

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, May 12, 2015 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
6. **APPROVAL OF MINUTES**
 - a. April 14, 2015 Meeting
7. **NEW BUSINESS**
 - a. Annexation - South US Hwy 1 Corridor
 - b. Annexation - Various Locations
 - c. Conceptual Development Plan - Pro Team Med - Drug & Alcohol Treatment Center - 3295 S US Highway 1
8. **BOARD COMMENTS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are

hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board

6. a.

Meeting Date: 05/12/2015

Information

REQUESTED ACTION

April 14, 2015 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 4/14/2015

Form Review

Form Started By: Alicia Rosenthal

Started On: 04/30/2015 05:41 PM

Final Approval Date: 05/01/2015

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **April 14, 2015**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Charles Hayek; Mike Dahan; Eduardo Mujica; John George; Brian Paul; Marcia Baker; Tim O'Connell; Eloise Cummings; Steve Weaver; Robert Poitier; Bob Burdge, Chairman

Absent: Erica Ganzi

Staff Present: Rebecca Grohall, AICP, Planning Manager
James Walker, Assistant City Attorney
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by Marcia Baker, and seconded by Eloise Cummings to excuse the absence of Ms. Ganzi.

AYE: Eduardo Mujica, John George, Brian Paul, Marcia Baker, Tim O'Connell, Eloise Cummings, Steve Weaver, Charles Hayek, Mike Dahan, Chairman Bob Burdge
Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver was made an active member for the meeting.

6. APPROVAL OF MINUTES

a. March 10, 2015 Meeting

Motion was made by John George, and seconded by Marcia Baker to approve the minutes from the March 10, 2015 meeting.

AYE: Mike Dahan, Eduardo Mujica, John George, Brian Paul, Marcia Baker, Tim O'Connell, Eloise Cummings, Steve Weaver, Charles Hayek, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Site Plan - O'Reilly Auto Parts - 2600 Okeechobee Road

Mr. Benton gave an overview of the application and answered questions from the Board. Board discussion ensued. Tom Burke, Engineer of Record from Cardno, spoke about the environmental aspect of the site and answered questions from the Board.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation to the City Commission for approval of the Site Plan with the following conditions:

1. The applicant record the proposed five (5) foot sidewalk easement prior to the issuance of a Certificate of Occupancy; and
2. The applicant integrates a tree mitigation plan into the request for a deceleration within the Okeechobee Road right-of-way to offset the removal of four (4) palm and three (3) oak trees from the County right-of-way; and
3. The applicant will supply any environmental impact studies prior to the City Commission meeting.

AYE: Charles Hayek, Mike Dahan, Eduardo Mujica, John George, Brian Paul, Marcia Baker, Tim O'Connell, Eloise Cummings, Steve Weaver, Chairman Bob Burdge

Passed

b. Revisions to the Planned Development Code - Sec 22-40

Ms. Grohall presented revisions to the Planned Development Code, which were requested by the City Commission to clarify and streamline the process. Ms. Grohall answered questions from the Board and provided additional information.

Motion was made by Steve Weaver, and seconded by Marcia Baker to forward a recommendation to the City Commission for approval of the proposed changes to Section 22-40.

AYE: Steve Weaver, Eloise Cummings, Tim O'Connell, Marcia Baker, Brian Paul, John George, Eduardo Mujica, Mike Dahan, Charles Hayek, Chairman Bob Burdge

Passed

c. Capital Improvements Presentation by City Engineer and Deputy City Manager

Nick Mimms, Deputy City Manager, and Jack Andrews, City Engineer, listened to the concerns of the Board members and discussed roadway resurfacing. Mr. Andrews identified streets that have high volume and are in poor shape. Mr. Mimms noted they are working on trying to identify funding for the much needed capital improvement projects city wide. Mr. Mimms stated the outlook of the community is looking better and he hopes the budget will turn around.

8. BOARD COMMENTS

The Board was supplied a memo from Ms. Grohall with the annexation update that was presented to the City Commission.

9. ADJOURNMENT

Planning Board

7. a.

Meeting Date: 05/12/2015

Information

REQUESTED ACTION

Annexation - South US Hwy 1 Corridor

LOCATION

Various locations along South US Hwy 1 between Midway Road and Ulrich Road

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Staff recommends approval

Attachments

[Staff Report](#)

[Annexation List](#)

[Annexation Agreements](#)

[Location Map](#)

Form Review

Form Started By: Clarissa Davis

Started On: 05/01/2015 03:13 PM

Final Approval Date: 05/01/2015



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: **South US Hwy 1 Annexations**

DATE: April 27th, 2015

STAFF REPORT

Staff is requesting approval for the annexation of several parcels along the south US Hwy 1 corridor between Midway Road and Ulrich Road, as well as one property sited on US Hwy 1 near Tumblin Kling Road. The locations are attached to this staff report. The Fort Pierce Utility Authority has made an extraordinary effort to obtain annexation agreements from properties that were previously utilizing their services. Staff has coordinated with FPUA to acquire these agreements and prepare the US Hwy 1 corridor for annexation. In accordance with the Joint Planning Agreement that was established on June 6, 2005, the County has been notified and is aware of the selected parcels being proposed for annexation.

It has been confirmed that the signed annexation agreements for FPUA services are on file, that the properties are located within an unincorporated part of St. Lucie County (SLC) and that the parcels are contiguous to the municipal boundary.

Comprehensive Plan

Consistent with Objective 1.11 and Policies, 1.11.5 and 1.11.6 of the City Comprehensive Plan, the City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

Properties annexed shall receive a Future Land Use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning

classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities and the elimination of the municipal boundary irregularities to improve service delivery. The estimated taxable amount for all the properties proposed for annexation is \$33,954,218. With the current millage rate at 6.5786%, the total fiscal impact of these parcels is estimated to be \$223,371 payable to the City annually.

Staff Recommendation

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to annex these parcels into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

South US Hwy 1 Corridor

Address	Parcel Number	Acreage	Assessed Value	Taxable Value	Estimated Tax Revenue	Property Owner	Current Zoning D	Proposed Zoning D	Current FLU	Proposed FLU
5005 S US Hwy 1	340331100030002	0.98	\$515,700	\$515,700	\$3,392.58	Advance Auto Parts	CG	C-3	COM	GC
5045 S US Hwy 1	340331100040009	1.42	\$987,600	\$987,600	\$6,497.03	Forjencas Enterprises	CG	C-3	COM	GC
5121 S US Hwy 1	340350200670004	5.36		\$9,971,200	\$65,596.54		CG	C-3	COM	GC
	340331100040204	0.82	\$142,900	\$142,900	\$940.08		CG	C-3	COM	GC
	340331100050006	4.78	\$513,040	\$513,040	\$3,375.08		CG	C-3	COM	GC
	340350200680104	1.47	\$25,600	\$25,600	\$168.41		CG	C-3	COM	GC
5195 S US Hwy 1	340350200680001	2.4	\$483,600	\$483,600	\$3,181.41	Sanford L Woods Sr (CG	C-3	COM	GC
5205 S US Hwy 1	340350200720105	1.5	\$322,400	\$322,400	\$2,120.94	Sanford L Woods Sr (CG	C-3	COM	GC
5255 S US Hwy 1	340350200730009	7.92	\$3,742,000	\$3,742,000	\$24,617.12	Garber Ft Pierce Inc	CG	C-3	COM	GC
5301 S US Hwy 1	340350200770007	2.9	\$606,300	\$606,300	\$3,988.61	Joseph J Koch (TR)	CG	C-3	COM	GC
5359 S US Hwy 1	340350200780004	5.8	\$1,259,700	\$1,259,700	\$8,287.06	Sunrise Ford Compan	CG	C-3	COM	GC
5435 S US Hwy 1	341021100000006	6.96	\$2,704,680	\$2,704,680	\$17,793.01	Sunrise Ford Co	CG	C-3	COM	GC
5555 S US Hwy 1	341021100030007	7.05	\$920,300	\$920,300	\$6,054.29		CG	C-3	COM	GC
	341021100020000	1.11	\$154,700	\$154,700	\$1,017.71	Wallace Cadillac Pont	CG	C-3	COM	GC
	341021100010003	13.84	\$241,100	\$241,100	\$1,586.10	Melville Road Proper	CG	C-3	COM	GC
	340350202981003	5.38	\$2,053,249	\$2,053,249	\$13,507.50	Wallace Cadillac Pont	CG	C-3	COM	GC
	341021100020103	0.03	\$300	\$300	\$1.97	Wallace Cadillac Pont	CG	C-3	COM	GC
	340350202982004	3.09	\$343,200	\$343,200	\$2,257.78	Wallace Cadillac Pont	CG	C-3	COM	GC
5655 S US Hwy 1	340350203110000	4.72	\$1,965,920	\$1,965,920	\$12,933.00	Bev Smith Inc	CG	C-3	COM	GC
406 Ulrich Rd	340350203120007	1.52	\$449,500	\$0	\$0.00	Vedic Cultural Society	CG	C-3	COM	GC
5675 S US Hwy 1	340350203120100	0.56	\$247,830	\$247,830	\$1,630.37	Stop and Save Inc	CG	C-3	COM	GC
5000 S US Hwy 1	340350200590005	0.73	\$698,610	\$698,610	\$4,595.88	Shakoor Petroleum Ir	CG	C-3	COM	GC
5030 S US Hwy 1	340350200591006	0.84	\$573,600	\$573,600	\$3,773.48	Autozone Inc	CG	C-3	COM	GC
5090 S US Hwy 1	340350200600005	0.85	\$374,700	\$374,700	\$2,465.00	Jatnar Inc	CG	C-3	COM	GC
5220 S US Hwy 1	340380500010004	3.02	\$342,900	\$342,900	\$2,255.80	Moffat International	CG	C-3	COM	GC
5250 S US Hwy 1	340380501450005	0.62	\$239,800	\$239,800	\$1,577.55	Kreisner Properties F	CG	C-3	COM	GC
5280 S US Hwy 1	340380501470009	0.62	\$330,900	\$330,900	\$2,176.86	Harold Bennett	CG	C-3	COM	GC
5300 S US Hwy 1	340343300070005	0.71	\$204,000	\$204,000	\$1,342.03	Emil Francisco Jr	CG	C-3	COM	GC
5340 S US Hwy 1	340343300080002	2.25	\$392,000	\$392,000	\$2,578.81	Sue-Ellen G Mosler (T	CG	C-3	COM	GC
5390 S US Hwy 1	340343300090009	3.39	\$654,200	\$654,200	\$4,303.72	Port St Lucie Investm	CG	C-3	COM	GC
5400 S US Hwy 1	340350202910003	3.77	\$1,961,889	\$1,961,889	\$12,906.48	C and O Properties Lt	CG	C-3	COM	GC
5550 S US Hwy 1	340350203000000	0.41	\$71,400	\$71,400	\$469.71	St Lucie County Leasi	CG	C-3	COM	GC
	341050900040008	2.39	\$730,100	\$730,100	\$4,803.04	Store Master Funding	CG	C-3	COM	GC
	340350203000103	0.43	\$18,700	\$18,700	\$123.02	St Lucie County Leasi	CG	C-3	COM	GC
4051 S US Hwy 1	243431100100007	12.88	\$160,100	\$160,100	\$1,053.23	Ciferri Properties LLC	CG	C-3	COM	GC
TOTAL		112.52		\$33,954,218	\$223,371.22					

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 3403-311-0003-000-2	ANNEXATION AGREEMENT CORPORATE
--	-----------------------------------

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	5005 S US HWY 1, FORT PIERCE, FL Location Address Mailing Address (if different from location address)
--	--

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to wit:

SEE EXHIBIT "A" ATTACHED

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 23 day of March, 2015.

