

ORDINANCE 12 - 49

10A  
9/24/12

AN ORDINANCE ANNEXING A PORTION OF ST. LUCIE COUNTY, FLORIDA LEGALLY DESCRIBED AS BEING ALL THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, LESS RIGHT-OF-WAY DEEDED TO ST. LUCIE COUNTY, AS PER DEED BOOK 243, PAGE 677, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONDITIONS OF ANNEXATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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**WHEREAS**, the City of Port St. Lucie is a Florida municipal corporation located within St. Lucie County, Florida; and

**WHEREAS**, Florida Power and Light Company, contract purchaser, has submitted an application for annexation (P12-102) as the authorized representative of Rheba Cooper, sole owner of certain real property in unincorporated St. Lucie County, Florida, as described in Exhibit "A", and depicted in Exhibit "B", both attached hereto and made a part hereof (the "Property"); and

**WHEREAS**, this is a voluntary annexation pursuant to Florida Statute 171.044; and

**WHEREAS**, a substantial portion of the Property's boundaries adjoin the municipal boundary of the City; and

**WHEREAS**, therefore, a substantial part of the boundary of the Property is conterminous with a part of the municipal boundary of the City; and

**WHEREAS**, therefore, the Property is contiguous to the City; and

**WHEREAS**, Dean J. Girard, the authorized representative of FPL, has filed a petition for voluntary annexation of the Property into the City dated July 24, 2012; and

## ORDINANCE 12 - 49

**WHEREAS**, Florida Power and Light Company desires to obtain for the Property the benefits and privileges of inclusion within the boundaries of the City which include the designation of the Property on the City's Future Land Use Map and the assignment of zoning categories to allow the most appropriate development of the Property and the provision of all services, facilities, and utilities as are available to all residents of the City; and

**WHEREAS**, based upon the evidence presented, the City has determined that the Property is concentrated in a single area; and

**WHEREAS**, annexation of the Property will not result in the creation of unincorporated areas being enclosed on all sides by a single municipality or by a single municipality and a natural or manmade obstacle that allows vehicular access only through unincorporated areas; and

**WHEREAS**, therefore, the annexation of the Property will not result in the creation of enclaves; and

**WHEREAS**, annexation of the Property will not result in the creation of either unincorporated or incorporated areas that are winding or turning; and

**WHEREAS**, therefore, annexation of the Property will not result in the creation of finger areas in a serpentine pattern; and

**WHEREAS**, annexation of the Property will not result in the creation of either unincorporated areas that are isolated from other unincorporated areas or incorporated areas that are isolated from other incorporated areas; and

**WHEREAS**, therefore, annexation of the Property will not result in the creation of pockets; and

## ORDINANCE 12 - 49

**WHEREAS**, therefore, the Property is reasonably compact; and

**WHEREAS**, the petition for annexation bears the signature of a person who is authorized to act on behalf of Florida Power and Light Company, contract purchaser, and Rheba Cooper, the sole owner of the Property; and

**WHEREAS**, therefore, the City Council has determined that the petition of annexation bears the signatures of all owners of property in the area proposed to be annexed; and

**WHEREAS**, prior to the date on which this Ordinance was adopted, the proposed annexation of the Property was noticed once a week for two consecutive weeks in the St. Lucie News Tribune, a newspaper published in Port St. Lucie (or St. Lucie County), which notice designated the number of this Ordinance, a brief, general description of the Property, a map clearly showing the Property, and a statement that a complete legal description of the Property and this Ordinance could be obtained from the Office of the City Clerk; and

**WHEREAS**, not fewer than 10 days prior to publishing the Ordinance notice, a copy of the notice was sent by the Office of the City Clerk to the St. Lucie County Commissioners via certified mail; and

**WHEREAS**, the City Council has determined that the annexation of the Property into the municipal boundaries of the City would be in the best interest of the City and the future residents of the Property; and

**WHEREAS**, the City and the Petitioner, have entered into an annexation agreement establishing certain terms and conditions of the annexation, subject to the approval of the City Council of this annexation ordinance.

## ORDINANCE 12 - 49

### NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The City Council of the City of Port St. Lucie, Florida, hereby finds that the foregoing recitals are true and correct and are incorporated herein as findings of fact as if set forth herein verbatim.

Section 2. The City Council hereby accepts the voluntary petition for annexation of the Property dated July 24, 2012 as described in Exhibit "A", and depicted in Exhibit "B", both attached hereto and made a part hereof (the "Property").

Section 3. The annexation of said land is subject to the terms and conditions of the Annexation Agreement between the City of Port St. Lucie and the Florida Power and Light Company.

Section 4. The Property is hereby annexed into and incorporated within the municipal limits of the City of Port St. Lucie, Florida, and shall hereafter be considered as a part of the City of Port St. Lucie, Florida.

