide
9 a means for satisfying the remainder of the tree mitigation criteria.
10
11 6. Prior to the issuance of the first building permit for this site plan, the
12 developers, their successors and assigns, shall provide St. Lucie County
13 with a management plan for all areas of protected upland/wetland
14 preservation areas as shown on the project site plan that are to be covered
15 through the creation/establishment of a Conservation Easement over all
16 areas.
17
18 7. The applicant shall be required to submit to St. Lucie County an annual
19 monitoring report demonstrating compliance with the above conditions.
20 The requirement for this report shall begin on the anniversary date of
21 commencement of construction and shall continue on that date until two
22 (2) years after the completion of the development.
23
24 8. Prior to the issuance of any Land Clearing Permits for the Shadow Oaks @
25 10-Mile Creek Site, the developers shall clearly delineate all areas to be
26 preserved and/or protected. Delineation shall be by either the placing of
27 silt fencing, safety fencing or similar type of materials. Flagging shall not
28 be used except to guide the installation of the fencing materials. All land
29 clearing activities shall be in accordance to the specific
30 conditions/standards outlined in the Land Clearing Permit.
31
32 9. Right and left turn lanes along South 25th Street shall be constructed at the
33 primary project access driveways. All construction shall be in manner and
34 form acceptable to the Florida department of Transportation and St. Lucie
35 County. These turn lanes shall be constructed as part of the primary
36 driveway connection onto South 25th Street. At the option of the County,
37 these specific improvements may be waived and the developer's only
38 responsibility is to pay funds equating to the cost to provide these
39 improvements if it is determined that it is more effective to have them
40 constructed as part of the planned widening of South 25th Street.
41
42 10. The developer shall as part of the construction of this development provide
43 for the construction of a weather shelter, or other similar structure at the
44 main project entrance with South 25th Street for the purpose of providing
45 for a central pick-up and drop off location for any school bus
46 stops/demand response transit or other like transit activity that may be
47 caused by the development of this property.
48
49

50 D. The property on which this site plan approval is being granted is described in
51 Part A.
52
53

DR BOOK 1912 PAGE 2346

- 1 E. The approvals and authorizations granted by this Resolution for the purpose of
 2 obtaining building permits on this property, shall expire on February 17, 2006,
 3 unless the developer has obtained a building permit approval for the site plan
 4 described in Part C or an extension has been granted in accordance with Section
 5 11.06.06(B)(3), St. Lucie County Land Development Code.
 6
 7
 8 F. The Final Planned Unit Development Site Plan/General Site Plan approval
 9 granted under this Resolution is specifically conditioned to the requirement that
 10 the petitioner, Robert Stiegele, Centerline Homes, including any successors in
 11 interest, shall obtain all necessary development permits and construction
 12 authorizations from the appropriate State and Federal regulatory authorities,
 13 including but not limited to; the United States Army Corp of Engineers, the
 14 Florida Department of Environmental Protection, and the South Florida Water
 15 Management District, prior to the issuance of any local building permits of
 16 authorizations to commence development activities on the property described in
 17 Part A.
 18
 19
 20 G. The conditions set forth in Part C are an integral nonseverable part of the site
 21 plan approval granted by this Resolution. If any condition set forth in Section C is
 22 determined to be invalid or unenforceable for any reason and the developer
 23 declines to comply voluntarily with that condition, the site plan approval granted
 24 by this resolution shall become null and void.
 25
 26
 27 H. A copy of this Resolution shall be attached to the site plan drawings described in
 28 Part C, which plan shall be placed on file with the St. Lucie County Community
 29 Development Director.
 30
 31

32 After motion and second, the vote on this resolution was as follows:

35	Chairman Paula Lewis	AYE
36		
37	Vice-Chairman John Bruhn	AYE
38		
39	Commissioner Cliff Barnes	AYE
40		
41	Commissioner Frannie Hutchinson	AYE
42		
43	Commissioner Doug Coward	AYE
44		

45
 46 **PASSED AND DULY ADOPTED** this 17TH day of February 2004.
 47
 48
 49

OR BOOK 1912 PAGE 2347

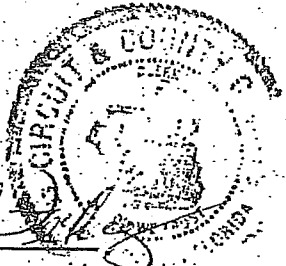
BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY Paula A. Lewis
Chairman

ATTEST

APPROVED AS TO FORM
AND CORRECTNESS

M. [Signature]
Deputy Clerk



[Signature]
County Attorney

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

DR BOOK 1912 PAGE 2348

Cs
H:\projects\Shadow Oaks\BCC\Agenda\Resolution04013.doc

**St Lucie County
Certificate of Capacity**

Date 2/24/2004

Certificate No. 1481

This document certifies that concurrency will be met and that adequate public facility capacity exists to maintain the standards for levels of service as adopted in the St Lucie County Comprehensive Plan for:

1. Type of development Preliminary and Final PUD

Number of units 84

Number of square feet

2. Property legal description & Tax ID no.

2429-431-0060-000/5

SW Corner of S 25th St and 10-Mile Creek

Shadow Oaks @ 10-Mile Creek

3. Approval: Building

Resolution No. 04-013

Letter

4. Subject to the following conditions for concurrency:

Construction of an 84-unit townhouse community

Owner's name

Centerline Homes @ Ten Mile Creek, LLC

Address

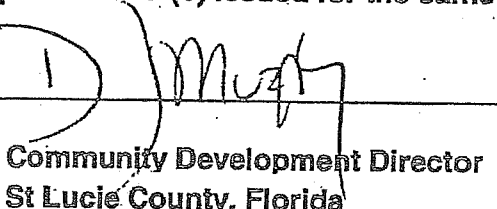
12534 Wiles Road

Coral Springs FL 33076

6. Certificate Expiration Date 2/17/2006

This Certificate of Capacity is transferable only to subsequent owners of the same parcel, and is subject to the same terms, conditions and expiration date listed herein. The expiration date can be extended only under the same terms and conditions as the underlying development order issued with this certificate, or for subsequent development order(s) issued for the same property, use and size as described herein.