Attest:

DISCOUNT AUTO PARTS, LLC, a Virginia Limited Liability Company,
successor by conversion from
DISCOUNT AUTO PARTS, INC., a Florida Corporation
GRANTOR

Secretary

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

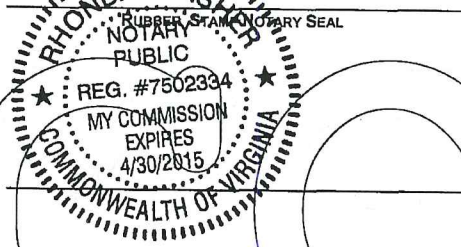
Heather Wilson
Witness Signature
Heather Wilson
Printed Witness Signature

Amatee L. Jones
Witness Signature
Amatee L. Jones
Printed Witness Signature

Randy Barton
Signature
Randy Barton
Printed Signature
5008 Airport Road
Address
Roanoke, VA 24012
City, State, Zip

STATE OF Virginia
COUNTY OF Bednoke

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Randy Barton known to me to be the Property Manager of Discount Auto Parts, LLC, the entity in whose name the foregoing instrument was executed, and that s/he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.



Witness my hand and official Seal in the County and State last aforesaid this 23 day of March 2015 A.D. 2015.

Rhonda Fisher
Notary Signature
Rhonda Fisher
Notary Printed Signature

EXHIBIT "A"

LEGAL DESCRIPTION

3 36 40 FROM NE COR OF SW 1/4 OF SEC 3 RUN S ALG E LI OF SEC 165.98 FT, TH W 48 FT TO W RD R/W LI OF US 1 AND POB, TH S 00 20 17 E ALG R/W LI 150.06 FT, TH N 89 54 02 W 282.99 FT, TH N 150.43 FT, TH S 89 53 02 E 162.50 FT, TH NLY 0.52 FT, TH ELY 60 FT, TH SLY 0.96 FT, TH ELY 60.40 FT TO POB (MAP 34/03S) (0.98 AC) (OR 586-1738)

COPY

COPY

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 3403-311-0004-000-9	ANNEXATION AGREEMENT CORPORATE
--	---

To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	5045 S US Hwy 1, FORT PIERCE, FL Location Address Mailing Address (if different from location address)
--	---

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

BEGINNING AT THE CENTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, THENCE RUN SOUTH 315.75 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 354.25 FEET, THENCE WEST 331.00 FEET, THENCE NORTH 351.41 FEET, THEN EAST 330.99 FEET TO THE POINT OF BEGINNING, LESS RIGHT-OF-WAY FOR U.S. HWY 1,

AND LESS THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF THE SW ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FROM THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 3 RUN NORTH 89° 52' 47" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 2,621.64 FEET TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 5 (US1) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION No. 94010-2500; THENCE SOUTH 00° 20' 17" EAST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 316.03 FEET, THENCE SOUTH 89° 39' 43" WEST 20.00 FEET TO WESTERLY ROAD RIGHT-OF-WAY LINE OF U.S. HWY 1 AND THE POINT OF BEGINNING; THENCE SOUTH 00° 20' 17" EAST 353.89 FEET, THENCE SOUTH 89° 62' 47" WEST 3.02 FEET; THENCE NORTH 01° 20' 17" WEST 170.99 FEET; THENCE NORTH 00° 20' 17" WEST 182.89 FEET; THENCE NORTH 89° 39' 43" EAST 7 FEET, THENCE NORTH 00° 20' 17" WEST 182.89 FEET, THENCE NORTH 89° 23' 17" EAST 6.00 FEET, TO THE POINT OF BEGINNING.

AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE CENTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, THENCE SOUTH 89° 53' 07" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 331.00 FEET; THENCE SOUTH 00° 20' 19" EAST, PARALLEL TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 544.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 53' 07" EAST, PARALLEL TO SAID EAST-WEST QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 47.50 FEET; THENCE SOUTH 00° 06' 53" EAST A DISTANCE OF 25.00 FEET; THENCE NORTH 89° 53' 07" EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 00° 06' 53" WEST A DISTANCE OF 25.00 FEET; THENCE NORTH 89° 53' 07" EAST, A DISTANCE OF 204.30 FEET, TO A POINT ON THE WEST LINE OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NUMBER 126 AS SHOWN ON FLORIDA DOT RIGHT-OF-WAY MAP SECTION 94010-2500; THENCE SOUTH 00° 19' 57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 125.52 FEET, THENCE SOUTH 89° 53' 07" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 285.98 FEET; THENCE NORTH 00° 20' 19" WEST, A DISTANCE OF 125.49 FEET TO THE POINT OF BEGINNING.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 18th day of MARCH, 2015.

Attest: _____
Secretary

D.L.R.S., INC., a Florida Corporation
 successor by merger to
Forjencas Enterprises, Inc., a Florida Corporation
 GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Debra L. Rhodrig
 Witness Signature
Debra L. Rhodrig
 Printed Witness Signature

Linda Foster
 PRESIDENT (Signature)
Debra L. Rhodrig
 Printed Signature
 773 SE Hidden River Drive
 Address
 Port St. Lucie, FL 34983
 City, State, Zip

Frederic G. Hutchinson
 Witness Signature
Frederic G. Hutchinson
 Printed Witness Signature

Lynda Foster Vice President

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ~~Debra L. Rhodig~~ known to me to be the ~~President~~ of D.L.R.S., Inc. successor by merger to Forjencas Enterprises, Inc., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL



JENNIFER D. ROBINSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF107055
Expires 3/26/2018

Witness my hand and official Seal in the County and State last aforesaid this 18th day of March A.D. 2015.

Jennifer D. Robinson
Notary Signature

Jennifer D. Robinson
Notary Printed Signature

COPY

COPY

COPY

RETURN TO: BOX 145 This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 3403-502-0067-000/4	ANNEXATION AGREEMENT INDIVIDUAL
--	---

To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	5121 SOUTH U. S. HIGHWAY 1, FORT PIERCE, FL 34983 Location Address 9207 ADAMO DRIVE, TAMPA, FL 33619 Mailing Address (if different from location address)
--	--

Rec'd 1850

Dear Sir:
 The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION
 THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT 9207 Adamo Drive, Tampa, FL 33619

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand(s) and seal this 30th day of August, 2007.

Signed, sealed and delivered in our presence as witnesses:

Sharon R. Zoss
 Witness Signature
SHARON R ZOSS
 Printed Witness Signature
Justin Tucker
 Witness Signature
Justin Tucker
 Printed Witness Signature

Sanford L. Woods
 Signature
 Sanford L. Woods
 Printed Signature
 9207 Adamo Drive
 Address
 Tampa, FL 33619
 City, State, Zip

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared SANFORD L. WOODS, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) identification of the above-named person(s): Driver's License(s); and that an oath was not taken.

RUBBER STAMP NOTARY SEAL JUDITH A. TATE Notary Public, State of Florida My comm. exp. Jan. 22, 2010 Comm. No. DD 477391	Witness my hand and official Seal in the County and State last aforesaid this <u>30</u> day of <u>AUGUST</u> , A.D. 2007. <u>Judith A. Tate</u> Notary Signature <u>JUDITH A. TATE</u> Notary Printed Signature
--	---

EXHIBIT A

LEGAL DESCRIPTION

COMMENCING AT THE CENTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE S.89°53'07"W., ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 331.00 FEET; THENCE S.00°20'19"E., PARALLEL TO SAID NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 544.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 125.50 FEET; THENCE N.89°53'07"E., A DISTANCE OF 289.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 (120.00' WIDE); SAID POINT BEING 42.00 FEET WEST OF, AS MEASURED PERPENDICULAR TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3; THENCE S.00°20'19"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 487.02 FEET TO A POINT LYING 165.00 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE S.89°53'56"W., PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 619.56 FEET TO A POINT LYING 661.55 FEET WEST OF, AS MEASURED PERPENDICULAR TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, THENCE S.00°20'19"E., PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 165.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE S.89°53'56"W., ALONG SAID SOUTH LINE, A DISTANCE OF 331.16 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N.00°16'42"W., ALONG SAID EAST LINE, A DISTANCE OF 316.80 FEET; THENCE N.89°53'07"E., A DISTANCE OF 261.38 FEET TO A POINT THAT IS 731.00 FEET WEST OF, AS MEASURED PERPENDICULAR TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3; THENCE N.00°20'19"W., PARALLEL TO SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 580.00 FEET TO A POINT THAT IS 425.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 3; THENCE N.89°53'07"E., PARALLEL WITH SAID EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 200.00 FEET; THENCE S.00°20'19"E., A DISTANCE OF 119.50 FEET; THENCE N.89°53'07"E., A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. ALL LYING IN ST. LUCIE COUNTY, FLORIDA CONTAINING 503,927 SQUARE FEET OR 11.57 ACRES, MORE OR LESS.

Y

Y

COPY

END OF DESCRIPTION.

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

The South 165 feet and the West 50 feet of Lot 39 of WHITE CITY SUBDIVISION in Section 3, Townshop 36 South, Range 40 East, according to the Plat thereof recorded in Plat Book 1 at Page 23 of the Public Records of St. Lucie County, Florida, LESS the East 142 feet for road right-of-way for U.S. Highway No. One, all located in St. Lucie County, Florida.

The mailing address of the above described property is:
5195 South US #1

90 OFL-3 A9 51
1071156

FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF SHE hereunto set her hand and seal this 27th day of Sept, 1990.

WITNESSES:

David Puro
Michael Puro

RAVEN PARK, INC.

By:

Ellen J. Guterl (President)

Rec Fee \$ 6.00 DOUGLAS DIXON

Adl Fee \$ _____ St. Lucie County

Doc Tax \$ _____ Clerk of Circuit Court

STATE OF Florida) Int Tax \$ _____ By CD

COUNTY OF St. Lucie) Total \$ 6.00 Deputy Clerk

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Raven Park Inc., Ellen J. Guterl, President to me known to be the persons described in and who executed the foregoing instrument and SHE acknowledged before me that SHE executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 27th day of September, 1990.

Richard G. W...
Notary Public, State of Florida
at Large.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 7, 1998
BOUNDED THRU HUCKLEBERRY & ASSOCIATES

RETURN TO:
Ben L. Bryan, Jr.
For Bryan & Nottegard, P.A.

This instrument prepared by
Joe Vandegriff
Fort Pierce Utilities Authority
P.O. Box 3151
Fort Pierce, FL 33448

South

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 3403-502-0072-010-5	ANNEXATION AGREEMENT INDIVIDUAL
---	------------------------------------

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	5205 S. U.S. HWY 1, FORT PIERCE, FL 34982 Location Address PO Box 15340, FORT PIERCE, FL 34981 Mailing Address (if different from location address)
--	--

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE NORTH 105 FEET OF LOT 47, WHITE CITY SUBDIVISION, IN SECTION 4, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LESS THE EAST 42 FEET FOR U.S. HWY NO. 1 RIGHT-OF-WAY

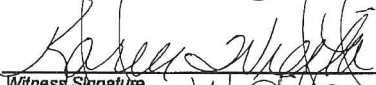
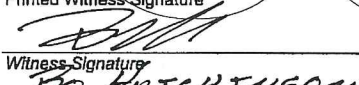
THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

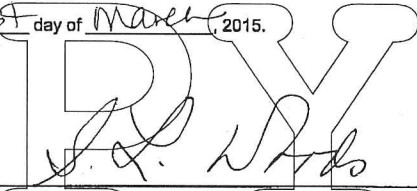
I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 Interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 1st day of March, 2015.

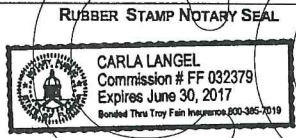
Signed, sealed and delivered in our presence as witnesses:



 Witness Signature
 Karen Wirth
 Printed Witness Signature

 Witness Signature
 Bob Hutchinson
 Printed Witness Signature


 Signature
 Sanford L. Woods, Sr., as Trustee of the Sanford L. Woods, Sr. Inter Vivos Trust Agreement dated July 25, 1994
 Printed Signature
 PO Box 15340
 Address
 Fort Pierce, FL 34981
 City, State, Zip

STATE OF FLORIDA
 COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Sanford L. Woods, Sr., as Trustee of the Sanford L. Woods, Sr. Inter Vivos Trust Agreement dated July 25, 1994, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.