Section 5. This Ordinance shall, within seven (7) days after its adoption, be filed as a revision with the Clerk of Circuit Court of St. Lucie County, Florida, and with the Department of State, and with the Chief Administrative Officer of St. Lucie County.

Section 6. The municipal boundary lines, having been altered through annexation, shall be revised and shall be filed as a revision of the City Charter with the Department of State within thirty (30) days of the adoption of this Ordinance. A copy of such revision shall be submitted to the Office of Economic

**ORDINANCE 12 - 49**

and Demographic Research along with a statement specifying the population census effect and the affected land area.

Section 7. This Ordinance shall become effective immediately after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 10<sup>th</sup> day October, 2012.

CITY COUNCIL  
CITY OF PORT ST. LUCIE, FLORIDA

BY: \_\_\_\_\_  
JoAnn M. Faiella, Mayor

ATTEST:

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Roger G. Orr, City Attorney

# EXHIBIT A

## Parcel ID Number; Legal Description and Acreage of Property

### PARCEL I.D. NUMBERS:

3321-112-0000-000/9

### LEGAL DESCRIPTION:

All that part of the Northeast one-quarter (NE 1/4) of Section 21, Township 36 South, Range 39 East St. Lucie County, Florida, lying West of the Florida East Coast Railway right-of-way, LESS right-of-way deeded to St. Lucie County, as per Deed Book 243, Page 677, of the Public Records of St. Lucie County, Florida.

### ACERAGE:

49.324 acres



PORT ST. LUCIE CITY COUNCIL

AGENDA ITEM REQUEST

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MEETING: REGULAR X SPECIAL   

DATE: September 24, 2012

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ORDINANCE X RESOLUTION    MOTION

PUBLIC HEARING October 8, 2010 LEGAL AD PUBLISH DATE September 24, 2012 and October 1, 2012

NAME OF NEWSPAPER St. Lucie News Tribune

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ITEM: P12-102 – FPL Treasure Substation Annexation

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RECOMMENDED ACTION: The public hearing before the Planning and Zoning Board was held on September 4, 2012. The Planning & Zoning Board recommended approval of the proposed amendment by a vote of 6-0 with Chair Blazak abstaining.

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EXHIBITS: A. Staff Analysis & Recommendation  
B. Ordinance

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SUMMARY EXPLANATION/BACKGROUND INFORMATION: This is an application for voluntary annexation for a 49.32 acre parcel located along the west side of Glades Cut-Off Road just opposite the west end entry into PGA Village master planned community. The request is to annex the property and develop the northern portion of the property, approximately 10 acres, as an electrical substation.

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IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED? None

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SUBMITTING DEPARTMENT: Planning Department

DATE: 9/11/12



# City of Port St. Lucie

Planning and Zoning Department Memorandum

**TO:** CITY COUNCIL – MEETING OF SEPTEMBER 24, 2012

**FROM:** BRIDGET KEAN, PRINCIPAL PLANNER BK

**RE:** P12-102 – APPLICATION FOR VOLUNTARY ANNEXATION  
FLORIDA POWER AND LIGHT TREASURE SUBSTATION

**DATE:** SEPTEMBER 11, 2012

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## BACKGROUND:

This is one of three applications the City has received for a proposal from the Florida Power and Light Company (FPL) to build a regional electrical substation within an existing electrical transmission corridor along Glades Cut-Off Road. The electrical substation will be unmanned and visited by field service crews on a biweekly basis.

FPL is seeking voluntary annexation for a 49.32 acre parcel located along the west side of Glades Cut-Off Road just opposite the west end entry into PGA Village master planned community. The request is to annex the property and develop the northern portion of the property, approximately 10 acres, as an electrical substation. The remaining 40 acres will maintain St. Lucie County agricultural land use and zoning. As set forth in Policy 1.1.9.9 of the Future Land Use Element, the applicant must submit a future land use amendment for the remaining 40 acres within one year of annexation. The applications are listed below:

1. P12-102 Florida Power and Light Treasure Substation – Application for voluntary annexation.
2. P12-103 Florida Power and Light Treasure Substation – Application for a small scale comprehensive plan.
3. P12-104 Florida Power and Light Treasure Substation – Application for rezoning.

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**APPLICANT:** Patrick J. Ferland, P.E., Culpepper and Terpening, Inc. Notarized letter of authorization is included in application packet.

**OWNER:** Florida Power and Light Company is under contract to purchase property from Rheba Cooper, property owner. Notarized letter of authorization is included in the application packet.

**LOCATION:** The subject property is located along the west side of Glades Cut-Off Road, just opposite the west end entry into PGA Village master planned community.