Signed

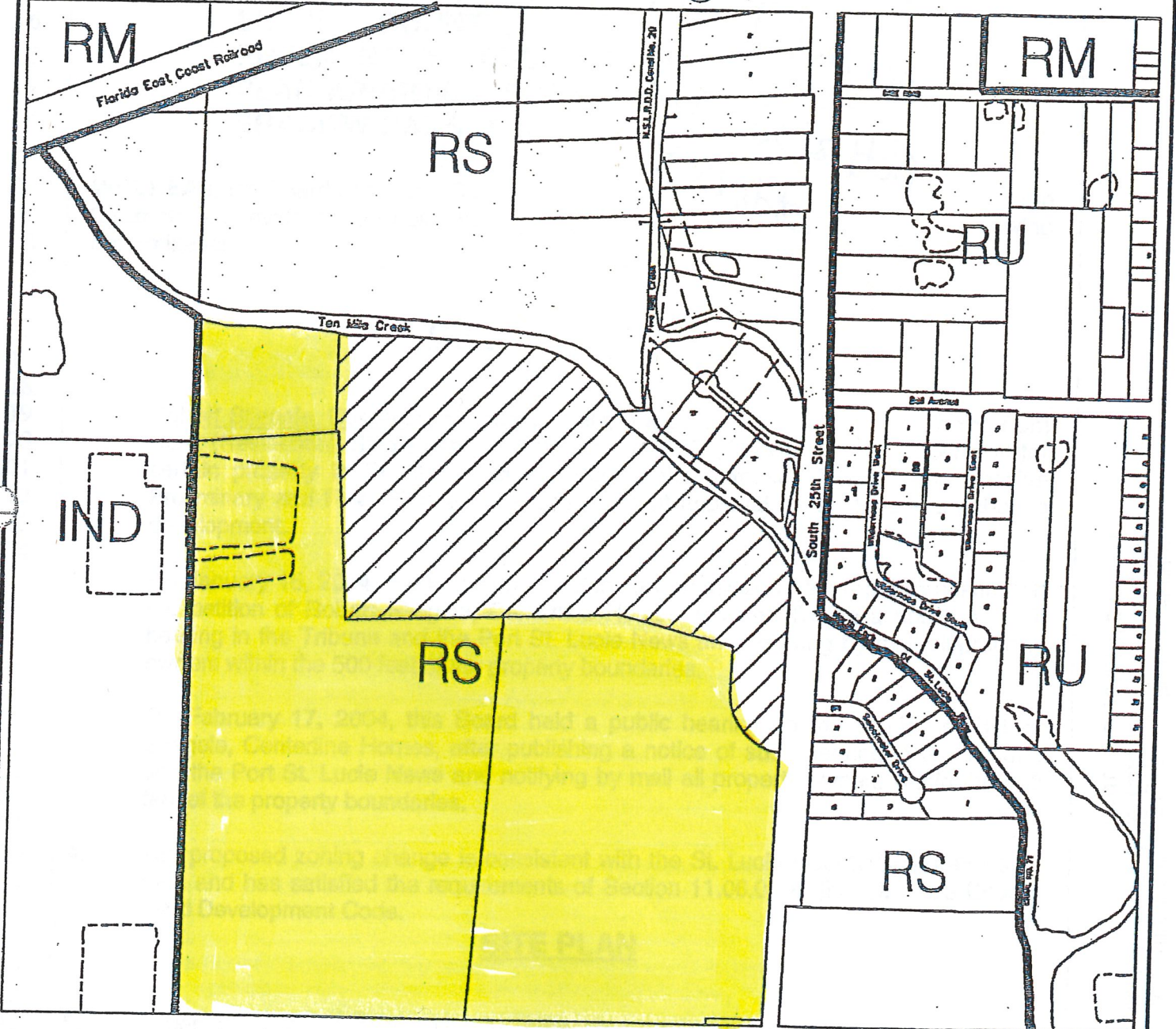

Community Development Director
St Lucie County, Florida

Date: 2/24/2004

DR BOOK 1912 PAGE 2349

Robert Stiegele

Land Use



RZ 03-031 & PUD 03-020



This pattern indicates subject parcel

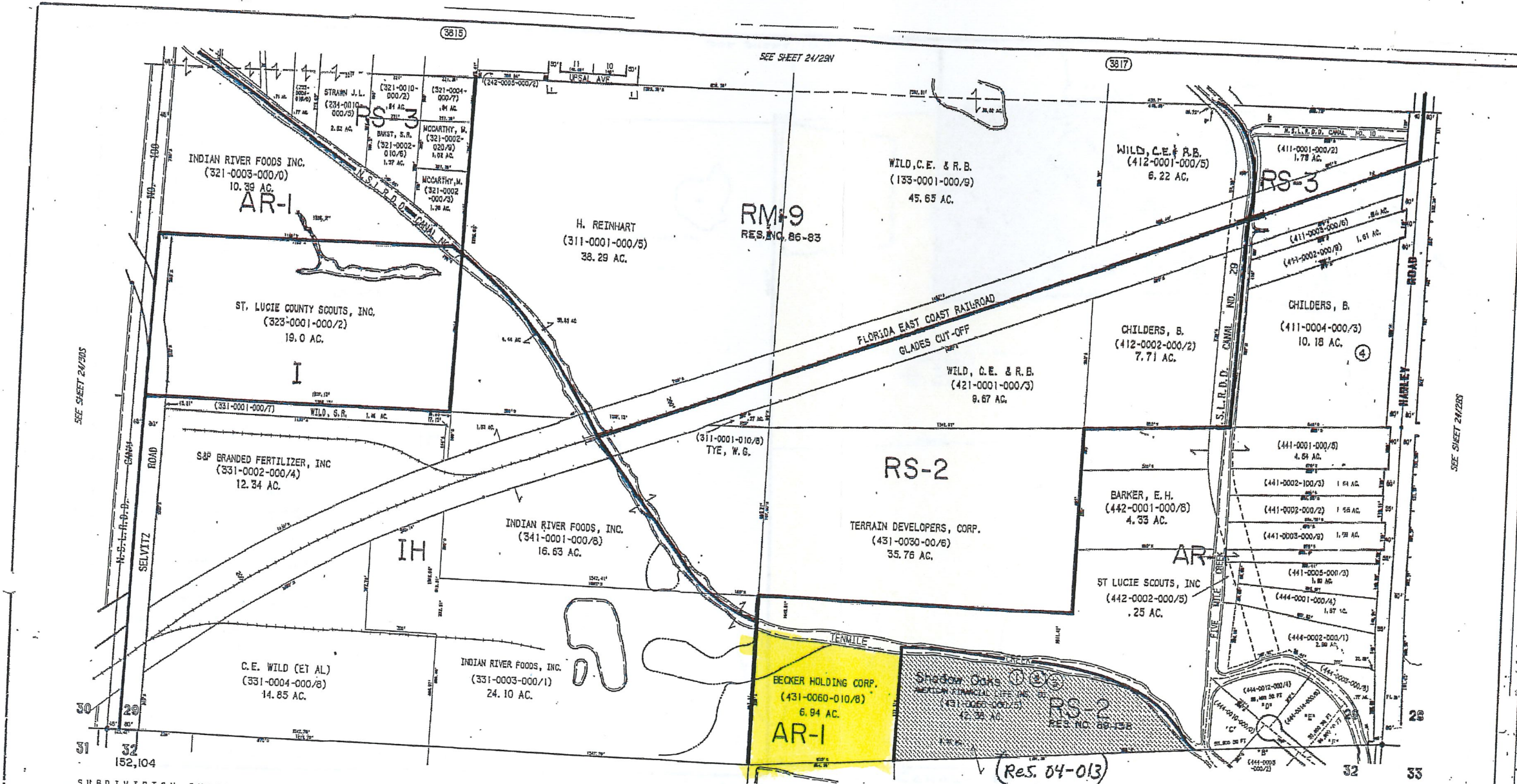


Map prepared December 29, 2003

This map has been compiled for general planning and reference purposes only. While every effort has been made to provide the most current and accurate information possible, it is not intended for use as a legally binding document.



REV. NO.	RES. NO.	CLASSIFICATION CHANGE	EXPIRES
1	95-099	MAJOR SITE PLAN APPROVAL	SP-94-038 SLR-95-001
2	97-026	S.P. EXTENSION	EXPIRES 4/18/98
3	98-020	S.P. EXTENSION	EXPIRES 4/18/98
4	01-002	MINOR SITE PLAN APPROVAL	EXP. 2/9/03 CHILDERS' SUBDIVISION



SUBDIVISION INDEX

NO.	SUBDIVISION NAME	T.O.	PB / ORB	PG.
1	HATCHER, FLORENCE M.	2429-501	10	7

THIS IS TO CERTIFY that this is page no. 24 of the OFFICIAL ZONING ATLAS referred to in Section 1.06.01, of the St. Lucie County Land Development Code, amended this 11th day of April, 1991.

Walter L. Fenn
 CLERK
 BOARD OF COUNTY COMMISSIONERS
 ST. LUCIE COUNTY, FLORIDA

ATTEST:
Paul J. ...
 CLERK
 BOARD OF COUNTY COMMISSIONERS
 ST. LUCIE COUNTY, FLORIDA

OFFICIAL ZONING MAP

PREPARED FOR
Douglas M. Plitman
 DOUGLAS M. PLITMAN
 ST. LUCIE COUNTY PROPERTY APPRAISER

ST. LUCIE COUNTY
 ASSESSMENT MAP

THIS MAP WAS PREPARED FOR THE ST. LUCIE COUNTY PROPERTY APPRAISER'S PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT THE ACTUAL SURVEY. THE ST. LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR EXACTLY SHOWN DIMENSIONS CONTAINED THEREIN.