Witness my hand and official Seal in the County and State last aforesaid this one day of March, A.D. 2015.

 Notary Signature
 Carla Lancel
 Notary Printed Signature

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5225 S US HWY 1, FORT PIERCE, FL

Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 47, LESS THE NORTH 105 FEET, WHITE CITY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 23, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE RIGHT-OF-WAY FOR U.S. HWY NO. 1.

ALSO DESCRIBED AS FOLLOWS:

LOT 47, LESS THE NORTH 210 FEET THEREOF, OF WHITE CITY SUBDIVISION, IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS PER PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THE RIGHT-OF-WAY FOR U.S. HWY NO. 1.

AND

THE SOUTH ONE-HALF OF THE NORTH 210 FEET OF LOT 47 OF WHITE CITY SUBDIVISION IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS PER PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THE RIGHT-OF-WAY FOR U.S. HWY NO. 1.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 Interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 24 day of February, 2015.

Attest:

Secretary

GARBER FT. PIERCE, INC., a Florida Corporation

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Printed Witness Signature

PRESIDENT (Signature)

Richard J. Garber

Printed Signature

5255 S. US Hwy 1

Address

Fort Pierce, FL 34982

City, State, Zip

Witness Signature

Printed Witness Signature

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Richard J. Garber known to me to be the President of Garber Ft. Pierce, Inc., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Witness my hand and official Seal in the County and State last aforesaid this 24 day of February A.D. 2015.



LAURA J. BIGGINS
Notary Public, State of Michigan
County of Saginaw
My Commission Expires Mar. 16, 2015
Acting in the County of Saginaw

Notary Signature

Notary Printed Signature

1054580

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

Rec Fee \$ 6.00 DOUGLAS DIXON
Add Fee \$ _____ St. Lucie
Doc Tax \$ _____ Clerk of
Int Tax \$ _____ By es
Total \$ 6.00 Deputy Clerk

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

The North 215 feet of Lot 51, White City Subdivision, of Section 3, Township 36 South, Range 40 East, as per plat thereof recorded in Plat Book 1, page 23, Excepting therefrom all rights of ways for public roads and drainage canals, lying in St. Lucie County, Florida.

COPY

The mailing address of the above described property is:

5301 South U. S. 1, Fort Pierce, Florida 34982

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF I hereunto set my hand and seal this 24th day of May, 19 90

WITNESSES:

Sandra K. Keeler
Ruth Carr

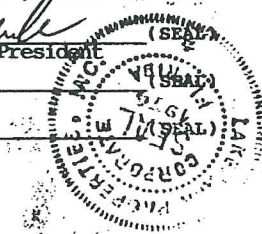
Lakpark Properties, Inc. (SEAL)

Joseph G. Miller President (SEAL)

90 JUL -2 P3:23
1054580 01

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

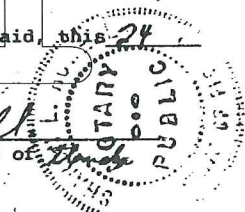
FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared LAKPARK PROPERTIES, INC. JOSEPH G. MILLER PRESIDENT to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 24 day of May, 19 90.

Sharon L. Howard
Notary Public, State of Florida
at Large.



This instrument prepared by
Joe Kundergriff
Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 33448

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA;
MY COMMISSION EXPIRES: SEPT. 29, 1991;
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

RETURN TO: BOX 25
This instrument prepared by:

Water/Wastewater/Gas Engineering Department
Fort Pierce Utilities Authority, Post Office Box 3191,
Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

ANNEXATION AGREEMENT
CORPORATION

Hand 6.02

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5359 South US1 Ft Pierce FL
Location Address

P.O. Box 12699 Ft Pierce FL 34979
Mailing Address (If different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Parcel # 3403-502-0078-000/4

COOPY

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

11 day of April, 2003

Notary Seal: Notary Public, State of Florida, Commission Expires 11/30/03, Commission # DD 112442

Mary Jo Tisener
Secretary
GRANTOR
SUNRISE FORD COMPANY, a Florida corporation

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

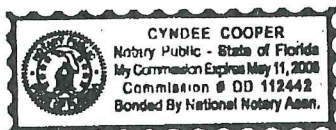
Janet L. Monroe
Witness Signature
Janet L. Monroe
Printed Witness Signature

Mary Jo Tisener
PRESIDENT (Signature)
Mary Jo Tisener
Printed Signature
P.O. Box 12699
Address
Fort Pierce, FL 34979
City, State, Zip

Carol M. Williamson
Witness Signature
CAROL M. WILLIAMSON
Printed Witness Signature

STATE OF Florida
COUNTY OF St Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Mary Jo Tisener and Mike Wetzel respectively of Sunrise Ford Company, the corporation in whose name the foregoing instrument was executed, and that I severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: personal knowledge and that an oath (was not) taken.



Witness my hand and official Seal in the County and State last aforesaid this 7 day of April A.D. 2003
Cyndee Cooper
Notary Signature
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2213991 OR BOOK 1725 PAGE 2609
Recorded: 06/04/03 10:58

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

912121

6

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

THE SOUTH 400' OF THE N 438' OF THE WEST 800' OF THE EAST 842' OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 36S, RANGE 40E, LESS AND EXCEPTING THEREFROM THE SOUTH 21' THEREOF.

The mailing address of the above described property is:

5435 S. U.S. HWY ONE, FORT PIERCE, FLORIDA

I understand that the provision of said water service and/or sewer service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water service and/or sewer service now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for water service and/or sewer service to my property under the conditions above mentioned, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF I hereunto set my hand and seal this 5th day of JULY, 1988.

WITNESSES:

Kristina M. Dawson
Roger A. Pruitt

SUNRISE FORD CO.
BY: James W. Sneed, Jr. (SEAL)
President (SEAL)
(SEAL)
(SEAL)

'88 AUG 24 P3:39

912121

STATE OF Florida
COUNTY OF St. Lucie

FILED AND RECORDED
DOUGLAS J. JAMES
ST. LUCIE COUNTY, FL.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James W. Sneed, Jr., President, Sunrise Ford Co. to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed same.

WITNESS my hand and seal in the County and State last aforesaid, this day of July, 1988.

Kristina M. Dawson
Notary Public, State of Florida
at Large.

This instrument prepared by
D. Mel...
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 33448

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 5, 1990
BONDED THROUGH MUROSKI-ASHTON, INC.

Rec'd 27.00

RETURN TO: BOX 25 This instrument prepared by: Steven L. Barnett Post Office Box 12130 Fort Pierce, FL 34979 Property Appraisers Parcel Identification (Folio) Number(s): See Attached List	ANNEXATION AGREEMENT INDIVIDUAL
--	---

To: FORT PIERCE UTILITIES AUTHORITY WATER/WASTEWATER/GAS ENGINEERING POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	5555 South US Highway #1, Fort Pierce, FL 3498 Location Address P.O. Box 12130, Fort Pierce, FL 34979 Mailing Address (if different from location address)
---	---

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

See Attached List

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT _____

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand(s) and seal this 11th day of December, 2003.

Signed, sealed and delivered in our presence as witnesses:

Yvonne F. Rokaw
 Witness Signature
Yvonne F. Rokaw
 Printed Witness Signature
Edward Helfrich
 Witness Signature
Edward Helfrich
 Printed Witness Signature

Steven L. Barnett
 Signature
Steven L. Barnett
 Printed Signature
P.O. Box 12130
 Address
Fort Pierce, FL 34979
 City, State, Zip

STATE OF Florida

Signature _____

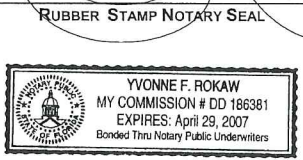
Printed Signature _____

Address _____

COUNTY OF St. Lucie

City, State, Zip _____

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Steven L. Barnett known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) identification of the above-named person(s): PERSONALLY KNOWN and that an oath was not taken.



Witness my hand and official Seal in the County and State last
 Aforesaid this 11th day of December A.D. 2003.
Yvonne F. Rokaw
 Notary Signature
Yvonne F. Rokaw
 Notary Printed Signature

Steven L. Barnett
ParcelID's
For Annexation Agreement

COPY

3410-211-0003-000-7

3403-502-0298-200-4

3403-502-0298-100-3

3403-502-0298-000-2

3410-211-0002-010-3

3410-211-0001-000-3

3410-211-0002-000-0

COPY

COPY

Steven L. Barnett
Legal Descriptions
For Annexation Agreement

COPY

10 36 40 E 842 FT OF N 384 FT OF S 845 FT OF NE 1/4 OF NW 1/4-LESS RD R/W-
(7.05 AC) (OR 596-1099: 962-578)

WHITE CITY S/D 10 36 40 THAT PART LOTS 231 AND 233 MPDAF: FROM SE COR
OF NE 1/4 OF NW 1/4 OF SEC RUN S 89 49 36 W ALG S LI OF NE 1/4 OF NW 1/4 42
FT TO WLY RD R/W LI OF US #1 AND POB, TH CONT S 89 49 36 W 800 FT, TH N 00
18 56 W 175 FT, TH S 89 49 36 E 699.50 FT, TH S 00 18 56 W 38 FT, TH N 89 49 36
E 100.50 FT TO WLY RD R/W LI OF US #1, TH S 00 18 56 E ALG WLY R/W LI 137 FT
TO POB (3.09 AC) (MAP 34/10N) (OR 1529-2689)

WHITE CITY S/D 10 36 40 THAT PART LOTS 231 AND 233 MPDAF: FROM SE COR
OF NE 1/4 OF NW 1/4 OF SEC RUN S 89 49 36 W ALG S LI OF NE 1/4 OF NW 1/4 42
FT TO WLY RD R/W US #1, TH N 00 18 56 W ALG WLY R/W LI 137 FT TO POB, TH
CONT N 00 18 56 W 324 FT, TH S 89 49 36 W 800 FT, TH S 00 18 56 W 286 FT, TH S
89 49 36 E 699.50 FT, TH S 00 18 56 W 38 FT, TH N 89 49 36 E 100.50 FT TO WLY
RD R/W LI OF US #1 AND POB (5.38 AC) (MAP 34/10N) (OR 1529-2691)

WHITE CITY S/D 10 36 40 LOT 231-LESS MELVILLE RD RS/W AND LESSELY PART
OF LOT 231 MEAS 179.10 FT ON N AND 178.87 FT ON S (7.13 AC) (MAP 34/10N)
(OR 626-2796)

10 36 40 W 800 FT OF E 842 FT OF NE 1/4 OF NW 1/4-LESS N 477 FT AND LESS S
845 FT-(0.03 AC) (OR 626-2796)

10 36 40 N 1/2 OF NE 1/4 OF NW 1/4-LESS ELY 842 FT AND LESS RD AND CANAL
RS/W- (6.71 AC) (OR 626-2796)

10 36 40 S 60 FT OF N 477 FT OF E 842 FT OF NE 1/4 OF NW 1/4-LESS RD R/W-
(1.11 AC) (OR 626-2796)

COPY

RETURN TO: BOX 145 This instrument prepared by: R. N. Koblegard, III, Esq. 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950	ANNEXATION AGREEMENT CORPORATION
Property Appraisers Parcel Identification (Folio) Number(s): 3403-502-0311-000-0	

Record 10 -

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	5655 SOUTH U.S. HWY 1, FORT PIERCE, FL 34982 Location Address 7845 SW ELLIPSE WAY, STUART, FL 34997 Mailing Address (if different from location address)
--	---

Dear Sir:
The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

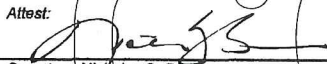
The North 1/2 of Lot 242, WHITE CITY SUBDIVISION in Section 10, Township 36 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 1, Page 23 of the Public Records of St. Lucie County, Florida, less and excepting therefrom any and all rights-of-way for U.S. Highway No. 1

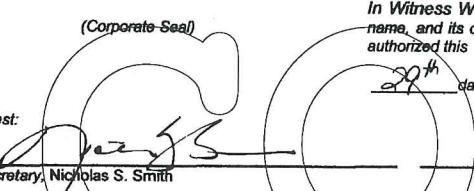
I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

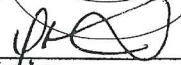
In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

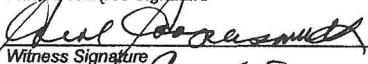
20th day of SEPTEMBER, 2010

Attest: 
Secretary, Nicholas S. Smith

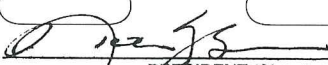
 BEV SMITH, INC., a Florida corporation
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature 
Printed Witness Signature **DONNA CARLSON**

Witness Signature 
Printed Witness Signature **CAROL COOPERSMITH**


Nicholas S. Smith
Printed Signature
7845 SW Ellipse Way
Address
Stuart, FL 34997
City, State, Zip


PRESIDENT (Signature)

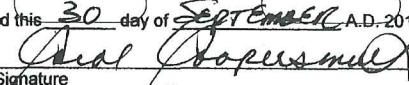
STATE OF FLORIDA
COUNTY OF MARTIN

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Nicholas S. Smith known to me to be the President of Bev Smith, Inc., the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such corporation, freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

 Notary Public State of Florida
Carol Coopersmith
My Commission DD004048
Expires 08/02/2014

Witness my hand and official Seal in the County and State last aforesaid this 30 day of SEPTEMBER, A.D. 2010.