**LEGAL DESCRIPTION:** The property is legally described as being all that part of the Northeast one-quarter (NE 1/4) of Section 21, Township 36 South, Range 39 East St. Lucie County, Florida, lying West of the Florida East Coast Railway right-of-way, LESS right-of-way deeded to St. Lucie County, as per Deed Book 243, Page 677, of the Public Records of St. Lucie County, Florida.

**SIZE:** 49.324 acres, more or less

**EXISTING ZONING:** The property is zoned St. Lucie County Agricultural - 2.5 (AG 2.5), which allows one dwelling unit per two and one-half (2.5) gross acres.

**EXISTING USE:** Single-family residential home on 3.8 acres and leased grazing land.

**SURROUNDING USES:** The property abuts the entry road to the City of Port St. Lucie Glades Wastewater Treatment Plant to the north. The property to the north of the entrance road is within the LTC Ranch DRI. The future land use classification is ROI (Residential, Office, and Institutional). The land is vacant and the zoning is St. Lucie County agricultural. The property is adjacent to FEC right-of-way and PGA Village master planned community (St. Lucie County) to the east and southeast. The use is residential golf community. The property borders the 464.5 acre proposed Lulfs Grove Business Park to the west. Lulfs Grove was annexed into the City in 2008 and has a mix of ROI (Residential, Office, and Institutional), CS (Service Commercial), CG (General Commercial) and HI/LI (Industrial) future land uses. The land is vacant and the zoning is St. Lucie County agricultural.

**FUTURE LAND USE DESIGNATION:** The existing future land use classification is St. Lucie County Agricultural-2.5 (AG-2.5) which yields one dwelling unit per two and one-half (2.5) gross acres.

**PROPOSED PROJECT:** The proposed project is the construction of an electrical substation on the northern portion of the property, approximately 10 acres. The remaining 40 acres will retain its current agricultural use.

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**JUSTIFICATION/MITIGATION:**

**FLORIDA STATUTES:** The submittal packet includes a letter from Peter Cocotos, Senior Attorney, Florida Power & Light Company, that states that the proposed annexation conforms fully to the legal requirements for voluntary annexation set forth in Section 171.044, Florida Statutes. The criteria established in Florida Statutes Chapter 171.044 for voluntary annexation are as follows:

- All of the owners of the property must join in the petition requesting the annexation; and
- The property must be in the unincorporated area of the county; and
- The property must be contiguous to the city's existing municipal boundaries; and
- The property must be reasonably compact in shape; and
- The annexation must not result in the creation of enclaves.

Legal notice for the annexation ordinance has been legally published in a newspaper of general circulation once a week for two consecutive weeks prior to the second reading and has been posted on the subject property with a sign. The county has been notified not fewer than 10 days prior to publishing the Ordinance notice; a copy of the notice was sent by the Office of the City Clerk to the St. Lucie County Commissioners via certified mail.

**CITY OF PORT ST. LUCIE COMPREHENSIVE PLAN:** The update to the City's Comprehensive Plan (EAR-based amendments) was approved by the City Council on August 27, 2012. The Future Land use Element was amended to include new policies for the review of annexation as follows:

*Policy: 1.1.9.1: The City may encourage voluntary annexation of enclaves.*

*Staff Evaluation:* The property is within the City's northwest annexation area. It abuts property within the municipal boundaries of the City of Port St. Lucie to the north and west.

*Policy 1.1.9.2: In order to evaluate a proposed annexation request, the City may consider the following factors:*

1. *Adequacy of governmental services for both existing and proposed land uses within the annexation territory including:*
  - a. *The ability to provide needed public services and facilities including the sufficiency of revenue sources for those services.*
  - b. *Demonstration that provision of public services may not negatively impact provision of public services within existing areas of the City.*
2. *The proposed annexation boundary is appropriate in relation to existing city boundaries.*
3. *The annexation territory is designated for urban land uses in the County's Comprehensive Plan.*
  1. *Job creation related to targeted industries list.*
  2. *The proposed annexation promotes a balance of housing for persons and families of all income levels.*
  3. *The amount of existing vacant land within the City that is available for similar types of development to the proposed annexation.*
  4. *The need to avoid potential detrimental effects to the City if the property is developed outside of the city.*

*Staff Evaluation:* The property is within the City's northwest annexation area and within the Port St. Lucie Utility Systems Department service area. The application for annexation was accompanied by an application for a future land use change and a rezoning to build an electrical substation on approximately 10 acres of the property. The remaining 40 acres will remain in agricultural use. The electrical substation will be an unmanned facility and have limited impact on the City's level of service requirements. Additional impacts will be reviewed at the time of the submittal of a future land use map amendment for the remaining 40 acres.

*Policy 1.1.9.3:* *If the annexation will result in urban development adjacent to existing agricultural lands, the City may require measures to minimize potential conflicts such as land use transitions or buffers.*

*Staff Evaluation:* The property abuts land with an ROI future land use to the north, a residential land use to the east, and a combination of ROI/General Commercial/Industrial land uses to west. The proposed electrical substation will be reviewed at the site plan stage for compliance with the Natural Resources Code, Landscape Code, and to ensure adequate buffering.