SECTION 5 1/2 OF 28
 TOWNSHIP 35 S.
 RANGE 40 E.

SHEET NUMBER
24
29S

ORDINANCE NO. K-310

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE SEVEN PARCELS OF LAND GENERALLY LOCATED BETWEEN SELVITZ ROAD AND 25TH STREET, NORTH OF NSLWCD CANAL # 101; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS JANUARY 1, 2005; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City seven parcels of land generally located between Selvitz Road and 25th Street, north of NSLWCD Canal #101; legally described as:

PARCEL 1 - 32 35 40 FROM NW COR OF SEC RUN N 89 51 05 E ALG N LI OF SEC 343.68 FT AND POB, TH CONT N 89 51 05 E ALG N LI 604.07 FT, TH S 00 49 04 W 460.07 FT, TH N 89 51 05 E 170.02 FT, TH S 00 49 04 W 968.05 FT, TH N 89 58 19 W 193.42FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY ALG ARC 77.30 FT, TH S 57 49 02 W 116.83 FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY AND SLY ALG ARC 136.79 FT, TH S 00 49 02 W 22.41 FT TO CURVE CONCAVE W, R OF 87.50 FT, TH SW LY ALG ARC 28.23 FT TO CURVE CONCAVE NW, R OF 87.50 FT, TH SW LY ALG ARC 108.01 FT, TH N 89 58 19 W 156.25 FT, TH N 00 04 06 E 200.96 FT, TH S 89 56 24 W 12 FT, TH N 00 04 06 E 601.60 FT, TH S 89 51 05 W 28 FT, TH N 00 04 06E 235 FT, TH S 89 51 05 W 322.76 FT TO A PT ON ELY R/W LI OF SELVITZ RD TO CURVE CONCAVE E, R OF 1859.86 FT, TH NE LY ALG ARC 19.24 FT, TH N 07 1318 E 41.25 FT, TH N 89 51 05 E 578.33 FT, TH N 00 04 06 E 235.93 FT, TH S 89 51 05 W 304.33 FT, TH N 00 04 06 E 398.93 FT TO POB (21.98 AC) (OR 1252-1370) (PROPERTY I.D. 2432-221-0002-000-6) - ADDRESS TO BE

19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 06 E 200 FT, TH N 89 68 19 W 374.97 FT TO E R/W LI OF SELVITZ RD, TH N 00 04 23 E ALG E R/W LI 75 FT, THS 89 68 19 E 531.27 FT TO CURVE CONC NW, R OF 87.5 FT, TH ELY, NE LY AND N LY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NE LY ALG ARC 159.19 FT, TH N 57 49 02 E 116.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NE LY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4 OF NW 1/4 OF SEC, TH N 00 49 04 E ALG W LI 967.72 FT, TH W LY 170 FT, TH N LY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 608.68 FT TO POB (177.14 AC) (OR 1814-1541) (PROPERTY I.D. 2432-122-0001-000-5) - ADDRESS TO BE DETERMINED

PARCEL 3 - 29 35 40 THAT PART OF SE 1/4 OF SW 1/4 LYG SE OF S R/W LI OF FEC RR AND SW OF TEN MILE CREEK (NSLWMD CANAL #71) AND BEG AT INT OF W LI OF SE 1/4 OF SW 1/4 AND S R/W LI OF FEC RR RUN S ON 1/4 1/4 SEC LI TO PT 222.51 FT S OF N LI OF S 1/2 OF SE 1/4 OF SW 1/4, TH RUN W 300 FT, TH N // TO 1/4 1/4 SEC LI TO INT WITH S R/W FEC RR R/W TO POB AND THAT PART OF SE 1/4 LYG SLY OF 10 MILE CREEK (NSLWMD CANAL #71)-LESS AS IN OR 328-1222- (39.71 AC) (OR 1814-1541 ERRONEOUS LGAL) (PROPERTY I.D. 2429-331-0003-000-1)- 3798 SELVITZ ROAD

PARCEL 4 - 29/32 35 40 FROM NE COR SEC 32 RUN S 02 DEG 46 MIN 06 SEC W ALGE SEC LI 1458.58 FT, TH N 87 DEG 13 MIN 54 SEC W 25 FT TO W R/W HAWLEY RD AND POB, TH NW LY ALG CURVE CONC NE LY, R 266.55 FT AND CA90 DEG, 418.70 FT, TH N 02 DEG 46 MIN 06 SEC E 175.96 FT, TH N 77 DEG 17 MIN 28 SEC W 537.78 FT, THS 87 DEG 54 MIN 16 SEC W 1225.80 FT, TH N 00 DEG 55 MIN 06 SEC E 1188 FT TO S LI CANAL 71, TH MEANDER SE LY ALG SD S LI 2457 FT TO W R/W HAWLEY RD, TH S 02 DEG 46 MIN 06 SEC W ALG SD R/W 584 FT TO POB-LESS E 20 FT (42.38 AC) (OR 2015-988) (PROPERTY I.D. 2429-431-0060-000-5) - ADDRESS TO BE DETERMINED

PARCEL 5 -29 35 40 THAT PART OF SW 1/4 OF SE

Ordinance No. K-310
Page Three

PARCEL 6 -29 35 40 THAT PART OF NW 1/4 OF SE 1/4 LYG S AND E OF FEC LAKE HARBOR BRANCH R/W (37) (9.67 AC) (OR 1207-2717, 2718) (PROPERTY I.D. 2429-421-0001-000-3) - ADDRESS TO BE DETERMINED

PARCEL 7 - 29 35 40 S 1/2 OF SW 1/4 OF NE 1/4- LESS CANAL R/W AND N 60 FT OF E 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 AND N 21.2 FT OF S 700 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 AND THAT PART OF NW 1/4 OF SE 1/4 LYG N AND W OF FEC RR CUTOFF (46.68 AC) (OR 1207-2717, 2718) (PROPERTY I.D. 2429-133-0001-000-9) - 3300 LEWIS STREET

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 Section 1 hereof as of January 1, 2005 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 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

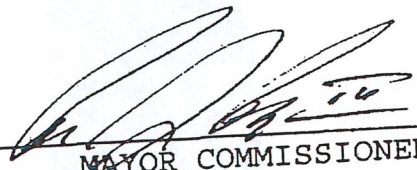
SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same are zoned: Parcels 1-3 - I-1, Light Industrial Zone, and the Future Land Use Designation is I, Industrial Land Use; Parcels 4-6 - R-1, Single Family Residential Zone, and the Future Land Use Designation is RL, Low Density Residential Land Use; and Parcel 7 - R-4 Medium Density

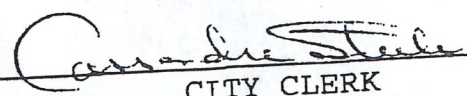
Ordinance No. K-310
Page Four

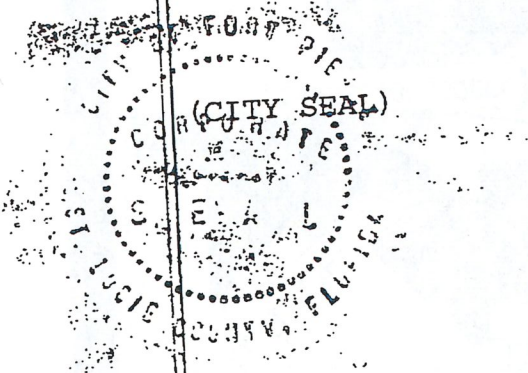
STATE OF FLORIDA) ss
ST. LUCIE COUNTY)

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. K-308 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in The Tribune in Fort Pierce, Florida, on November 8, 2004, and on November 15, 2004; 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 December 6, 2004; and was duly introduced, read by title only, and passed on second and final reading on December 20, 2004, by the City Commission of the City of Fort Pierce, Florida.