Notary Signature
CAROL COOPERSMITH
Notary Printed Signature

RETURN TO: BOX 25
This instrument prepared by:

Water/Wastewater/Gas Engineering Department
Fort Pierce Utilities Authority, Post Office Box 3191,
Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

ANNEXATION AGREEMENT
CORPORATION

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

408 ULRICH RD.

Location Address

781 SE HIDDEN RIVER DR. PSL 34983
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

PARCEL ID No. 3403-502-0312-000-7
WHITE CITY S/D - 10-36-40N 1/2 or S 1/2 of LOT 242 -
LESS E 200 FT AND LESS S 20 FT.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

Attest:
Kirlypana
Secretary

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

5TH day of May, 19 20 03

Darshan Aggarwal
GRANTOR

VEDIC CULTURAL SOCIETY, INC.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

W. James Mozsett, Jr.
Witness Signature
W. James Mozsett, Jr.
Printed Witness Signature
Mary Lou Paulter
Witness Signature
Mary Lou Paulter
Printed Witness Signature

Darshan Aggarwal
PRESIDENT (Signature)
Darshan Aggarwal
Printed Signature
781 Hidden River Dr
Address
PSL 7L 34983
City, State, Zip

STATE OF FLORIDA
COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared *Darshan Aggarwal* known to me to be the President and *he* respectively of *Vedic Cultural Society* the corporation in whose name the foregoing instrument was executed, and that *he* severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: *personally known* and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

 Debra S. Hunt
My Commission DD162820
Expires February 10, 2007

Witness my hand and official Seal in the County and State last

aforesaid this 31 day of March A.D. 03.

Debra S. Hunt
Notary Signature

Debra S. Hunt
Notary Printed Signature

JOHANN HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2319583 OR BOOK 1860 PAGE 2364
Recorded: 12/10/03 15:26

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

ANNEXATION AGREEMENT
CORPORATE

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
3403-502-0312-010-0

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5675 S. US HWY 1, FORT PIERCE, FL 34982

Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE EAST 200 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT 242, SHEENS'S PLAT OF WHITE CITY, LESS AND EXCEPT THE EAST 33 FEET AND THE SOUTH 20 FEET FOR PUBLIC ROADS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this _____ day of _____, 2015.

(Corporate Seal)

Attest:

Secretary

STOP AND SAVE, INC., a Florida Corporation

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

[Signature] 4/13/15
PRESIDENT (Signature)

ZUTSHI SATISH

Printed Signature

559 SW Sanctuary Drive

Address

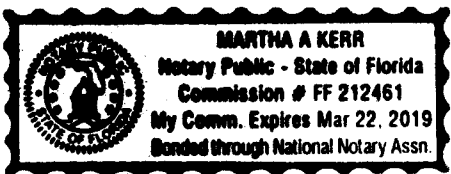
Port St. Lucie, FL 34986

City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Zutshi Satish known to me to be the President of Stop and Save, Inc., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL



Witness my hand and official Seal in the County and State last aforesaid this 13 day of April A.D. 2015.

[Signature]
Notary Signature

MARTHA A. KERR
Notary Printed Signature

Return to: Box 25
 This instrument prepared by
BRETT CULPEPPER, P.E.
 P.O. Box 13360
 FT. PIERCE, FLORIDA 34979-3360
 Property Appraiser's Parcel Identification (Folio) Number(s):
3407-502-0059-0005 and
3407-502-0059-0101A

ANNEXATION AGREEMENT CORPORATION

TO: DIRECTOR OF UTILITIES
 FORT PIERCE UTILITIES AUTHORITY
 POST OFFICE BOX 3191
 FORT PIERCE, FLORIDA 34948-3191

5002 SOUTH U.S. HIGHWAY #1
 Location Address
U.S. ONE AND MIDWAY ROAD (S.E. CORNER)
 Mailing Address (if different from location address)
4010 S. 57TH AVE, SUITE 202
LAKE WORTH, FL 33462


The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida, to the following described property which I own, to wit:

SEE ATTACHED EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida, and consent thereto in the event that it, or an area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers hereunto duly authorized, the day and year first above written.

Attest:

 SECRETARY

REITANO ENTERPRISES, INC.
 GRANTOR

Signed, sealed and delivered in the presence of:

Debra Marchese
 Witness Signature
DEBRA MARCHESE
 Printed Witness Signature

by R.J. Reitano
 PRESIDENT (Signature)
R.J. REITANO
 Printed Signature

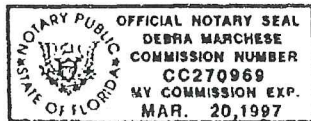
Karon Pouch
 Witness Signature
MADRYN PARISH
 Printed Witness Signature

4010 S 57TH AVE SUITE 202
 Street Address
LAKE WORTH FL 33463
 City, State, Zip Code

STATE OF FLORIDA
 COUNTY OF DUNEDIN
RICHARD REITANO known to me to be the PRESIDENT and SECRETARY respectively of REITANO ENTERPRISES, INC. the corporation in whose name the foregoing instrument was executed, and that THEY severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: FLDL R350-740-58203-0 and that an oath (was not) taken.

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____ the corporation in whose name the foregoing instrument was executed, and that _____ severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: FLDL R350-740-58203-0 and that an oath (was not) taken.

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 14th day of NOVEMBER, A.D. 1995.

Debra Marchese
 NOTARY SIGNATURE
DEBRA MARCHESE
 Printed Notary Signature

Joanne Holman, Clerk of the Circuit Court - St. Lucie County
 File Number: 1438663 OR BOOK 0988 PAGE 0047
 Recorded: 12-06-95 03:22 P.M.

Record 1030

COPY

EXHIBIT 'A'

ON-THE-MOVE CONVENIENCE STORE

The North one-half of the following described property:

FROM the Northwest corner of Lot 37, WHITE CITY SUBDIVISION, as recorded in Plat Book 1, Page 23, St. Lucie County, Florida, run $S89^{\circ}42'17''E$ along the lot line, 78 feet; thence run $S00^{\circ}02'03''E$, 4.08 feet to the South line of Midway Road and the East line of U.S. Highway No. One intersection for the POINT OF BEGINNING; thence run $S89^{\circ}22'07''E$ along the South line of Midway Road, 100 feet; thence run $S00^{\circ}02'02''E$, 190 feet; thence run $S89^{\circ}22'07''E$, 143.04 feet to a point 15 feet West of the East line of aforesaid Lot 37, thence run $S00^{\circ}01'57''E$, 134.62 feet to the South line of the North 1/2 of aforesaid Lot 37; thence run $N89^{\circ}48'09''W$, 243 feet to the East line of U.S. Highway No. One; thence run $N00^{\circ}02'02''W$, 326.30 feet to the POINT OF BEGINNING. (1.19 Ac)
 3403-502-0059-012/8
 AND

FROM the Northwest corner of Lot 37, WHITE CITY SUBDIVISION, as recorded in Plat Book 1, Page 23, St. Lucie County, Florida, run $S89^{\circ}42'17''E$ along the lot line, 78 feet; thence run $S00^{\circ}02'03''E$, 4.08 feet to the South line of Midway Road and the East line of U.S. Highway No. One intersection; thence run $S89^{\circ}22'07''E$ along the South line of Midway Road, 100 feet to the POINT OF BEGINNING; thence run $S00^{\circ}02'02''E$, 190 feet; thence run $S89^{\circ}22'07''E$, 143.04 feet to a point 15 feet West of the East line of aforesaid Lot 37, thence run $N00^{\circ}01'57''W$, 190 feet to the South line of Midway Road, thence run $N89^{\circ}22'07''W$, 143.10 feet to the POINT OF BEGINNING. (0.63 Ac)
 3403-502-0059-000/5
 CONTAINING 0.910 ACRES, MORE OR LESS.

OR BOOK 0988 PAGE 0048

COPY

RETURN TO: Box 25
This instrument prepared by:
DAVID MELLETT

ANNEXATION AGREEMENT
CORPORATION

Property Appraisers Parcel Identification (Folio) Number(s):

340350200590108

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5030
3050 S. US HWY 1 - FT. PIERCE, FL 34902
Location Address

PO Box 2198, Memphis TN 38101
Mailing Address (if different from location address)

Dear Sir:

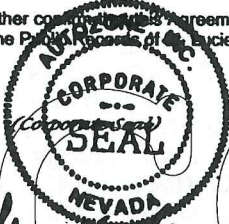
The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

COPY

SEE EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further consent that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.



In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

20th day of JUNE, 1999

Attest:

Lawrence E. Evans
Asst. Secretary

Autozone, Inc.
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Doreen P. Hite
Witness Signature

Doreen P. Hite
Printed Witness Signature

Kathy L. Granger
Witness Signature

KATHY L. GRANGER
Printed Witness Signature

Wm. David Gilmore
VICE - PRESIDENT (Signature)

WM. DAVID GILMORE
Printed Signature

PO BOX 2198
Address
MEMPHIS, TN 38101
City, State, Zip

STATE OF TENNESSEE

COUNTY OF SHELBY

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Wm. David Gilmore

known to me to be the VICE PRESIDENT respectively of AUTOZONE, INC., the corporation in whose name the foregoing instrument was executed, and that Wm. David Gilmore severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: PERSONALLY KNOWN TO ME and that an oath (was) (was not) taken.

RUBBER STAMP



Witness my hand and official Seal in the County and State last

Aforesaid this 20th day of JUNE A.D. 1999

Kathy L. Granger
Notary Signature

KATHY L. GRANGER
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1825661 OR BOOK 1513 PAGE 2646
Recorded: 07/14/00 08:39

COPY

EXHIBIT "A"

THAT PART OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF LOT 37, WHITE CITY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 23, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 89 DEGREES 41'34"E ALONG THE LOT LINE, 78 FEET; THENCE RUN SOUTH 00 DEGREES 01'19"E, 4.08 FEET TO THE SOUTH LINE OF MIDWAY ROAD AND THE EAST LINE OF U.S. HIGHWAY NO. 1 INTERSECTION; THENCE CONTINUE ALONG THE EAST LINE OF U.S. HIGHWAY NO. 1 S00 DEGREES 01'19" E A DISTANCE OF 163.39 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 S00 DEGREES 01'19" E 163.39 FEET TO A 3"X3" CONCRETE MONUMENT; THENCE S89 DEGREES 45'26"E, A DISTANCE OF 243.12 FEET, TO A 3"X3" CONCRETE MONUMENT, SAID MONUMENT BEING 15 FEET WEST OF THE EAST LINE OF AFORESAID LOT 37; THENCE RUN N00 DEGREES 01'57"W A DISTANCE OF 162.58 FEET; THENCE RUN N89 DEGREES 33'47"W A DISTANCE OF 243.11 FEET TO THE POINT OF BEGINNING.

