

Return to:

**City Attorney's Office
City of Stuart
121 SW Flagler Street
Stuart, FL 34994**

ORDINANCE No. 2377-2018

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND HOME TO JENSEN BEACH HIGH SCHOOL, LOCATED AT 2875 NW GOLDENROD ROAD, CONSISTING OF 65.97 ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, Petitioners, The School Board of Martin County, constituting the fee simple title holder to the land on the south side of Jensen Beach Boulevard, consisting of 65.97 acres, home to Jensen Beach High School, more particularly described in **Exhibit "A"**, attached hereto and made a part thereof, has voluntarily requested the City of Stuart annex said land into the corporate limits of the City; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for annexation, and has also considered the recommendation of the Stuart Local Planning Agency and City staff.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF STUART:

Section 1. Findings. The City Commission finds the above statements are true and correct, and serve as a basis for consideration of this ordinance; that said lands are contiguous with the corporate limits of the City of Stuart, creates no enclaves, is reasonably compact, and that the City may upon agreement between Martin County and the City effectively provide police, fire, and sanitary services to said land, all in compliance with the terms and requirements of Sec. 171.44, Florida Statutes, and the City of Stuart Code.

Section 2. Annexation. The City Commission has determined that development of said lands upon annexation shall be in accordance with the regulatory requirements of Martin County until such time as amendments to the City's Comprehensive Land Use Plan and Official Zoning Map become effective; and that the parcel of land more particularly described in **Exhibit "A"**. A map depicting the property is attached hereto as **Exhibit "B"**, and a Boundary and Topographical Survey is attached hereto as **Exhibit "C"**, are hereby annexed into and shall be within the corporate limits of the City of Stuart, Florida, and that same shall henceforth be a part of said City as if said lands were originally a part of the City of Stuart.

Section 3. Directions to the City Clerk. The City Clerk shall cause the boundaries as set forth in the City's Charter to be amended and codified. Upon complete execution of this Ordinance, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

Section 4. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 5. Severability. If any word, clause, sentence, paragraph, section or part thereof

contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance. The corporate boundary of the City shall be re-codified to include lands annexed.

Section 6. Effective Date: This ordinance shall be effective upon its adoption.

Passed on first reading the 23rd day of July, 2018.

Commissioner CLARKE offered the foregoing ordinance and moved its adoption. The motion was seconded by Commissioner BRUNER and upon being put to a roll call vote, the vote was as follows:


KELLI GLASS LEIGHTON, MAYOR
BECKY BRUNER, VICE MAYOR
NICK BLOUNT, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
TROY A. MCDONALD, COMMISSIONER

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

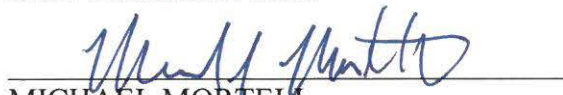
ADOPTED on second and final reading this 13th day of August, 2018.

ATTEST:


MARY R. KINDEL
CITY CLERK


KELLI GLASS LEIGHTON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


MICHAEL MORTELL
CITY ATTORNEY

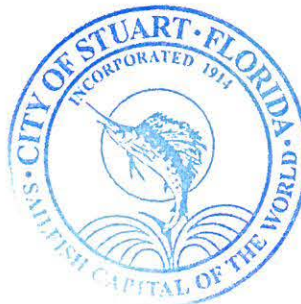


Exhibit A
Legal Description

LEGAL DESCRIPTION COMPILED FROM DEEDS

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT START AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2645.55 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE RUN NORTH 00 DEGREES 28 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 1989.58 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE RUN NORTH 89 DEGREES 26 MINUTES 00 SECONDS WEST A DISTANCE OF 661.65 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE RUN SOUTH 81 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 515.44 FEET TO A POINT; THENCE SOUTH 01 DEGREE 14 MINUTES 04 SECONDS EAST A DISTANCE OF 74.63 FEET TO A POINT; THENCE SOUTH 15 DEGREES 26 MINUTES 33 SECONDS EAST A DISTANCE OF 67.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 55 MINUTES 00 SECONDS WEST A DISTANCE OF 530.00 FEET TO A POINT; THENCE NORTH 83 DEGREES 12 MINUTES 21 SECONDS WEST A DISTANCE OF 295.68 FEET TO A POINT; THENCE SOUTH 81 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 271.73 FEET TO A POINT; THENCE SOUTH 71 DEGREES 17 MINUTES 52 SECONDS WEST A DISTANCE OF 428.34 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 20; THENCE NORTH 00 DEGREES 27 MINUTES 15 SECONDS EAST ALONG SAID WEST LINE OF SECTION 20 A DISTANCE OF 2363.32 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-707-A (N.W. JENSEN BEACH BOULEVARD); THENCE SOUTH 89 DEGREES 09 MINUTES 33 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2646.92 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST ONE QUARTER A DISTANCE OF 596.70 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE RUN NORTH 89 DEGREES 20 MINUTES 23 SECONDS WEST A DISTANCE OF 672.00 FEET TO A POINT; THENCE RUN SOUTH 45 DEGREES 39 MINUTES 37 SECONDS WEST A DISTANCE OF 35.36 FEET TO A POINT; THENCE NORTH 89 DEGREES 20 MINUTES 23 SECONDS WEST A DISTANCE OF 618.38 FEET TO A POINT; THENCE SOUTH 50 DEGREES 00 MINUTES 50 SECONDS EAST A DISTANCE OF 10.19 FEET TO A POINT; THENCE SOUTH 13 DEGREES 57 MINUTES 20 SECONDS EAST A DISTANCE OF 92.73 FEET TO A POINT; THENCE SOUTH 22 DEGREES 46 MINUTES 31 SECONDS EAST A DISTANCE OF 116.28 FEET TO A POINT; THENCE SOUTH 46 DEGREES 12 MINUTES 07 SECONDS EAST A DISTANCE OF 55.44 FEET TO A POINT; THENCE SOUTH 55 DEGREES 18 MINUTES 12 SECONDS EAST A DISTANCE OF 143.50 FEET TO A POINT; THENCE SOUTH 23 DEGREES 34 MINUTES 17 SECONDS WEST A DISTANCE OF 197.77 FEET TO A POINT; THENCE SOUTH 35 DEGREES 40 MINUTES 02 SECONDS WEST A DISTANCE OF 45.93 FEET TO A POINT; THENCE SOUTH 03 DEGREES 43 MINUTES 35 SECONDS EAST 50.65 FEET TO A POINT; THENCE SOUTH 15 DEGREES 18 MINUTES 52 SECONDS EAST A DISTANCE OF 166.36 FEET TO A POINT; THENCE SOUTH 07 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 56.20 FEET TO A POINT; THENCE SOUTH 89 DEGREES 20 MINUTES 23 SECONDS EAST A DISTANCE OF 465.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 28 MINUTES 17 SECONDS WEST A DISTANCE OF 523.11 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED PARCEL OF LAND.