*Policy 1.1.9.4:* *In consideration of any proposed annexation, the City may request a fiscal impact assessment of the proposed annexation, including such information as costs to provide services and tax revenues. The cost of such analysis or additional*

*information should be borne by the applicant(s). The City has the ability to retain professional assistance in either reviewing and/or conducting the assessment.*

Staff Evaluation: A fiscal impact assessment is not necessary for the review of the proposed annexation based on the intended use.

*Policy 1.1.9.5: The City may use development agreements for all annexation projects to provide the city with certainty as to the completion of improvements in conjunction with development, and to provide developers with certainty of the protection of entitlements.*

*Policy 1.1.9.6: An annexation and/or development agreement(s) to address issues such as timing, cost, extension of infrastructure and expectations related to the annexation or development of the property may be in place prior to adopting an annexation ordinance.*

Staff Evaluation: The proposal includes an annexation agreement between the property owner and the City of Port St. Lucie.

*Policy 1.1.9.7: Future annexed properties should consider the following criteria for creation of green communities including:*

- *Providing a mix of uses to reduce vehicle miles travelled;*
- *Transportation improvements that are recognized as contributing to complete streets, including pedestrian and bicycle safety; compliance with the Americans with Disabilities Act; public transit facilities, street trees and landscaping, street and sidewalk lighting;*
- *Ensuring residential areas have parks within walking distance;*
- *Use of alternative sources of energy such as solar panels;*
- *Measures to ensure the responsible use of water, including implementation of water re-use requirements for irrigation and use of drought tolerant or Florida Friendly landscaping plants to minimize use of pesticides and water consumption;*
- *Enhanced stormwater quality including Low Impact Development measures and rain harvesting;*
- *Incorporation of design and development standards that meet the energy efficiency criteria of the U.S. Green Building Council, Florida Green Building Coalition, U.S. Environmental Protection Agency Energy Star program, or similar third party green building certification program;*
- *Designating property for existing or future transit;*
- *Providing for “park-n-ride” or commuter parking facilities within the annexation property;*

- *Fair share obligations to major community infrastructure required for the overall Urban Service Area that exceed the development and required improvements.*

Staff Evaluation: This policy is not applicable at this time based on the intended use of the property. The development plans for the remaining 40 acres will be reviewed for consistency with the City's Comprehensive Plan at the time of the submittal of the future land use map amendment.

*Policy 1.1.9.9: – Land use amendments shall be prepared for all annexed properties within one year of annexation.*

Staff Evaluation: This requirement is addressed in the annexation agreement.

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**STAFF RECOMMENDATION:**

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval of the proposed annexation.

**PLANNING AND ZONING BOARD ACTION OPTIONS:\***

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

\*Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

On September 4, 2012, the Planning and Zoning Board voted 6-0 to recommend approval of the petition with Chair Blazak abstaining from the vote.