COPY

OR BOOK 1313 PAGE 2647

RETURN TO: BOX 25
This instrument prepared by:

ANNEXATION AGREEMENT
CORPORATION

Veronica Nix
5090 S. US #1
Fort Pierce, FL 34982

Property Appraiser's Parcel Identification (Folio) Number(s):
3403-804-0041-00013
3403-502-0060-00015

Rec'd 10.50

TO: WATER/WASTEWATER/NATURAL GAS ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

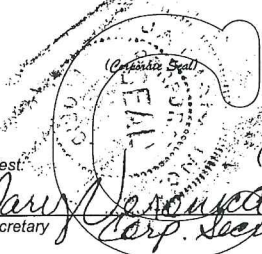
5090 S. US #1 Fort Pierce FL
Location Address

5090 S. US #1 Fort Pierce FL
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit: The South 1/2 of Lot 37 of White City Subdivision, According to the map or plat thereof as recorded in Plat Book 1, Page 23 of Public Records of St. Lucie County, Florida, less and excepting the North 150 Feet, the East 15 Feet and less the right of way of US Highway 1; all lying and being in Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida. I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.



In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

6TH day of JANUARY, 2004

Attest:

Maury J. ...
Secretary

JATNAR, INC, A FL CORP.
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

David A. Mellert
Witness Signature
David A. MELLERT
Printed Witness Signature
Shiva Miller
Witness Signature
Shiva Miller
Printed Witness Signature

Neil C. Nix
PRESIDENT (Signature)
NEIL C. Nix - President
Printed Signature
1000 NE 24 AVE
Address
DREE chabee, FL 34972
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE COUNTY

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared NEIL COLBY NIX - CORPORATION PRESIDENT known to me to be the President and _____ respectively of _____ the corporation in whose name the foregoing instrument was executed, and that HE severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: DRIVERS LICENSE #N200-623-63-328-0 and that an oath (was not) taken.



Witness my hand and official Seal in the County and State last aforesaid this 6TH day of JANUARY A.D. 2004.
Christelle Myrick
Notary Signature
CHRISTELLE MYRICK
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE NUMBER: 2405313 OR BOOK 1970 PAGE 1607
RECORDED: 05/19/04 11:00

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

812471 COMPLETED MAR 30 1987

34/033

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

Block 8, Lot 1 & part of Lot 2, Ruhlman S/D,
So. U.S.#1, Ft. Pierce, FL

The mailing address of the above described property is:

5250 South U.S. #1
Fort Pierce, FL 33482

I understand that in order to obtain extension of such water service and/or sewer service, that I will be required to pay the cost of construction of such water line and/or sewer line from point of connection with existing lines of the Utilities Authority to my property. I further agree to deposit with the Utilities Authority, prior to the time of construction of said line, the total estimated cost of engineering and construction of said lines. Final payment to be payment in full of actual costs incurred. If I choose the option of designing and constructing said lines at my expense, all subject to the Utilities Authority specifications, no deposit will be necessary. I further understand I will pay any refund due to others to connect to an existing water or sewer line paid for by others if an existing agreement between the Utilities Authority and others so mandate. I further understand that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said lines, and that I will pay when billed for all water furnished to my property and/or sewer service according to the rates established by the Utilities Authority for the service I receive.

I further understand that if I have not commenced construction of the water line and/or sewer line requested within one year from the date of application, then such application shall become null and void and it will become necessary for me to initiate a new application for such water service and/or sewer service.

I understand that the extension of said water service and/or sewer service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water service and/or sewer service now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

Rev. 5/21/84

This instrument prepared by

Elena Elderbaum

Ft. Pierce Utilities Authority

P.O. Box 3191

Ft. Pierce, FL 33448

I hereby agree that in consideration of my request for the extension of water service and/or sewer service to my property under the conditions above mentioned, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF I hereunto set my hand and seal this 9th day of March, 19 87.

WITNESSES:

Velma J. Semeter
Elsie Elderbaum

Edward F. De Arruda (SEAL)
EDWARD F. DE ARRUDA (SEAL)

_____ (SEAL)

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Edward F. De Arruda

to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and seal in the County and State last aforesaid, this 9th day of March, 19 87.

Billie D. Beale
Notary Public, State of Florida at Large.

812471

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG 13, 1990
BONDED THRU GENERAL INS. UND. 1
8-13-90

'87 MAR 13 A8:23 *P*

FILED
DOUGLAS
ST. LUCIE CO. FL.

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

FILED DEC 22 1986

34/035

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

SEE ATTACHMENT

The mailing address of the above described property is:

5520-South Federal Highway, Fort Pierce, FL 33482 (GARDEN STATE MOTEL)

5220

I understand that in order to obtain extension of such water service and/or sewer service, that I will be required to pay the cost of construction of such water line and/or sewer line from point of connection with existing lines of the Utilities Authority to my property. I further agree to deposit with the Utilities Authority, prior to the time of construction of said line, the total estimated cost of engineering and construction of said lines. Final payment to be payment in full of actual costs incurred. If I choose the option of designing and constructing said lines at my expense, all subject to the Utilities Authority specifications, no deposit will be necessary. I further understand I will pay any refund due to others to connect to an existing water or sewer line paid for by others if an existing agreement between the Utilities Authority and others so mandate. I further understand that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said lines, and that I will pay when billed for all water furnished to my property and/or sewer service according to the rates established by the Utilities Authority for the service I receive.

I further understand that if I have not commenced construction of the water line and/or sewer line requested within one year from the date of application, then such application shall become null and void and it will become necessary for me to initiate a new application for such water service and/or sewer service.

I understand that the extension of said water service and/or sewer service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water service and/or sewer service now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

Rev. 5/21/84

This instrument prepared by

Mary M. Carthy

Fort Pierce Utilities Authority

P.O. Box 3191

Fort Pierce, FL 33448

I hereby agree that in consideration of my request for the extension of water service and/or sewer service to my property under the conditions above mentioned, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF we hereunto set our hands and seal this 25 day of November, 19 86.

WITNESSES:

m. c. patel
Jyoti M. Patel

X Amratlal Chhitubhai Patel (SEAL)
AMRATLAL CHHITUBHAI PATEL (SEAL)
X HA CHHITUBHAI PATEL (SEAL)
Hansa C. Patel (SEAL)
Hansa C. PATEL

STATE OF CALIFORNIA
COUNTY OF San Luis Obispo

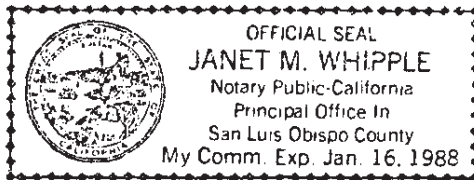
} ss. (INDIVIDUAL)

On this 25th day of November, 19 86, before me, the undersigned, a Notary Public in and for said County, personally appeared **Amratlal Chhitubhai Patel and Hansa C. Patel*****

personally known to me, or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that they executed the same.
Witness my hand and official seal.

STAPLE HERE

Janet M. Whipple
Notary Public in and for said County and State



Janet M. Whipple
Name (Typed or Printed)

(This area for official notarial seal)

BOOK 523 1508-A

RETURN TO:
Ben L. Bryan, Jr.
Fee, Bryan, & Koblegard, P.A.
Courthouse Box #25

Return to:
This instrument prepared by
WAYNE MAINGUY
FORT PIERCE UTILITIES AUTHORITY
P. O. BOX 3191, FORT PIERCE, FL 34948-3191
Property Appraiser's Parcel Identification (Folio) Number(s):
3403-805-0147-00019

ANNEXATION AGREEMENT
INDIVIDUAL

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5280 SOUTH US # 1 FT PIERCE, FLA 34982
Location Address
1099 E OAKLAND PARK BLVD, OAKLAND PARK, FLA 33334
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida, to the following described property which I own, to wit:

SOUTH 8.35 FEET OF LOT 2, ALL OF LOT 3 & 4 OF BLOCK 8

RUHLMANS SUBDIVISION PLAT BOOK 9, PAGE 55, ST LUCIE COUNTY, FLA.

THE ABOVE-DESCRIBED PROPERTY ~~IS~~ (IS NOT) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR RESIDES AT 1099 E OAKLAND PARK BLVD, OAKLAND PARK, FLA 33334

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns, approve the annexation of my property into the City of Fort Pierce, Florida, and consent thereto in the event that it, or an area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF, WE herunto set OUR hand(s) and seal this 11TH day of MAY, 1995

Signed, sealed and delivered
in our presence as witnesses:

[Signature]
Witness Signature

DENNIS A. NORTH
Printed Witness Signature

[Signature]
Witness Signature

W. LAYTON MAINGUY
Printed Witness Signature

Harold Bennett
Signature BENNETT LAND TRUST NO. 1

Printed Signature HAROLD BENNETT Co- TRUSTEE

Address 1099 E OAKLAND PARK BLVD
OAKLAND PARK, FLA 33334

Barry Bennett
Signature BENNETT LAND TRUST NO. 1

Printed Signature BARRY BENNETT Co-TRUSTEE

Address 1099 E OAKLAND PARK BLVD
City, State, Zip/Code OAKLAND PARK, FLA 33334

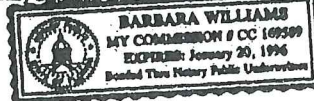
STATE OF Florida
COUNTY OF Polk

Harold Bennett and Barry Bennett
known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: PERSONALLY KNOWN TO ME and that an oath (was not) taken.

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 11 day of May, A.D. 1995

Barbara Williams
Notary Signature
BARBARA WILLIAMS
Printed Notary Signature



JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1402727 OR BOOK 0959 PAGE 2495
Recorded: 06-08-95 03:20 P.M.

1054583

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

Rec Fee \$ 10.50 DOUGLAS DIXON
Add Fee \$ _____ St. Lucie County
Doc Tax \$ _____ Dist. of Circuit Court
Int Tax \$ _____ by DD
Total \$ 10.50 Deputy Clerk

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

SEE ATTACHED SHEET

COPY

The mailing address of the above described property is:

5300 So. U.S. #1
FT. PIERCE, FLA. 34982

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF WE hereunto set OUR hand and seal this 17 day of May, 1990.

WITNESSES:

[Signature]
[Signature]

[Signature] (SEAL)
[Signature] (SEAL)
Delayne Francisco

(SEAL)

STATE OF Florida
COUNTY OR St. Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Emil Francisco, Jr. and Delayne Francisco, His Wife to me known to be the persons described in and who executed the foregoing instrument and THEY acknowledged before me that THEY executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 17 day of May, 1990.

[Signature]
Notary Public, State of Fla.
at Large.

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION NO. 051110, 1990
ISSUED 1989 GENERAL L.S. 115.

COPY

PARCEL I

Beginning at a Point in the SW corner of SMALLWOOD AVENUE and the intersection of U.S. Highway No. 1, which intersection is located in the Northwest corner of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida, for POINT OF BEGINNING; Thence run South along the East right-of-way of U.S. Highway No. 1 a distance of 146 feet, more or less, to the intersection of the North boundary of a certain 10 foot easement for ingress and egress and the East right-of-way boundary of U.S. Highway No. 1; Thence run East 160 feet along the Northern boundary of the aforesaid easement to a point; thence South 10 feet; thence East 175 feet; thence North 81 feet; thence West 200 feet; thence North 75 feet to the South right-of-way boundary of SMALLWOOD AVENUE; thence West along the South boundary of SMALLWOOD AVENUE 135 feet, more or less, to the POINT OF BEGINNING.

PARCEL II

Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida; Beginning 250 feet West of the Northeast corner of SW 1/4 of SW 1/4 of SE 1/4 for Point of Beginning, thence West 50 feet; thence South 100 feet; thence East 50 feet; thence North 100 feet to Point of Beginning, LESS NORTH 25 feet for road right of way and LESS and EXCEPT all rights of way for public roads and drainage canals.