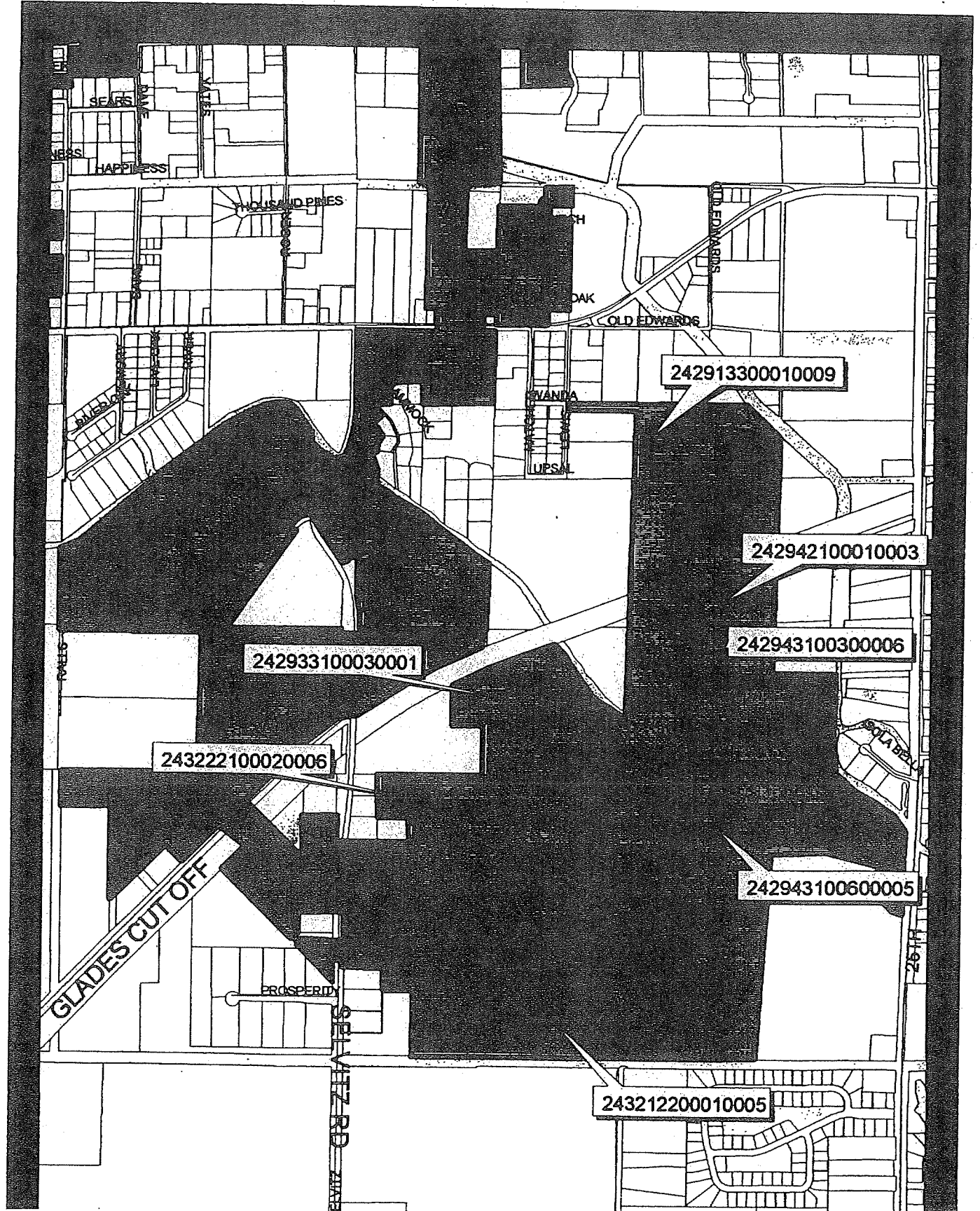
IN WITNESS HERewith, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21th day of December 2004.


MAYOR COMMISSIONER


CITY CLERK



ATTACHMENT TO ORDINANCE NO. K-310



Memorandum

TO: City of Fort Pierce Planning Board
Thru: Director of Planning
From: City Planner *T.V.*
Subject: Annexations
Date: May 11, 2004

As a result of the City's Annexation Study, the following property is identified as having a Fort Pierce Utilities Agreement and contiguous municipal boundaries of Fort Pierce. The following figures represent the value of the property.

Land Value:	\$1,101,900
Assessed Value:	\$1,101,900
Exemption Value:	\$0
Taxable Value:	\$1,101,900

Location: 32 36 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 694.56 FT, TH S 01 09 02 W 765.50 FT, TH N 88 07 52 E 682.40 FT, TH S 01 49 35 W 594.97 FT, TH S 88 03 45 W 1350.99 FT, TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM SW COR OF NW 1/4 OF SEC 32 RUN S 89 58 19 E ALG S LI OF NW 1/4 OF SEC 705 FT, TH N 00 04 06 E 53.50 FT TO NRAW LI OF NSLWCD CANAL #101 AND POB, TH CONT N 00 04 06 E 600 FT, TH N 89 58 19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 06 E 200 FT, TH N 89 68 19 W 374.97 FT TO E RAW LI OF SELVITZ RD, TH N 00 04 23 E ALG E RAW LI 75 FT, TH S 89 68 19 E 531.27 FT TO CURVE CONC NW, R OF 87.5 FT, TH ELY, NELY AND NLY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NELY ALG ARC 159.19 FT, TH N 57 49 02 E 116.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NELY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4 OF NW 1/4 OF SEC, TH N 00 49 04 E ALG W LI 987.72 FT, TH WLY 170 FT, TH NLY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 608.68 FT TO POB (177.14 AC)

Existing Zoning: IH, Industrial Heavy, and AR-1, Agricultural-1 Unit
Future Land Use: IND, Industrial, and RS, Residential Suburban
City Zoning: I-1, Light Industrial
Future Land Use: I, Industrial
Tax I.D.: 2432-122-0001-000-5
Owner: Cargill Juice N America INC.

Recommendation: Staff recommends **Approval** of the annexation of this property.

PROPERTY RECORD CARD

Cargill Juice N America Inc 323540THATPARTOFSECMPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 894.58 FT, TH S 01

Property Identification

Site Address: TBD
 Sec/Town/Range: 32 35S 40E
 Map ID: 24/32N
 Zoning:

Parcel ID: 2432-122-0001-000-5
 Account #: 32986
 Land Use: VCNT INDUS
 City/County: ST. LUCIE COUNTY



Ownership and Mailing

Owner: Cargill Juice N America Inc
 Address: Tax Dept #26 Box 9300
 15407 McGinty Rd Wayzata MN 55931

Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 894.58 FT, TH S 01
 More...

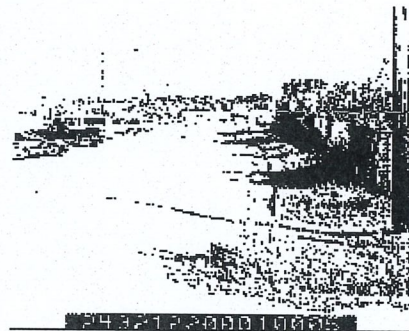
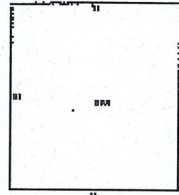
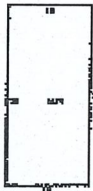
Sales Information

Date	Price	Code	Deed	Book/Page
9/30/2003	2932900	03	WD	1814 / 1541
10/18/1997	581200	01	WD	1104 / 2339
4/1/1986	406200	02	CV	0495 / 2537

As per report
 2003 Val: 1101900
 Assessed: 1101900
 Ag. Credit: 0
 Exempt: 0
 Taxable: 1101900

Permitted Building
 Land Value: 1092000 Acres: 177.14
 Building Value: 9300
 Finished Area: 720 Sqft

BUILDING INFORMATION



Exterior Features

View: -
 ExtType: B24 - B24
 Grade: 24 - 24
 StoryHght: 0010 - 1 Story
 RoofCover: SM - Sheet Metal
 YearBlt: 1965
 EffyRSt: 1977
 No Units:

RoofStruct: GA - Gable
 Frame: -
 PrimeWall: WN - Wood no Sh
 SecWall: -

Interior Features

BedRooms: 0
 FullBath: -
 1/2Bath: -
 %A/C: 0
 Electric: MN - MINIMUM
 HeatType: -
 HeatFuel: -
 %Heated: 0

PrntnlWall: -
 Avgl HtFL: STD
 Pns.Floors: -
 %Sprinkled: 0

Special Features and Yard Value

Type	YIS	Qty	Units	Qual.	Cond.	YrBt
------	-----	-----	-------	-------	-------	------

Land Information

No.	Land Use	Type	Measure	Depth
1	4000-VCNT INDUS	545 -Acres	83.8	
2	4000-VCNT INDUS	500 -Acres	2.3	
3	9900-UNCLSPD ACRG	590 -Acres	59.9	

More...