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

ANNEXATION

SEC 21/TWP 36S/R39E

3321-112-0000-0009

AERIAL DEC 2010

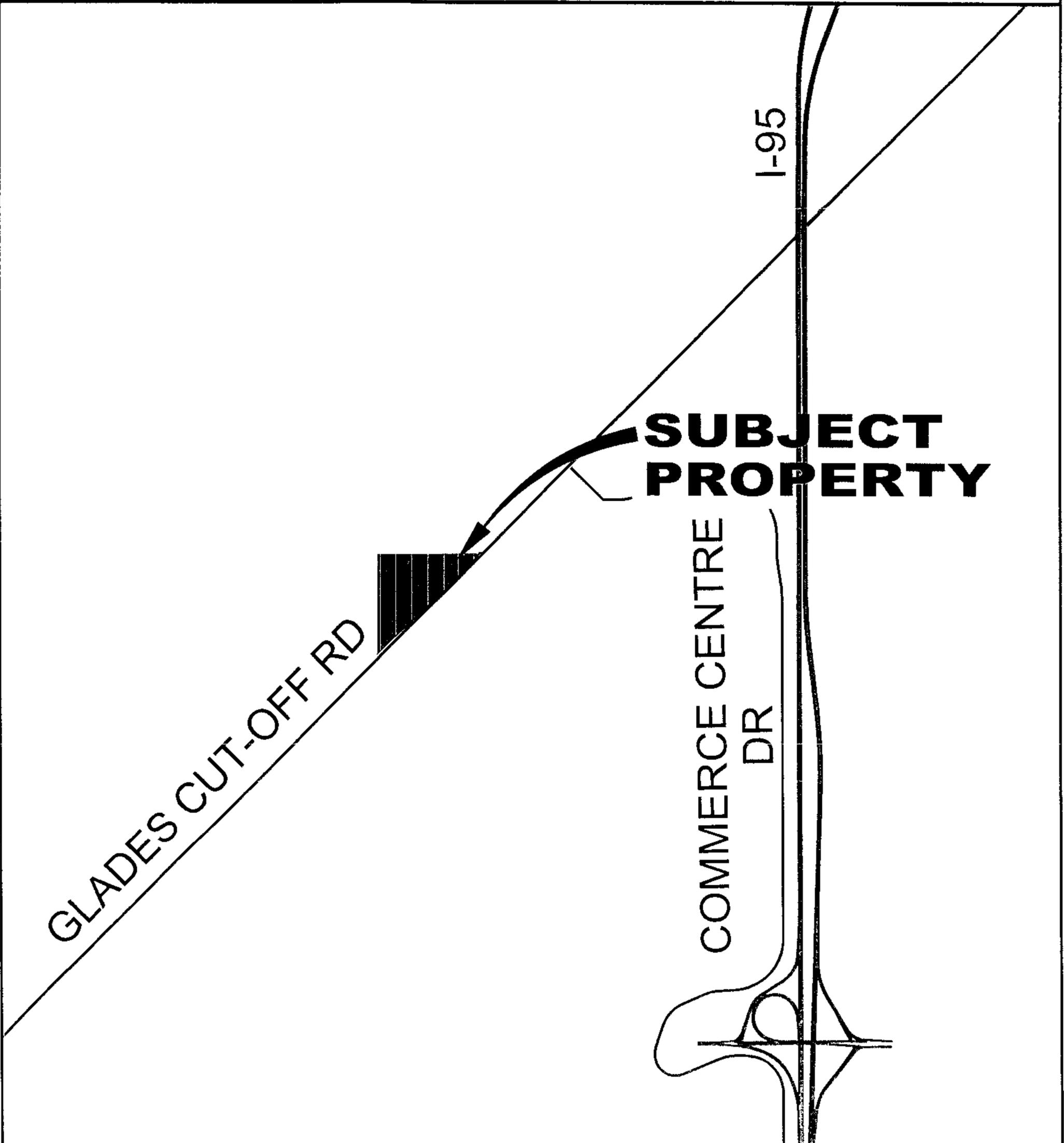
DATE: 8/3/2012

APPLICATION NUMBER:  
P12-102

CADD FILE NAME:  
P12-102A

SCALE: 1"=350'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

ANNEXATION

SEC 21/TWP 36S/R39E  
3321-112-0000-0009

DATE: 8/3/2012

APPLICATION NUMBER:  
P12-102

CADD FILE NAME:  
P12-102L

SCALE: 1" = .5 MI

# SITE LOCATION



TRACT "A"