LESS AND EXCEPT TWO PARCELS OF LAND CONVEYED TO MARTIN COUNTY AS DESCRIBED BY

Ordinance No. 2377-2018: Jensen Beach High School Annexation

DEED RECORDED IN OFFICIAL RECORDS BOOK 2454 AT PAGE 2404, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT LANDS CONVEYED TO MARTIN COUNTY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2081 AT PAGE 180, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. CONTAINING 65.97 ACRES OF LAND, MORE OR LESS.

Exhibit B Location Map

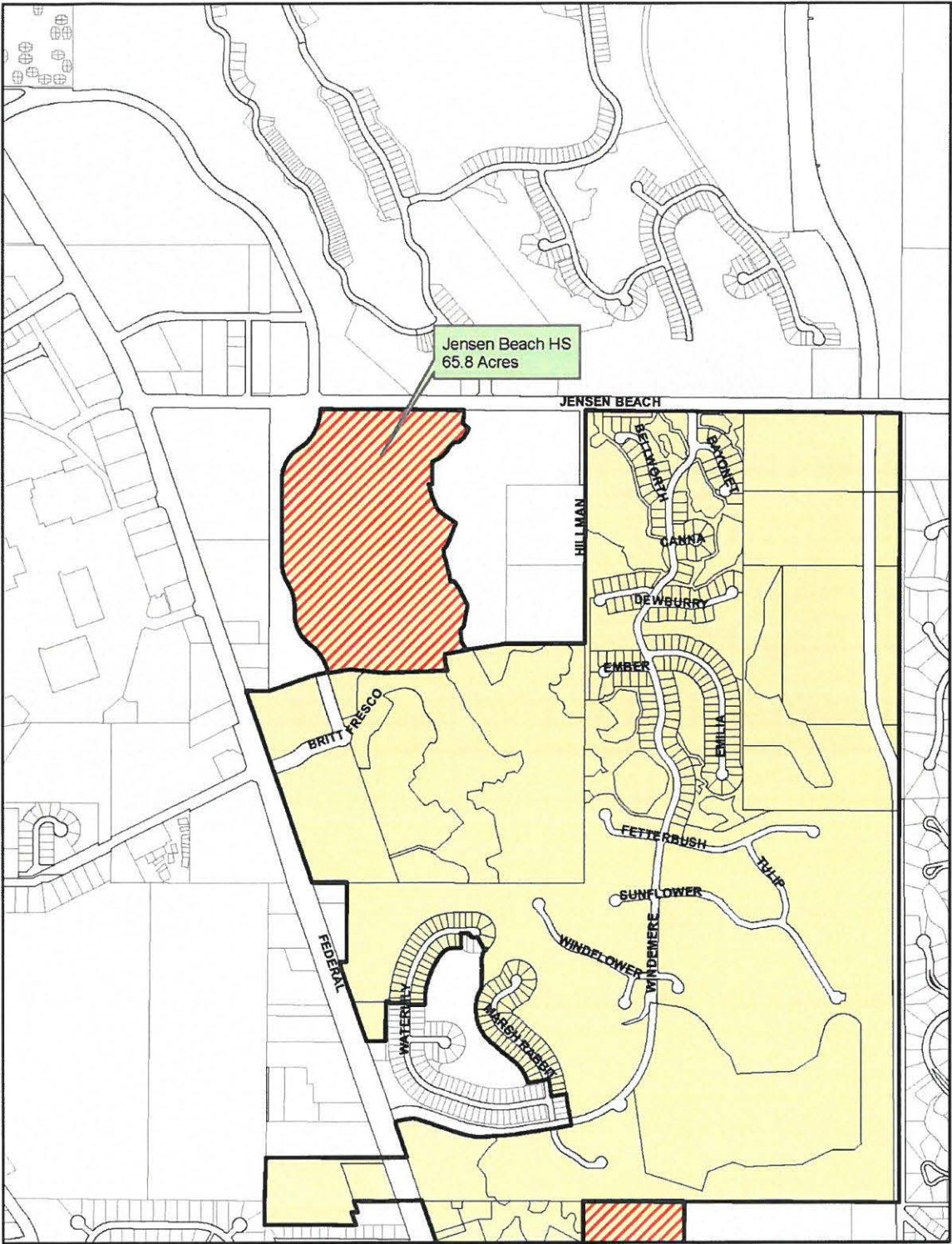


Exhibit C Boundary and Topographical Survey

[illegible]