PARCEL III

Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida; Beginning 300 feet West of the Northeast corner of SW 1/4 of SW 1/4 of SE 1/4 thence West 50 feet; thence South 100 feet; thence East 50 feet; thence North 100 feet to Point of Beginning, LESS North 25 feet for road right of way and LESS and EXCEPT all rights of way for public roads and drainage canals.

COPY

90 AL -2 PB:25
1054583-64
FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL.

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

82771

9-

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

See Exhibit H

The mailing address of the above described property is:

*5390 SOUTH US 1
FORT PIERCE FLORIDA 34982*

I understand that the provision of said water service and/or sewer service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water service and/or sewer service now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for water service and/or sewer service to my property under the conditions above mentioned, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF we hereunto set our hands and seal this 11 day of MAY, 1987.

WITNESSES:

Lester E. Moody - *Lester E. Moody* (SEAL)
Virginia D. Moody - *Virginia D. Moody* (SEAL)

(SEAL)

Tamara Brierley
Pamela Brierley

Pamela Brierley

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Lester E. Moody and Virginia D. Moody, his wife to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 11 day of MAY, 1987.

Pura Laventure
Notary Public, State of Florida
at Large.
MY COMMISSION EXPIRES:

This instrument prepared by
E. Elderbaum
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 33448

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 4, 1991
BONDED THRU GENERAL INS. BMO.

" EXHIBIT A "

PARCEL 1

THE NORTH 73 FEET OF THE SOUTH 304 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 3 TOWNSHIP 36 SOUTH, RANGE 40 EAST. SUBJECT TO RIGHTS-OF-WAY OVER THE FOLLOWING:

- 1 THE WEST 80 FEET, FOR HIGHWAY / U.S. HIGHWAY No 1
- AND 2 THE EAST 30 FEET FOR DRAINAGE CANAL

PARCEL 2

THE SOUTH 231 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 3. TOWNSHIP 36 SOUTH, RANGE 40 EAST. SUBJECT HOWEVER, TO RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS OVER:

THE WEST 80 FEET

THE EAST 30 FEET AND

THE SOUTH 40 FEET OF THE ABOVE TRACT.

827735

'87 JUN -2 P3:46

FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL.

Rec'd 10.50

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1891294 OR BOOK 1371 PAGE 1812
Recorded: 03/14/01 08:46

RETURN TO: 204 23
This instrument prepared by:

Rick Starr Lincoln Mercury, Inc

ANNEXATION AGREEMENT
CORPORATION

Property Appraisers Parcel Identification (Folio) Number(s):

3410-502-0291-000/3

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5400 South U.S. Highway 1
Location Address

5400 S US 1 Fort Pierce, FL
Mailing Address (if different from location address) 34982

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

see attached legal description

Exhibit "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

I, Witness Whereof the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

22nd day of August, 2000.

Attest:

Secretary

RICK STARR LINCOLN MERCURY, INC.

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Trudy Steullet
Witness Signature

Trudy Steullet
Printed Witness Signature

Carol Anderson
Witness Signature

Carol Anderson
Printed Witness Signature

[Signature]
PRESIDENT (Signature)

Richard Starr
Printed Signature

5400 S US 1
Address

Pt Pierce, FL 34982

City, State, Zip

STATE OF Fla

COUNTY OF St Lucie Co

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Richard Starr known to me to be the President and ~~owner~~ respectively of Rick Starr Lincoln Mercury, Inc the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: ~~Richard Starr~~ Personal Knowledge and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Witness my hand and official Seal in the County and State last aforesaid this 22nd day of August A.D. 2000.

Lori Law
Notary Signature

Lori Law
Notary Printed Signature



Lori Law
MY COMMISSION # CC73821 EXPIRES
March 28, 2004
BORNED TRUSTEY FARM INSURANCE, INC.

COPY

EXHIBIT "A"

5400 SOUTH U.S. HIGHWAY #1
COPY
TAX I.D. #3410-502-0291-000/3

LEGAL DESCRIPTION

BEING THE NORTH 1/2 OF LOT 227, OF WHITE CITY SUBDIVISION,
AS RECORDED IN PLAT BOOK 1, AT PAGE 23 OF THE PUBLIC
RECORDS OF ST. LUCIE COUNTY, FLORIDA LESS THE RIGHT OF-WAY
FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT-OF-WAYS.
PLUS THAT PORTION OF THE NORTH ST. LUCIE RIVER WATER CONTROL
DISTRICT CANAL #18 WHICH LIES CONTIGUOUS TO AND NORTH OF THE
NORTH PROPERTY LINE OF THE ABOVE DESCRIBED PROPERTY

COPY
(O. R. BOOK 470 PAGE 2452)

OR BOOK 1371 PAGE 1813

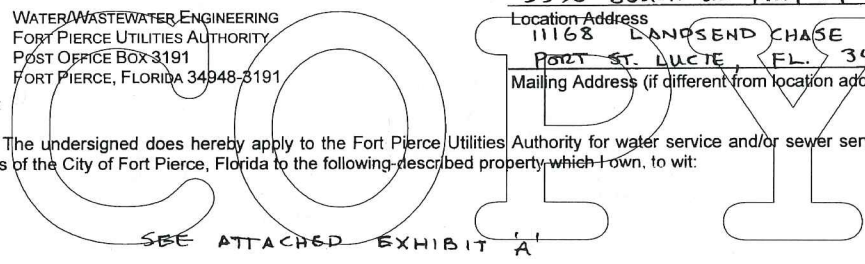
Rec'd 8-5-06

RETURN TO: BOX 145
This instrument prepared by:
RAMESH T. KUMAR
11168 LANDSEND CHASE
PORT ST. LUCIE, FL 34926
Property Appraisers Parcel Identification (Folio) Number(s):
3403-502-0300-010-3
3403-502-0300-000-0

ANNEXATION AGREEMENT
CORPORATION

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191
Location Address
5550 SOUTH US HWY #1
11168 LANDSEND CHASE
PORT ST. LUCIE, FL. 34926
Mailing Address (if different from location address)

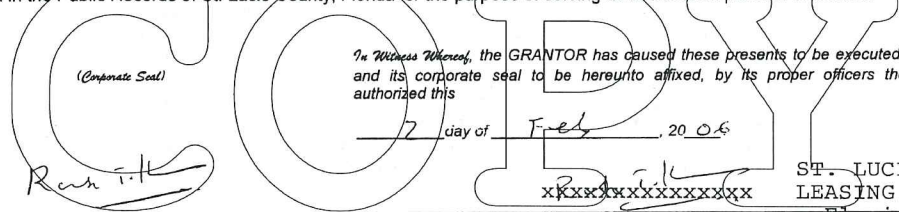
Dear Sir:
The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property, which I own, to wit:



SEE ATTACHED EXHIBIT 'A'

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.



In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

Attest: Ramesh T. Kumar
Secretary
7 day of Feb, 2006
Ramesh T. Kumar
GRANTOR
ST. LUCIE COUNTY LEASING, LLC, a Florida Limited Liability Company

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature: Janis Stevens Managing Member RAMESH T. KUMAR (Signature)
Printed Witness Signature: Janis Stevens Printed Signature: RAMESH T. KUMAR
Witness Signature: Debra Diotter Address: 11168 Landseend Chase
Printed Witness Signature: Debra Diotter City, State, Zip: Port St Lucie, FL 34926

STATE OF FL
COUNTY OF DKEECHABEE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RAMESH T. KUMAR MANAGING MEMBER of St. Lucie County Leasing, LLC, known to me to be the President and SEVERALLY respectively of St. Lucie County Leasing, LLC, the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Ramesh T. Kumar and that an oath (was/not) taken.



*Managing Member
Witness my hand and official Seal in the County and State last aforesaid this 2 day of February A.D. 2006
Notary Signature: Janis P. Stevens
Notary Printed Signature: Janis P. Stevens

EXHIBIT 'A'

Legal Description

THE SOUTH 100 FEET OF THE NORTH 1/2 OF LOT 234, WHITE CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 30 FEET FOR CANAL RIGHT OF WAY AND LESS U.S. HIGHWAY NO. 1 RIGHT OF WAY AND LESS RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 602, PAGE 1667, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF LOT 234, WHITE CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 30 FEET FOR CANAL RIGHT OF WAY AND LESS THE SOUTH 100 FEET THEREOF, AND LESS THE FOLLOWING: LESS A 61-FOOT-WIDE STRIP OF LAND SITUATED IN THE NORTH 1/2 OF LOT 234, OF WHITE CITY, A SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTH 1/2 OF LOT 234 WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 00°0'15" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 61.00 FEET; THENCE RUN SOUTH 89°49'14" EAST, PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 234, A DISTANCE OF 275.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 228.00 FEET; AND A CENTRAL ANGLE OF 47°44'30"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 189.98 FEET, TO THE POINT OF REVERSE CURVE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 272.00 FEET AND A CENTRAL ANGLE OF 29°25'31"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 139.69 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT NEW CANAL; THENCE RUN SOUTH 00°04'23" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 65.26 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 211.00 FEET AND A CENTRAL ANGLE OF 23°52'45", FROM WHICH POINT ITS CENTER BEARS SOUTH 23°40'59" EAST, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.94 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 289.00 FEET AND A CENTRAL ANGLE OF 47°44'30"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 240.81 FEET, TO A TANGENT INTERSECTION WITH SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 234; THENCE RUN NORTH 89°49'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 274.92 FEET, TO THE POINT OF INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE POINT OF BEGINNING.

AND LESS AND EXCEPTING:

AN 18 FOOT WIDE STRIP OF LAND RESERVED FOR AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE OVER AND ACROSS THE NORTH 1/2 OF LOT 234, OF WHITE CITY, A SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 616, ON PAGE 1121, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COPY

RETURN TO: R.N. KOBLEGARD, III COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esq.
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2434-311-0010-000-7

ANNEXATION AGREEMENT
Limited Liability Company

4051 SOUTH U. S. HWY 1, FORT PIERCE, FLORIDA 34982
Location Address

4249 SW HIGH MEADOWS AVENUE, PALM CITY, FLORIDA 34990
Mailing Address (if different from location address)

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

For Legal Description, See Exhibit "A", appended hereto and by this reference incorporated herein.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, by its proper member thereunto duly authorized this

19 day of September, 2014.

Ciferri Properties, LLC, a Florida Limited Liability Company
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

MAURA SIMO

Printed Witness Signature

Witness Signature

Kathleen Foley

Printed Witness Signature

MANAGING MEMBER (Signature)

Michael F. Ciferri, Sr.

Printed Signature

4249 SW High Meadows Avenue

Address

Palm City, Florida 34990

City, State, Zip

STATE OF FLORIDA

COUNTY OF Martin

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Michael F. Ciferri, Sr., known to me to be the Managing Member of Ciferri Properties, LLC, A Florida Limited Liability Company, the entity in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in him by said entity, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL



KATHLEEN FOLEY
MY COMMISSION # FF 010892
EXPIRES: April 22, 2017
Bonded Thru Budget Notary Services

Witness my hand and official Seal in the County and State last

aforesaid this 19 day of September, A.D. 2014.