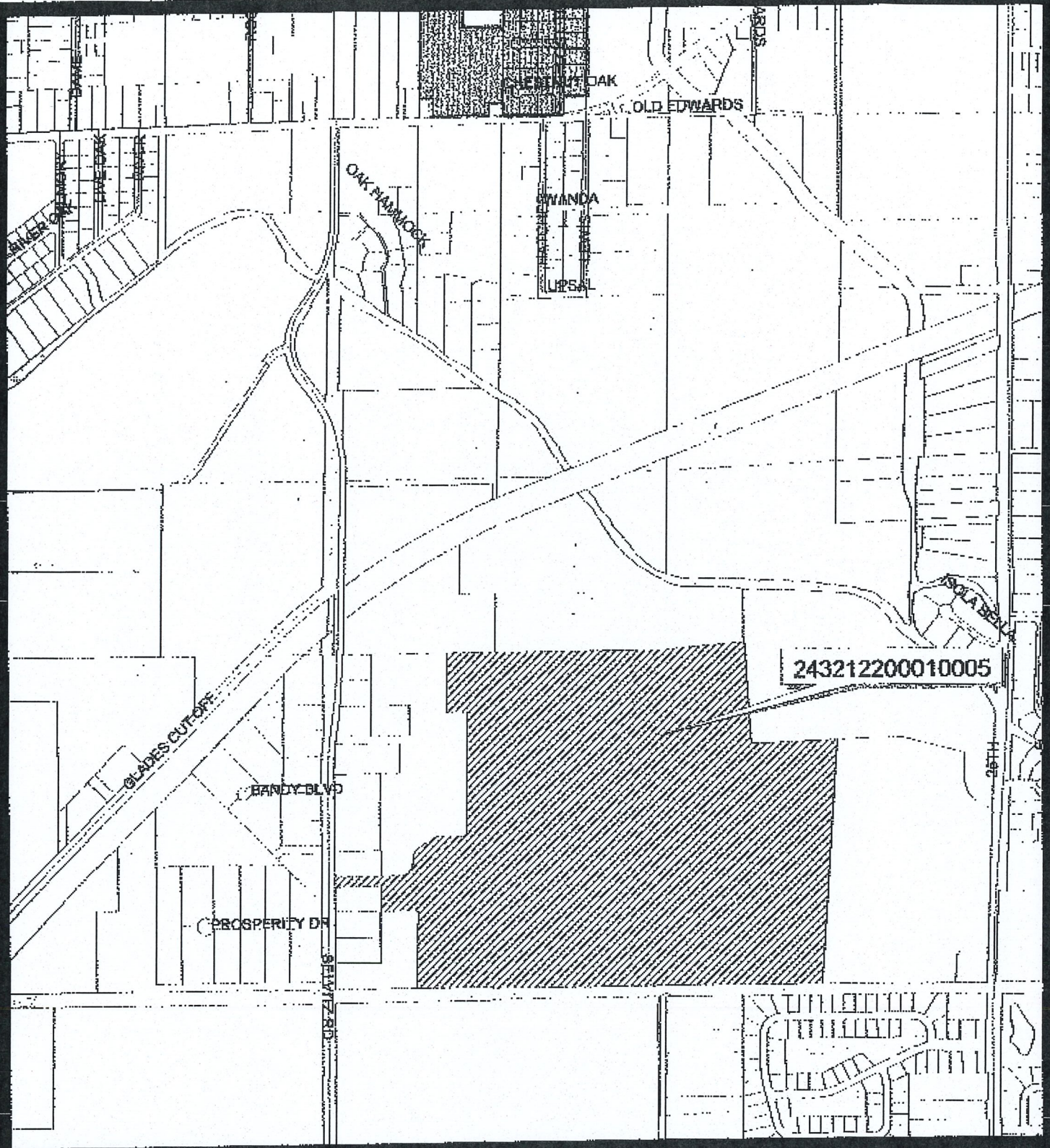
THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

County
 P - IH: Rear AR-1
 F - IND: " " RS

City
 P - I-1
 F - IND.

Full Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 694.58 FT, TH S 01 09 02 W 765.50 FT, TH N 88 07 52 E 082.40 FT, TH S 01 49 35 W 594.97 FT, TH S 88 03 45 W 1350.89 FT, TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM SW COR OF NW 1/4 OF SEC 32 RUN S 89 58 19 E ALG S LI OF NW 1/4 OF SEC 705 FT, TH N 00 04 08 E 53.50 FT TO N RAW LI OF NSLWCD CANAL #101 AND POB, TH CONT N 00 04 06 E 600 FT, TH N 89 58 19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 08 E 200 FT, TH N 89 58 19 W 374.97 FT TO E RAW LI OF SELVITZ RD, TH N 00 04 23 E ALG E RAW LI 75 FT, TH S 89 58 19 E 531.27 FT TO CURVE CONC NW, R OF 87.6 FT, TH ELY, NELY AND NLY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NELY ALG ARC 169.19 FT, TH N 57 48 02 E 118.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NELY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4 OF NW 1/4 OF SEC, TH N 00 49 04 E ALG W LI 967.72 FT, TH WLY 170 FT, TH NLY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 808.68 FT TO POB (177.14 AC) (OR 1104-2333, 2339: 1114-361)