UNPLATTED  
NOT A PART OF  
THIS PLAT

GLADES CUT-OFF ROAD

**SUBJECT  
PROPERTY**

3321-112-0000-0009

RESERVE BOULEVARD

MARSH TER

LEGENDS DR

MYSTIC WY

MARSH TER

MARSH  
LANDINGS

MYSTIC  
PINES



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

ANNEXATION

SEC 21/TWP 36S/R39E

3321-112-0000-0009

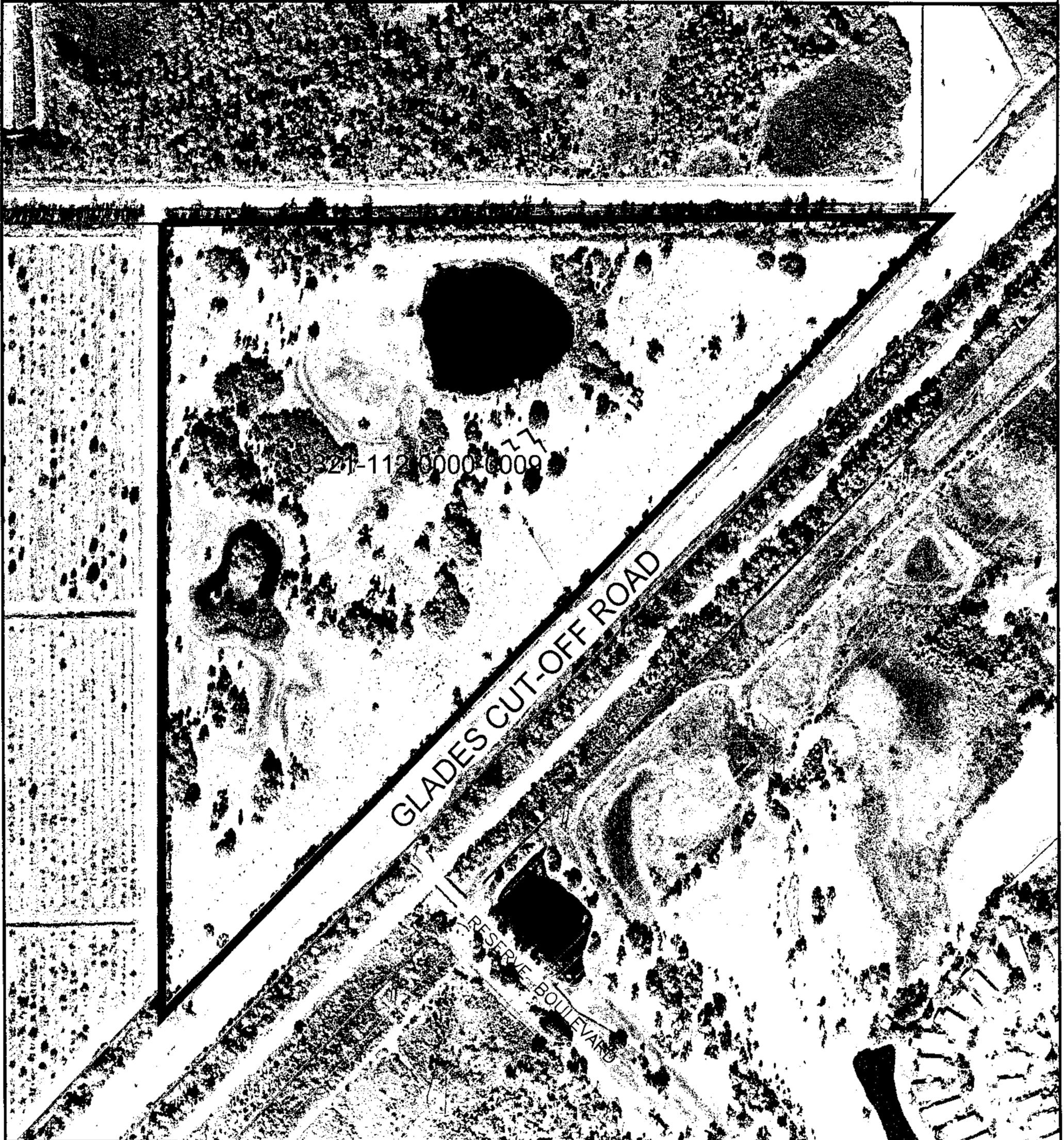
DATE: 8/3/2012

APPLICATION NUMBER:  
P12-102

CADD FILE NAME:  
P12-102M

SCALE: 1"=500'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

ANNEXATION

SEC 21/TWP 36S/R39E

3321-112-0000-0009

AERIAL DEC 2010

DATE: 8/3/2012

APPLICATION NUMBER:  
P12-102

CADD FILE NAME:  
P12-102A

SCALE: 1"=350'

# FUTURE LAND USE



TRACT "A"

UNPLATTED  
NOT A PART OF  
THIS PLAT

R01

GLADES CUT-OFF ROAD

**SUBJECT  
PROPERTY**

3321-112-0000-0009

RESERVE BOULEVARD

MARSH TER

LEGENDS DR

MYSTIC WY

MARSH TER

MARSH  
LANDINGS

MYSTIC  
PINES



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

ANNEXATION

SEC 21/TWP 36S/R39E

3321-112-0000-0009

DATE: 8/3/2012

APPLICATION NUMBER:  
P12-102

CADD FILE NAME:  
P12-102M

SCALE: 1"=500'

# EXISTING ZONING



TRACT "A"

UNPLATTED  
NOT A PART OF  
THIS PLAT

TBD

**SUBJECT  
PROPERTY**

GLADES CUT-OFF ROAD

3321-112-0000-0009  
**AG 2.5**  
(CO.)