Notary Signature

Notary Printed Signature

EXHIBIT A

Parcel A

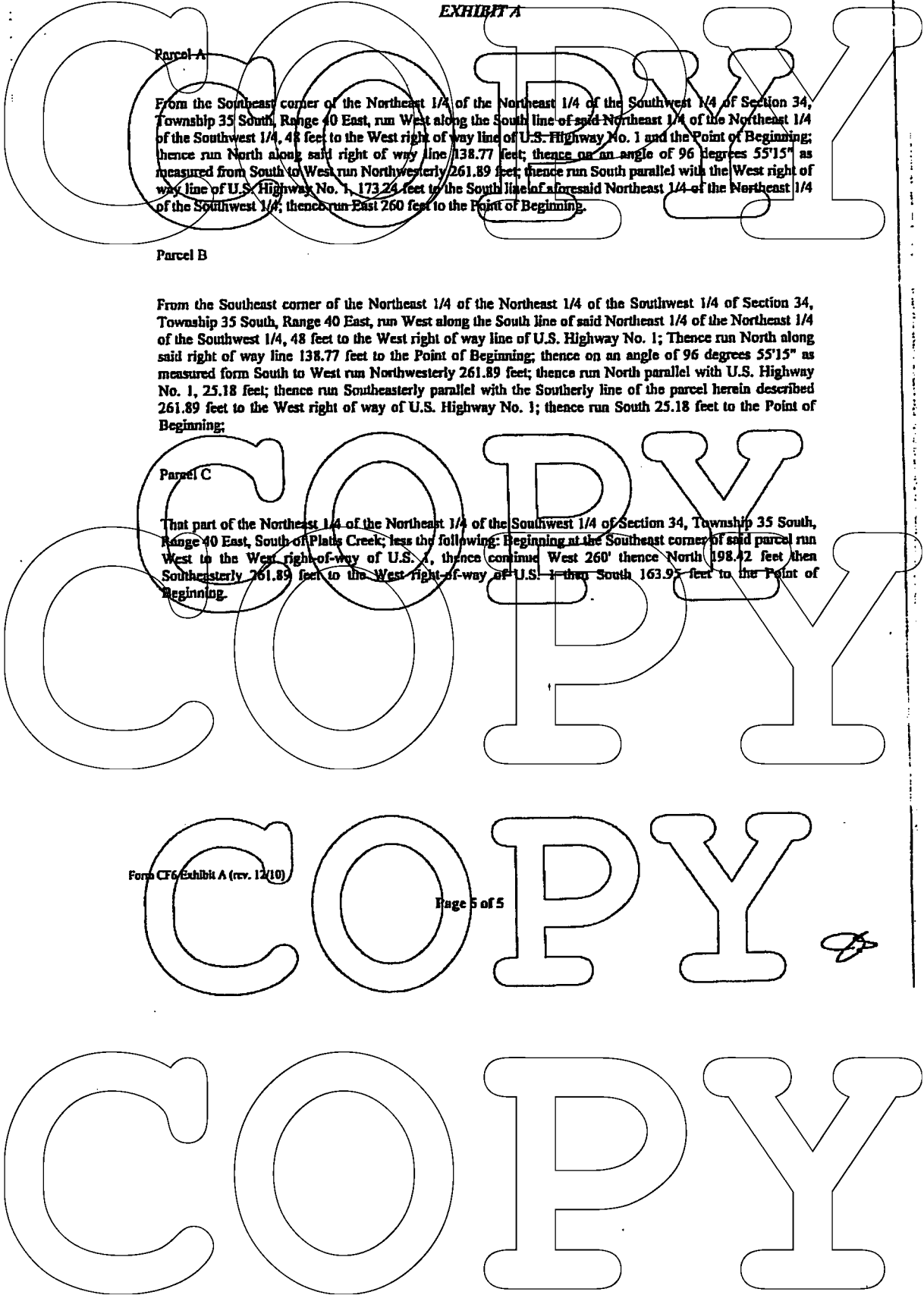
From the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, run West along the South line of said Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, 48 feet to the West right of way line of U.S. Highway No. 1 and the Point of Beginning; thence run North along said right of way line 138.77 feet; thence on an angle of 96 degrees 55'15" as measured from South to West run Northwesterly 261.89 feet; thence run South parallel with the West right of way line of U.S. Highway No. 1, 173.24 feet to the South line of aforesaid Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence run East 260 feet to the Point of Beginning.

Parcel B

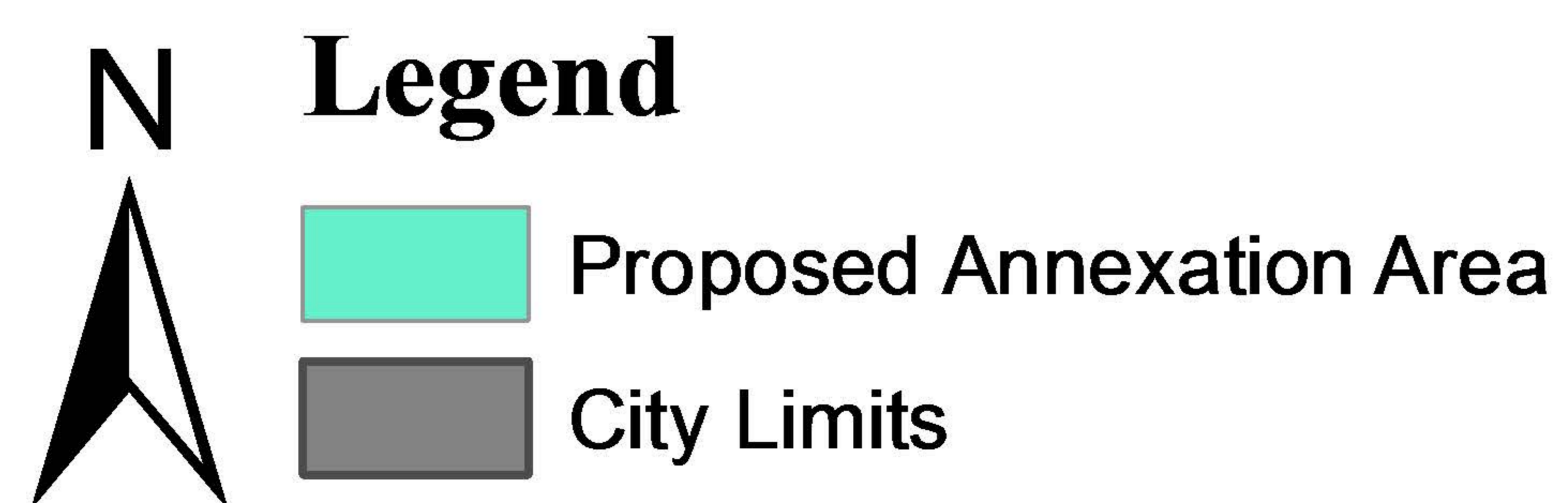
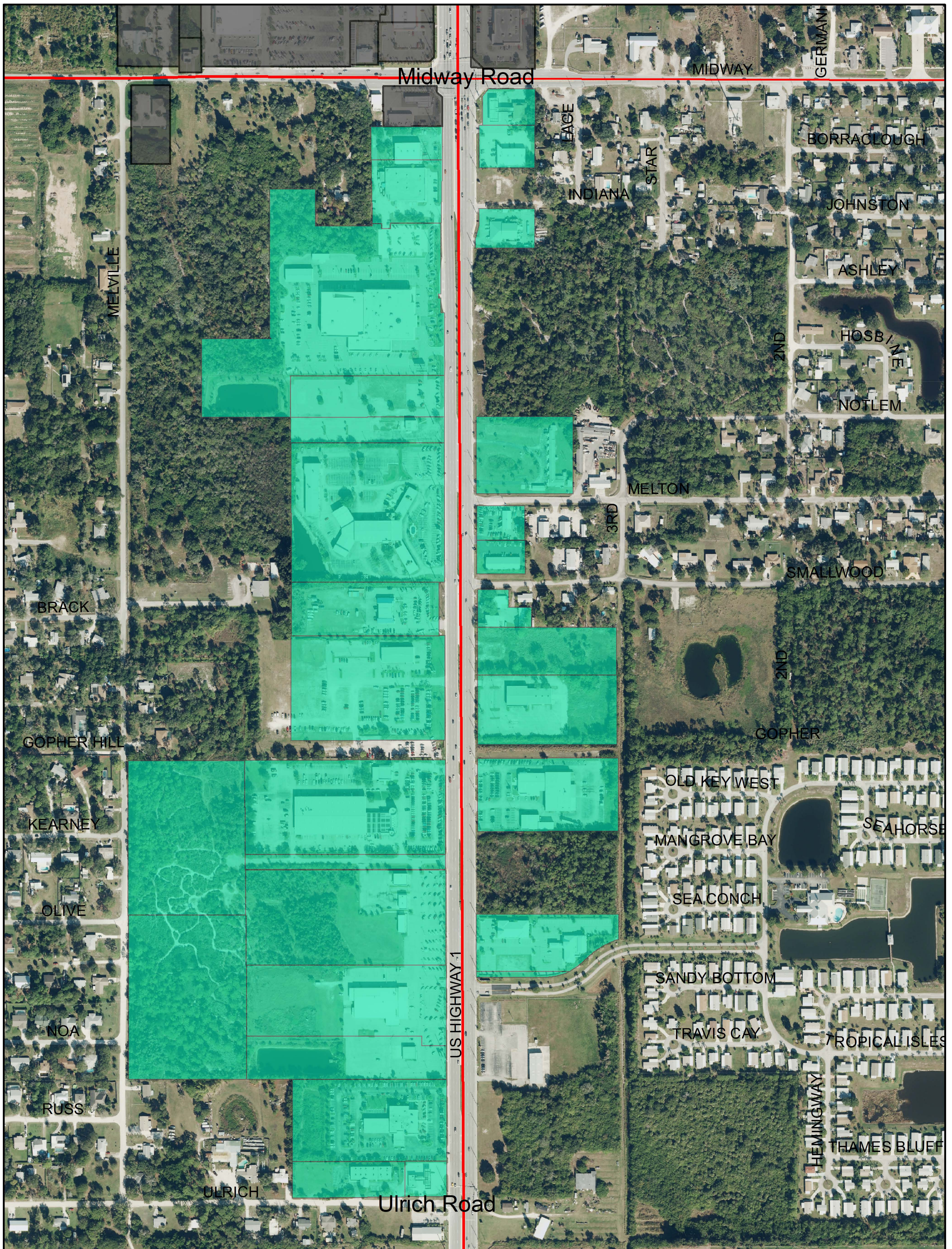
From the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, run West along the South line of said Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, 48 feet to the West right of way line of U.S. Highway No. 1; Thence run North along said right of way line 138.77 feet to the Point of Beginning; thence on an angle of 96 degrees 55'15" as measured from South to West run Northwesterly 261.89 feet; thence run North parallel with U.S. Highway No. 1, 25.18 feet; thence run Southeasterly parallel with the Southerly line of the parcel herein described 261.89 feet to the West right of way of U.S. Highway No. 1; thence run South 25.18 feet to the Point of Beginning;

Parcel C

That part of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, South of Platte Creek, less the following: Beginning at the Southeast corner of said parcel run West to the West right-of-way of U.S. 1, thence continue West 260' thence North 198.42 feet then Southeasterly 261.89 feet to the West right-of-way of U.S. 1 then South 163.97 feet to the Point of Beginning.



Annexation: South US Hwy 1



Planning Board

7. b.

Meeting Date: 05/12/2015

Information

REQUESTED ACTION

Annexation - Various Locations

LOCATION

Various parcels throughout unincorporated St. Lucie County

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Staff recommends approval

Attachments

Staff Report

Annexation List

Annexation Agreements

Location Map

Form Review

Form Started By: Clarissa Davis

Final Approval Date: 05/01/2015

Started On: 05/01/2015 03:22 PM



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: **Annexations - Various Locations**

DATE: April 27th, 2015

STAFF REPORT

Staff is requesting approval for the annexation of several parcels in various locations throughout unincorporated St. Lucie County including the remaining parcels of John Carroll High School, locations on Orange Avenue and Oleander Avenue. The locations are attached to this staff report.

Currently, the main campuses of John Carroll High School, as well as St. Anastasia Catholic School are within Fort Pierce City limits; however, there are several parcels to the west of the campus that remain in St. Lucie County jurisdiction. This includes the track, baseball field, practice football field, and others. Staff has coordinated with the Diocese of Palm Beach to bring all of its properties within one jurisdiction. The other properties are commercial and industrial parcels located along Orange Avenue and Oleander Avenue.

It has been confirmed that the signed annexation agreements for FPUA services are on file, that the properties are located within an unincorporated part of St. Lucie County (SLC) and that the parcels are contiguous to the municipal boundary.