243212200010005

ANNEXATION

Present County Zoning - IH: REAR AR-1

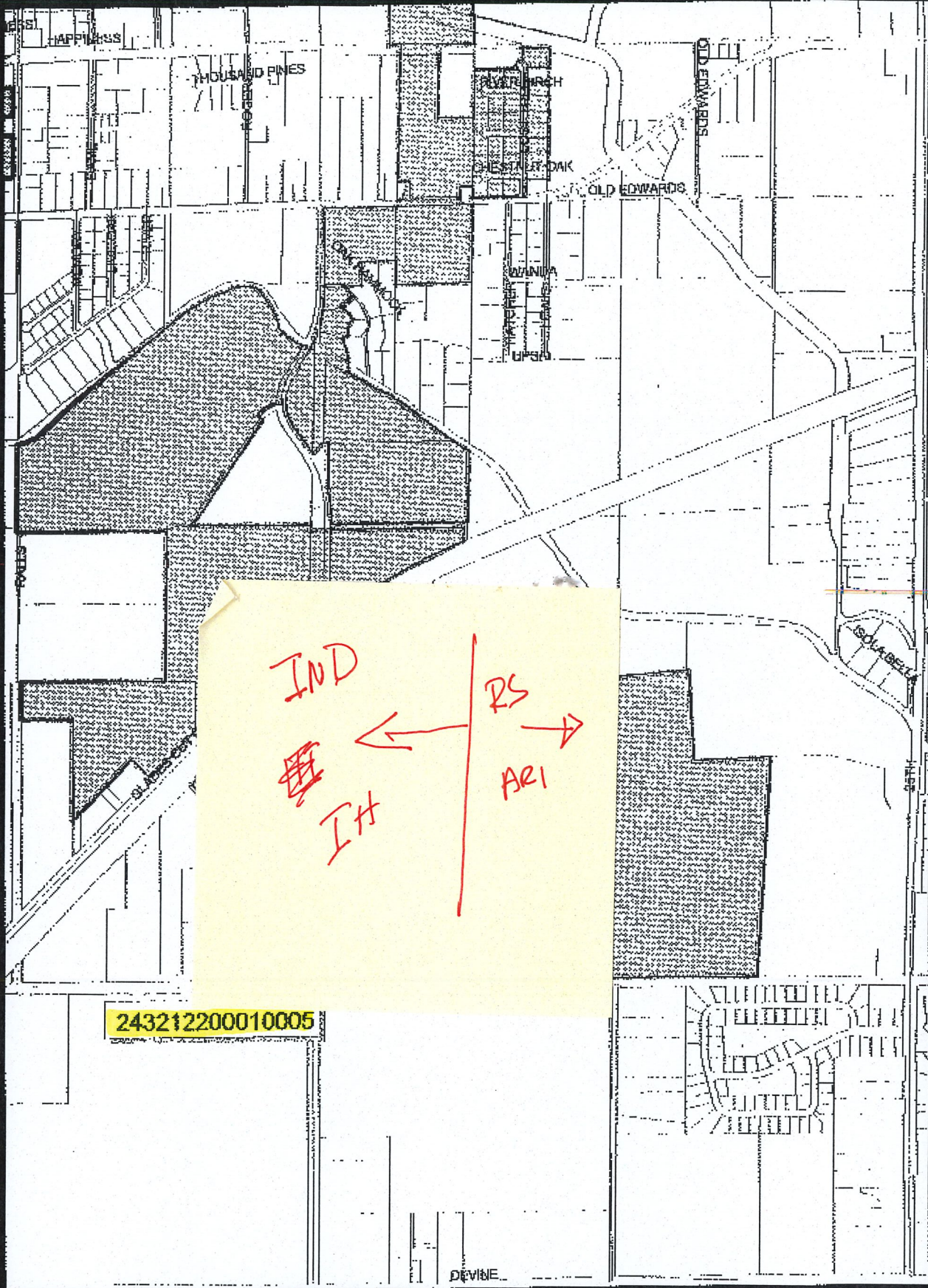
Proposed City Zoning - I-1

County Future Land Use - IND: REAR RS

Proposed City Future Land Use - IND

Location - TBD

DATE - 6/4/04



243212200010005

REVISED CORPORATE LIMITS

ORDINANCE NO. L-226

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING ORDINANCE NO. K-310**; CORRECTING SCRIVENERS ERROR IN THE ASSIGNMENT OF ZONING CLASSIFICATION TO PROPERTY ANNEXED BY SAID ORDINANCE SO AS TO PROPERLY ZONE THE PROPERTY TO WHICH SAID ORDINANCE APPLIES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 21, 2004, there was adopted Ordinance No. K-310 for the purpose of annexing certain property located between Selvitz Road and 25th Street, north of NSLWCD Canal #101; and

WHEREAS, the zoning classification in said Ordinance No. K-310 through scrivener's error or oversight inadvertently assigned a City I-1, Light Industrial zoning classification to property assigned IH, Heavy Industrial zoning in the County; and

WHEREAS, the general policy of the City with regard to annexation is that property shall receive a zoning classification that is consistent with the County classification; and if the City Code does not provide such a classification, the County classification will remain until request is made by the property owner, or the City, for a zoning change to a City classification; and

WHEREAS, it is proper to amend Ordinance No. K-310 by setting out a corrected zoning assignment, as such action is consistent with City policy, deleting therefrom the assignment

SECTION 1. Section 4 of Ordinance No. K-310 is hereby amended, corrected, changed, and altered retroactive to December 21, 2004, so as to substitute, in place of the City I-1, Light Industrial zoning classification originally set forth regarding Parcels 1-3 in said ordinance, the following originally assigned zoning classification: **County IH, Heavy Industrial Zone.**

SECTION 2. The City Clerk shall cause notice of this amendatory ordinance to be published once each week for two consecutive weeks prior to final passage in the St. Lucie Tribune in Fort Pierce, Florida, and copies hereof shall be delivered to the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector.

SECTION 3. Except for this amendment changing and correcting the zoning classification set forth in Ordinance No. K-310, said Ordinance No. K-310 is reaffirmed and shall remain in effect in all other respects.

SECTION 4. City staff is hereby authorized and directed to make any and all necessary revisions or corrections to the City zoning map which may be necessary so as to reflect the amended zoning classification set forth in this ordinance.

SECTION 5. All Ordinances or parts thereof in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

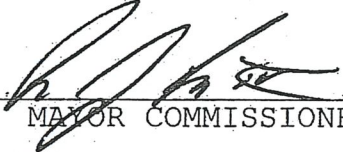
SECTION 6. This Ordinance is and the same shall become

Ordinance No. L-226
Page 3

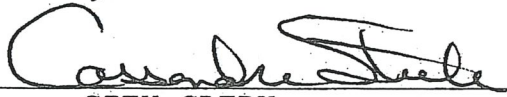
STATE OF FLORIDA)
ST. LUCIE COUNTY)^{SS}

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. L-226 was duly advertised by title only in the St. Lucie Tribune on October 20, 2011 and on October 27, 2011; 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 7, 2011; and was duly introduced, read by title only, and passed on second and final reading on November 21, 2011, by the City Commission of the City of Fort Pierce, Florida.

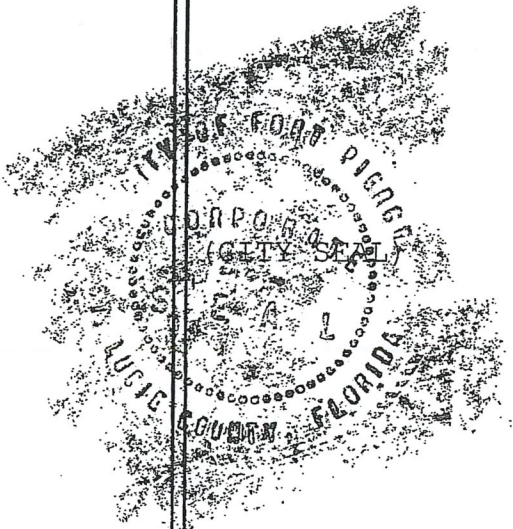
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21st day of November, 2011.



MAYOR COMMISSIONER



CITY CLERK



OFFICE OF CITY CLERK
CITY OF FT. PIERCE
100 N. U.S. 1
P.O. BOX 1480
FT. PIERCE, FL 34984

ORDINANCE NO. K-310

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE SEVEN PARCELS OF LAND GENERALLY LOCATED BETWEEN SELVITZ ROAD AND 25TH STREET, NORTH OF NSLWCD CANAL # 101; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS JANUARY 1, 2005; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City seven parcels of land generally located between Selvitz Road and 25th Street, north of NSLWCD Canal #101; legally described as:

PARCEL 1 - 32 35 40 FROM NW COR OF SEC RUN N 89 51 05 E ALG N LI OF SEC 343.68 FT AND POB, TH CONT N 89 51 05 E ALG N LI 604.07 FT, TH S 00 49 04 W 460.07 FT, TH N 89 51 05 E 170.02 FT, TH S 00 49 04 W 968.05 FT, TH N 89 58 19 W 193.42FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY ALG ARC 77.30 FT, TH S 57 49 02 W 116.83 FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY AND SLY ALG ARC 136.79 FT, TH S 00 49 02 W 22.41 FT TO CURVE CONCAVE W, R OF 87.50 FT, TH SW LY ALG ARC 28.23 FT TO CURVE CONCAVE NW, R OF 87.50 FT, TH SW LY ALG ARC 108.01 FT, TH N 89 58 19 W 156.25 FT, TH N 00 04 06 E 200.96 FT, TH S 89 56 24 W 12 FT, TH N 00 04 06 E 601.60 FT, TH S 89 51 05 W 28 FT, TH N 00 04 06 E 235 FT, TH S 89 51 05 W 322.76 FT TO A PT ON ELY R/W LI OF SELVITZ RD TO CURVE CONCAVE E, R OF 1859.86 FT, TH NE LY ALG ARC 19.24 FT, TH N 07 13 18 E 41.25 FT, TH N 89 51 05 E 578.33 FT, TH N 00 04 06 E 235.93 FT, TH S 89 51 05 W 304.33 FT, TH N 00 04 06 E 398.93 FT TO POB (21.98 AC) (OR 1252-1370) (PROPERTY I.D. 2432-221-0002-000-6) - ADDRESS TO BE