RESERVE BOULEVARD

MARSH TER

LEGENDS DR

MYSTIC WY

MARSH LANDINGS

MARSH TER

MYSTIC PINES



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

ANNEXATION

SEC 21/TWP 36S/R39E

3321-112-0000-0009

DATE: 8/3/2012

APPLICATION NUMBER:  
P12-102

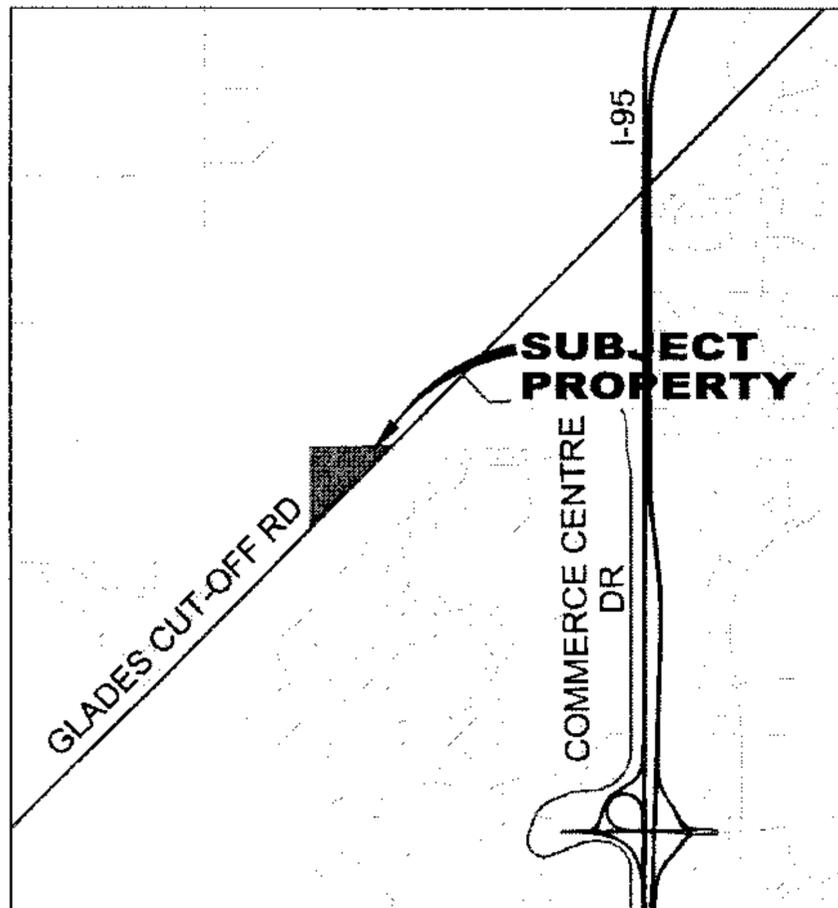
CADD FILE NAME:  
P12-102M

SCALE: 1"=500'



# NOTICE OF ANNEXATION

A Public Hearing will be conducted before the City of Port St. Lucie City Council at a meeting beginning at 7:00 p.m. or as closely thereafter as business permits on October 8, 2012 in the City of Port St. Lucie Council Chambers at City Hall, Building A, 121 SW Port St. Lucie Blvd., corner of Airoso and Port St. Lucie Blvd., Port St. Lucie, Florida, on the following proposed ordinance: ORDINANCE No. 12-49, an ordinance annexing certain land, approximately 49.324 acres, plus or minus, situated in St. Lucie County, Florida providing for conditions of annexation, providing for an effective date. The property is located along the west side of Glades Cut-Off Road, just opposite the west end entry into PGA Village master planned community. The property is legally described as all that part of the Northeast one-quarter (NE 1/4) of Section 21, Township 36 South, Range 39 East St. Lucie County, Florida, as shown on the following map (P12-102).



Copies of the above referenced ordinance and a complete legal description by metes and bounds have been placed on file in the City Clerk's Office and are available for public inspection Monday through Friday between the hours of 8:00 AM and 5 PM. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony of evidence of said meeting upon which any appeal is to be based.



"A City for All Ages"

# CITY OF PORT ST. LUCIE

CITY CLERK'S OFFICE



.....  
A CITY FOR ALL AGES

September 11, 2012

Board of County Commissioners  
2300 Virginia Avenue  
Fort Pierce, Florida 34982

Dear County Commissioners:

Enclosed you will find a certified copy of the legal notice that will publish on September 24, 2012, in the St. Lucie News Tribune. This notice is necessary for Annexation of certain property described as:

property generally located along the west side of Glades Cut-Off Road, just opposite the west end entry into PGA Village master planner community; legally described as all that part of the Northeast one-quarter (NE 1/4) of Section 21, Township 36 South, Range 39 East, St. Lucie County, Florida, P12=102

This is transmitted to you per F.S. 171.044(6).

If you have any questions regarding the above matter please call me at 344-4370.