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2527720 12/30/2004 at 08:56 AM
OR BOOK 2125 PAGE 2184 - 2188 Doc Type: ORDINANCE
RECORDING: \$44.00

19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 06 E 200 FT, TH N 89 68 19 W 374.97 FT TO E R/W LI OF SELVITZ RD, TH N 00 04 23 E ALG E R/W LI 75 FT, THS 89 68 19 E 531.27 FT TO CURVE CONC NW, R OF 87.5 FT, TH ELY, NE LY AND N LY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NE LY ALG ARC 159.19 FT, TH N 57 49 02 E 116.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NE LY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4 OF NW 1/4 OF SEC, TH N 00 49 04 E ALG W LI 967.72 FT, TH W LY 170 FT, TH N LY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 608.68 FT TO POB (177.14 AC) (OR 1814-1541) (PROPERTY I.D. 2432-122-0001-000-5) - ADDRESS TO BE DETERMINED

PARCEL 3 - 29 35 40 THAT PART OF SE 1/4 OF SW 1/4 LYG SE OF S R/W LI OF FEC RR AND SW OF TEN MILE CREEK (NSLWMD CANAL #71) AND BEG AT INT OF W LI OF SE 1/4 OF SW 1/4 AND S R/W LI OF FEC RR RUN S ON 1/4 1/4 SEC LI TO PT 222.51 FT S OF N LI OF S 1/2 OF SE 1/4 OF SW 1/4, TH RUN W 300 FT, TH N // TO 1/4 1/4 SEC LI TO INT WITH S R/W FEC RR R/W TO POB AND THAT PART OF SE 1/4 LYG SLY OF 10 MILE CREEK (NSLWMD CANAL #71)-LESS AS IN OR 328-1222- (39.71 AC) (OR 1814-1541 ERRONEOUS LGAL) (PROPERTY I.D. 2429-331-0003-000-1)- 3798 SELVITZ ROAD

PARCEL 4 - 29/32 35 40 FROM NE COR SEC 32 RUN S 02 DEG 46 MIN 06 SEC W ALGE SEC LI 1458.58 FT, TH N 87 DEG 13 MIN 54 SEC W 25 FT TO W R/W HAWLEY RD AND POB, TH NW LY ALG CURVE CONC NE LY, R 266.55 FT AND CA90 DEG, 418.70 FT, TH N 02 DEG 46 MIN 06 SEC E 175.96 FT, TH N 77 DEG 17 MIN 28 SEC W 537.78 FT, THS 87 DEG 54 MIN 16 SEC W 1225.80FT, TH N 00 DEG 55 MIN 06 SEC E 1188 FT TO S LI CANAL 71, TH MEANDER SE LY ALG SD S LI 2457 FT TO W R/W HAWLEY RD, TH S 02 DEG 46 MIN 06 SEC W ALG SD R/W 584 FT TO POB-LESS E 20 FT (42.38 AC) (OR 2015-988) (PROPERTY I.D. 2429-431-0060-000-5) - ADDRESS TO BE DETERMINED

PARCEL 5 -29 35 40 THAT PART OF SW 1/4 OF SE

Ordinance No. K-310

Page Three

PARCEL 6 - 29 35 40 THAT PART OF NW 1/4 OF SE 1/4 LYG S AND E OF FEC LAKE HARBOR BRANCH R/W (37) (9.67 AC) (OR 1207-2717, 2718) (PROPERTY I.D. 2429-421-0001-000-3) - ADDRESS TO BE DETERMINED

PARCEL 7 - 29 35 40 S 1/2 OF SW 1/4 OF NE 1/4- LESS CANAL R/W AND N 60 FT OF E 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 AND N 21.2 FT OF S 700 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 AND THAT PART OF NW 1/4 OF SE 1/4 LYG N AND W OF FEC RR CUTOFF (46.68 AC) (OR 1207-2717, 2718) (PROPERTY I.D. 2429-133-0001-000-9) - 3300 LEWIS STREET

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 Section 1 hereof as of January 1, 2005 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 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

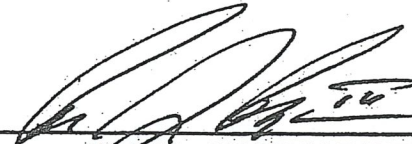
SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same are zoned: Parcels 1-3 - I-1, Light Industrial Zone, and the Future Land Use Designation is I, Industrial Land Use; Parcels 4-6 - R-1, Single Family Residential Zone, and the Future Land Use Designation is RL, Low Density Residential Land Use; and Parcel 7 - R-4 Medium Density Residential Land Use, and the Future Land Use Designation is RM, Medium Density Residential Land Use.

Ordinance No. K-310
Page Four

STATE OF FLORIDA) ^{SS}
ST. LUCIE COUNTY)

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. K-308 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in The Tribune in Fort Pierce, Florida, on November 8, 2004, and on November 15, 2004; 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 December 6, 2004; and was duly introduced, read by title only, and passed on second and final reading on December 20, 2004, by the City Commission of the City of Fort Pierce, Florida.

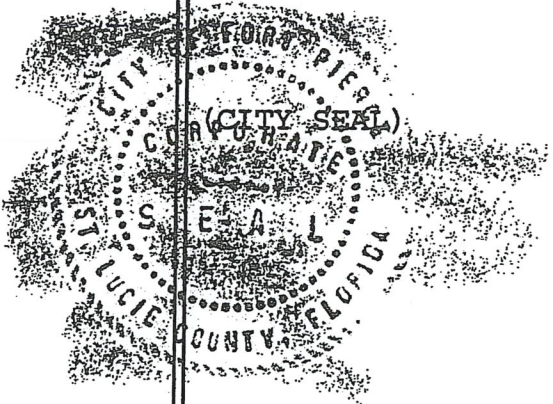
IN WITNESS HERewith, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21th day of December 2004.