Very truly yours,

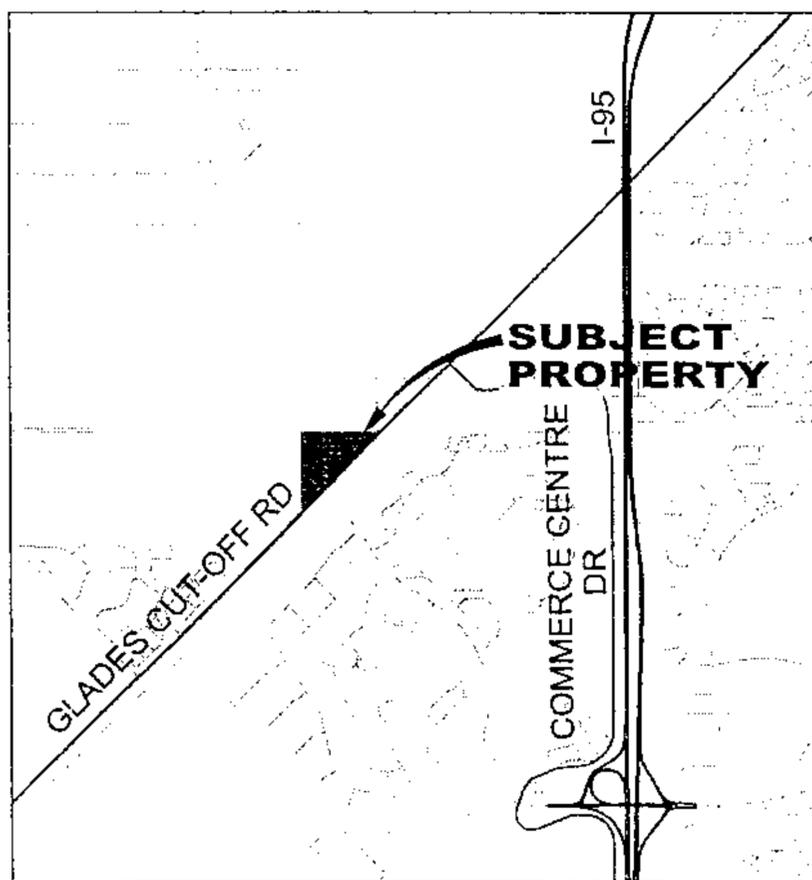
Karen A. Phillips, CMC  
City Clerk

Enclosure



## NOTICE OF ANNEXATION

A Public Hearing will be conducted before the City of Port St. Lucie City Council at a meeting beginning at 7:00 p.m. or as closely thereafter as business permits on October 8, 2012 in the City of Port St. Lucie Council Chambers at City Hall, Building A, 121 SW Port St. Lucie Blvd., corner of Airoso and Port St. Lucie Blvd., Port St. Lucie, Florida, on the following proposed ordinance: ORDINANCE No. 12-49, an ordinance annexing certain land, approximately 49.324 acres, plus or minus, situated in St. Lucie County, Florida providing for conditions of annexation, providing for an effective date. The property is located along the west side of Glades Cut-Off Road, just opposite the west end entry into PGA Village master planned community. The property is legally described as all that part of the Northeast one-quarter (NE 1/4) of Section 21, Township 36 South, Range 39 East St. Lucie County, Florida, as shown on the following map (P12-102).



STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF PORT ST. LUCIE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE

*Fairlie Phillips*  
CITY CLERK

BY: \_\_\_\_\_  
DEPUTY CLERK

DATE: 9-11-12  
(CITY SEAL)  
1931

Copies of the above referenced ordinance and a complete legal description by metes and bounds have been placed on file in the City Clerk's Office and are available for public inspection Monday through Friday between the hours of 8:00 AM and 5 PM. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision

involving the matters noticed herein will be responsible for making a verbatim record of the testimony of evidence of said meeting upon which any appeal is to be based.

Planning & Zoning

PUBLISH : Sept. 24 and Oct. 1

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

St. Lucie County Board of Commissioners  
2300 Virginia Avenue  
Ft. Pierce, FL 34982

2. Article Number  
(Transfer from service label)

7012 1640 0000 3778 5799

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

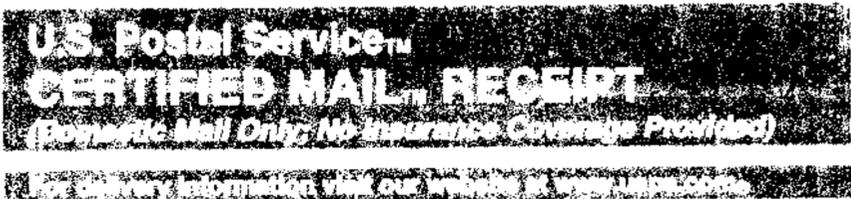
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7012 1640 0000 3778 5799



*St. Lucie County Board of Commissioners  
2300 Virginia Ave.  
Ft. Pierce, FL 34982*

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Postmark Here

Sent To: *St. Lucie County Board of Commissioners*  
Street, Apt. No., or PO Box No.: *2300 Virginia Ave.*  
City, State, ZIP+4: *Ft. Pierce, FL 34982*

625 822E 0000 049T 2702  
625 822E 0000 049T 2702

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

St. Lucie County Board of Commissioners  
2300 Virginia Avenue  
Ft. Pierce, FL 34982

2. Article Number  
(Transfer from service label)

7012 1640 0000 3778 5799

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*S. Smedley*

- Agent
- Addressee

B. Received by (Printed Name)

*S. Smedley*

C. Date of Delivery

*9/13/12*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes



**CERTIFIED MAIL™**  
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS; FOLD AT DOTTED LINE