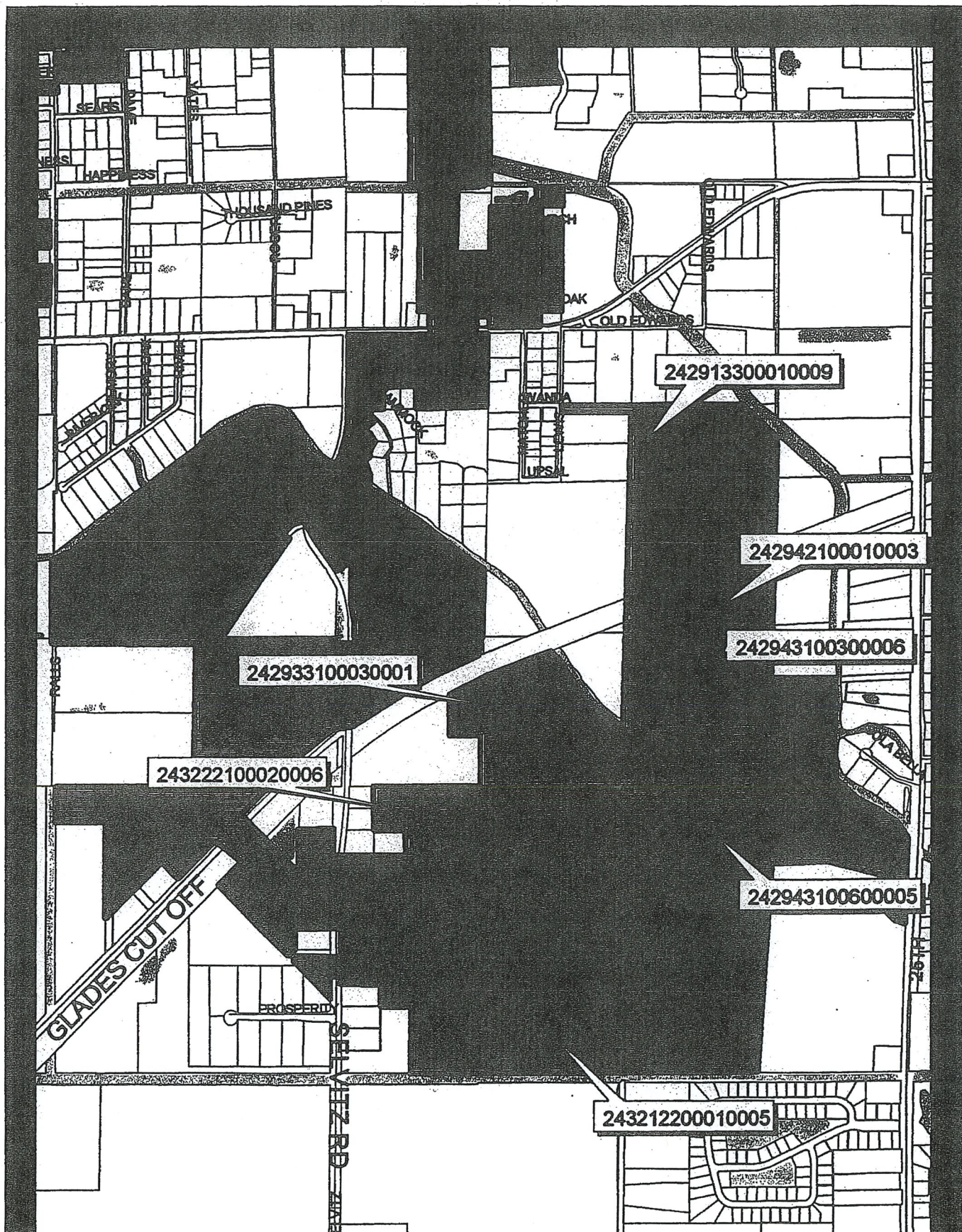
MAYOR COMMISSIONER



CITY CLERK



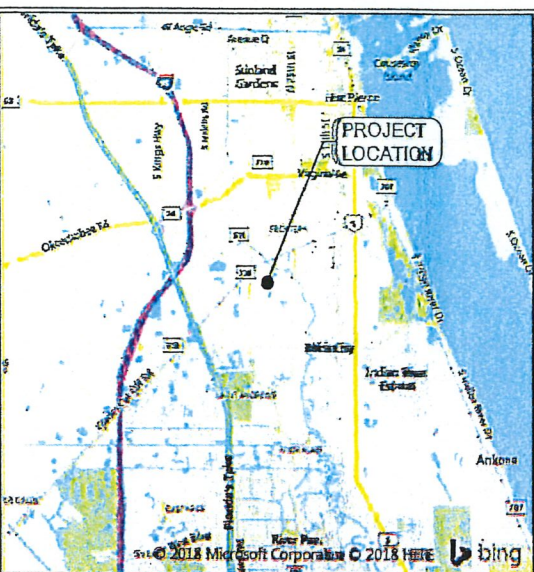
ATTACHMENT TO ORDINANCE NO. K-310



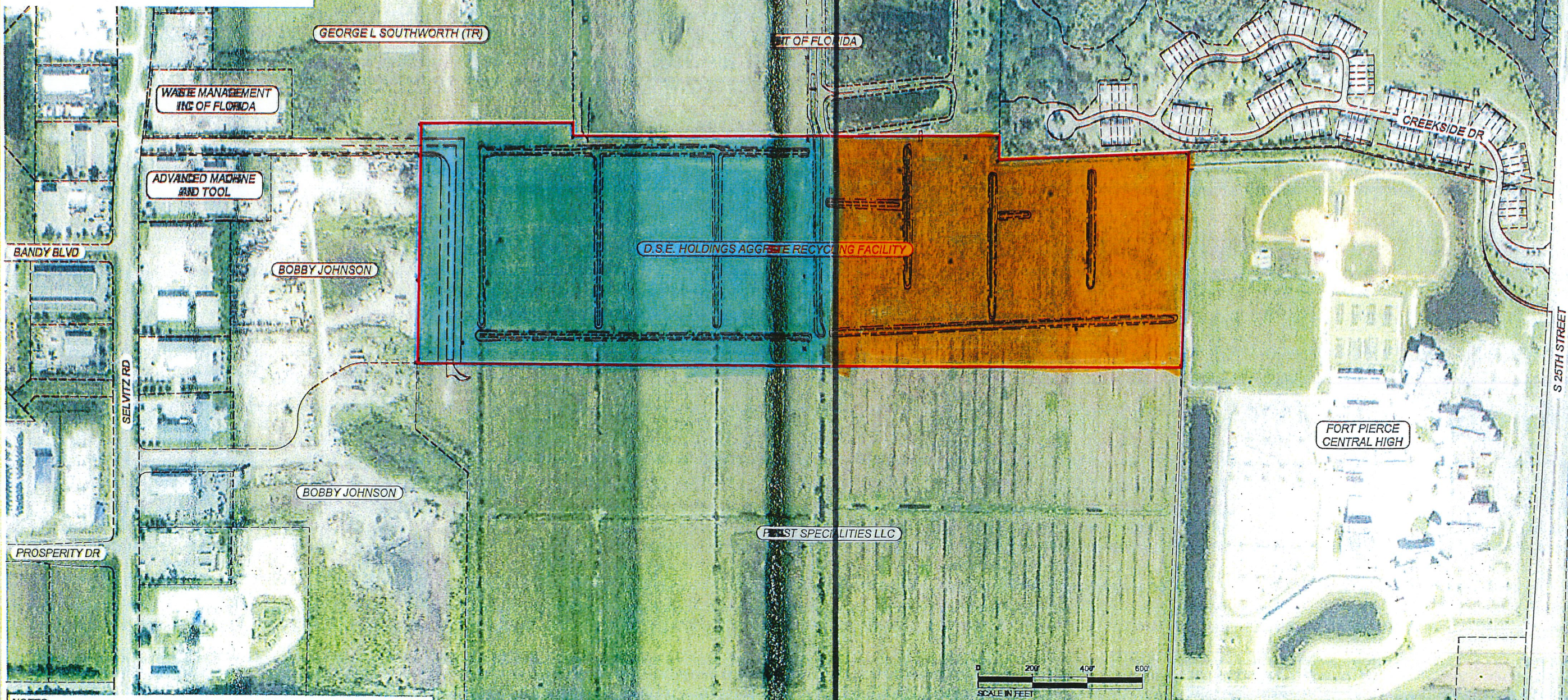
DATE: 8/18/2019 5:58:17 PM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

8/18/2019 5:58:17 PM



LOCATION MAP
NOT TO SCALE

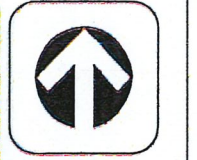
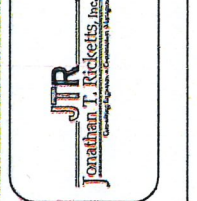


NOTES:
1) EXISTING PROPERTY BOUNDARIES SHOWN ARE BASED ON INFORMATION FROM THE COUNTY PROPERTY APPRAISERS OFFICE.



SEAL
11/30/18
FL P.E. No. 38799
JONATHAN T. RICKETTS

3459 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-6700
Toll-Free: (877) 630-6777
Fax: (561) 630-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761



PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
LAT 27°23'35.64"N
LON 80°21'32.61"W
PROJECT AERIAL

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:

E1.1