Comprehensive Plan

Consistent with Objective 1.11 and Policies, 1.11.5 and 1.11.6 of the City Comprehensive Plan, the City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

Properties annexed shall receive a Future Land Use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities and the elimination of the municipal boundary irregularities to improve service delivery. The estimated taxable amount for all the properties proposed for annexation is \$3,282,800. With the current millage rate at 6.5786%, the total fiscal impact of these parcels is estimated to be \$21,596 payable to the City annually.

Staff Recommendation

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to annex these parcels into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

Address	Parcel Number	Acreage	Assessed Value	Taxable Value	Estimated Tax Revenue	Property Owner	Current Zoning	Proposed Zoning	Current FLU	Proposed FLU
407 S 33rd St	240831200150004	1.02	\$55,000	\$0	\$0	Bishop Of Diocese Palm Beach I (Institutional)	R-4	R-4	COM	RM
TBD	240832400010000	4.76	\$119,700	\$0	\$0	Diocese Palm Beach I (Institutional)	R-4	R-4	P/F	RM
TBD	240870600050000	2.79	\$50,200	\$0	\$0	Diocese Of Palm Beach I (Institutional)	R-4	R-4	RU	RM
TBD	240870600040003	0.88	\$25,800	\$0	\$0	Diocese Of Palm Beach I (Institutional)	R-4	R-4	RU	RM
TBD	240832400020007	0.76	\$19,300	\$19,300	\$0	Gerald M Barbarito I (Institutional)	R-4	R-4	RU	RM
TBD	240831200100009	0.53	\$21,700	\$21,700	\$0	Gerald M Barbarito CG	C-3	C-3	COM	GC
3625 Orange Avenue	240832100050009	5.13	\$422,200	\$422,200	\$2,777	Bright Brown Inc CG	C-3	C-3	COM	GC
3617 Orange Avenue	240832100020008	0.82	\$153,632	\$134,800	\$887	Laurie J Hendershot CG	C-3	C-3	COM	GC
3901 Orange Avenue	240832200010004	1.57	\$371,300	\$371,300	\$2,443	BET And T LLC CG	C-3	C-3	COM	GC
5000 Orange Avenue	240724400010002	5.23	\$982,000	\$982,000	\$6,460	Esther N Turner (TR) IH	I-3	I-3	IND	I
3489 Oleander Ave	242850200190007	2.84	\$299,200	\$299,200	\$1,968	Cornerstone Propane IL	I-1	I-1	IND	I
3501 Oleander Ave	242850200210004	1.17	\$164,000	\$164,000	\$1,079	Columbia Propane LF IL	I-1	I-1	IND	I
3241 Oleander Ave	242850200070000	2.11	\$789,900	\$789,900	\$5,196	Oleander Business P: IL	I-1	I-1	IND	I
	242850200060003	0.72	\$78,400	\$78,400	\$516	Oleander Business P: IL	I-1	I-1	IND	I
TOTAL		30.33		\$3,282,800	\$21,327					

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	ANNEXATION AGREEMENT INDIVIDUAL
This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950	
Property Appraisers Parcel Identification (Folio) Number(s): 2408-706-0005-000-0, 2408-706-0004-000-3, 2408-324-0002-000-7, 2408-312-0010-000-9, 2408-324-0001-000-0, 2408-312-0015-000-4	

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

DELAWARE AVENUE
Location Address
9995 N. MILITARY TRAIL, PALM BEACH GARDENS, FL 33410
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to wit:

Parcel 1
Lots 4 and 5, Coopers Subdivision, according to the map of plat thereof as recorded in Plat Book 35, Pages 23 and 23A, public records of St. Lucie County, Florida.

Parcel 2
The West 165 feet of the North 316 feet of the South 346 feet of the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter of Section 8, Township 35 South, Range 40 East of the Public Records of St. Lucie County, Florida, LESS AND EXCEPT the West 30 feet thereof, as described in O.R. Book 685, Page 610, Public Records of St. Lucie County, Florida.

Parcel 3
The East 120 feet of the West 400 feet of the South 192 feet of the North 659 feet of the following: East 1/2 on the Northeast 1/4 of the Northwest 1/4 of of Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 all in Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida

Parcel 4
Beginning at the Southeast corner of the following tract: East 200 feet of West 400 feet of North 225 feet of the East 1/2 of the Northeast 1/4 of Northwest 1/4 of Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 35 South, Range 40 East; run South 437.41 feet; thence run East 356.1 feet to the point of beginning; thence run North 194.18 feet; thence East 229.92 feet; thence run South 194.18 feet; thence run West 229.92 feet to the point of beginning.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 7 day of April, 2015.

Attest:

The Most Reverend Gerald M. Barbarito, D.D., J.C.L.,
as Bishop of the DIOCESE OF PALM BEACH,
his successors in office and assigns forever, a corporation sole,

~~Secretary~~ CORPORATE SEAL

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Antoinette M. Russell
Witness Signature
Antoinette M. Russell
Printed Witness Signature

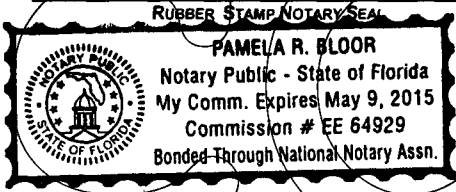
Gerald M. Barbarito
(Signature)

Lorraine Sabatella
Witness Signature
Lorraine Sabatella
Printed Witness Signature

Most Reverend Gerald M. Barbarito, D.D., J.C.L., as Bishop
of the Diocese of Palm Beach
Printed Signature
Attn: Real Estate Department
PO Box 109650
9995 N. Military Trail
Address
West Palm Beach, FL 33134
City, State, Zip

STATE OF FLORIDA
COUNTY OF Palm Beach

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared The Most Reverend Gerald M. Barbarito, D.D., J.C.L., as Bishop of the Diocese of Palm Beach, his successors in office and assigns forever, a corporation sole, the entity in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.



Witness my hand and official Seal in the County and State last
aforesaid this 7th day of April A.D. 2015.

Pamela R. Bloor

Notary Signature

PAMELA R. BLOOR

Notary Printed Signature

COPY

COPY

RETURN TO:

THIS INSTRUMENT PREPARED BY

David A. Truss
FORT PIERCE UTILITIES AUTHORITY
P.O. BOX 3191, FORT PIERCE, FL 34948-3191

ANNEXATION AGREEMENT
INDIVIDUAL

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER(S):

2A07-244-0001-000/2

Director of Utilities
Fort Pierce Utilities Authority
305 South 8th Street
Fort Pierce, Florida 34980

Location Address: 5000 Orange Avenue

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

The E1/2 of the SE1/4 of the NW1/4, less the North 15 acres and less the West 50 feet of the South 5 acres, and LESS road and canal rights of way, in Section 7, Township 35 South, Range 40 East, as recorded in the public records of St. Lucie County, Florida.

The mailing address for the above described property is:

Esther N. Turner, Trustee
1025 Grandview Blvd.
Fort Pierce, FL 34982

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property become contiguous to the city limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns, approve the annexation of my property into the City of Fort Pierce, and consent thereto in the event that it, or an area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF I hereunto set my hand(s) and seal this 10th day of July, 19 92.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE AS WITNESSES:

Debbie A. Hogsten
Witness Signature
DEBBIE A. HOGSTEN
Printed Witness Signature

Esther N. Turner, Trustee
Signature
ESTHER N. TURNER, TRUSTEE
Printed Signature
Address: 1025 GRANDVIEW BLVD.
FT. PIERCE, FL 34982

Brenda L. White
Witness Signature
BRENDA L. WHITE
Printed Witness Signature

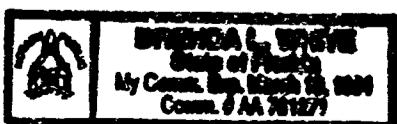
Signature _____
Printed Signature _____
Address: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared

Esther N. Turner
known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person: _____ and that an oath (was)(was not) taken.

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 10th day of July, A.D. 19 92.

Brenda L. White
Notary Signature
BRENDA L. WHITE
Printed Notary Signature

Douglas Dixon, Clerk of the Circuit Court - St. Lucie County
File Number: 1-99-87 - OR-BOOK 004 PAGE 1372
Recorded: 08-21-92 03:08 P.M.

Record # 10 00

RETURN TO: BOX 145
This instrument prepared by:
R. N. Koblegard, III, Esq.
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2408-322-0001-000/4

ANNEXATION AGREEMENT
Limited Liability Company

To: **WATER/WASTEWATER ENGINEERING**
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3901 ORANGE AVENUE, FORT PIERCE, FL
Location Address
1420 SW 24TH TERRACE, DEERFIELD BEACH, FL 33442
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

The East 240 feet of the North 1/4 of the NW 1/4 of the NW 1/4 of the SW 1/4, Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS AND EXCEPT the North 46.50 feet thereof.

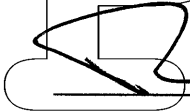
I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.


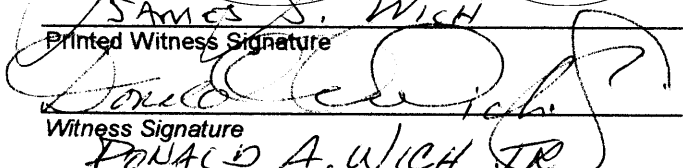
In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, by its proper member thereunto duly authorized this

2 day of July, 2008.

BET&T, LLC, a Florida limited liability company
GRANTOR


MANAGING MEMBER (Signature)
Robert R. Pino
Printed Signature
1420 SW 24th Terrace
Address
Deerfield Beach, FL 33442
City, State, Zip

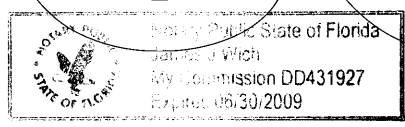
SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

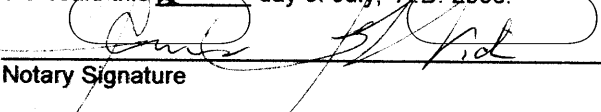

Witness Signature
JAMES S. WICH
Printed Witness Signature

Witness Signature
DONALD A. WICH, JR.
Printed Witness Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ROBERT R. PINO, known to me to be the Managing Member of BET&T, LLC, the entity in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in him by said entity, that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL



Witness my hand and official Seal in the County and State last aforesaid this 2nd day of July, A.D. 2008.

Notary Signature
Notary Printed Signature

Record 10 50

RETURN TO: Box 25
This instrument prepared by:

Cindy M. Southard
Water/Wastewater/Gas Engineering Department
Fort Pierce Utilities Authority, Post Office Box 3191,
Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

ANNEXATION AGREEMENT
CORPORATION

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3899 ORANGE AVENUE, FORT PIERCE, FLORIDA 34947

Location Address

P.O. Box 369, FORT PIERCE, FLORIDA 34954-0369

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

See Attached EXHIBIT "A"

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1823976 OR BOOK 1314 PAGE 350

Recorded: 07/14/00 15:41

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

14th day of December 19 99

Attest:

Secretary

Rue Lane Brown
Secretary

Bright Brown, Inc.
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

Rue Lane Brown
PRESIDENT (Signature)

PRESIDENT (Signature)

Rue Lane Brown

Printed Signature

3899 Orange Avenue

Address

Fort Pierce, Florida 34947

City, State, Zip

STATE OF Florida

COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Rue Lane Brown

known to me to be the President and Rue Lane Brown respectively of Bright Brown, Inc., the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person:

and that an oath was not taken.

RUBBER STAMP NOTARY SEAL



SUSAN I. PORT
Notary Public, State of Florida
My Comm. Expires Apr. 29, 2001
No. CC 029285
Bonded Thru Old Republic Surety Co.
Personally Known or Produced ID
Type Of ID Produced

Witness my hand and official Seal in the County and State last

Aforesaid this 14th day of December A.D. 19 99

Susan I. Port
Notary Signature

Susan I. Port
Notary Printed Signature

COPY

OR BOOK 1314 PAGE 351

EXHIBIT "A"

PARCEL I: The West 1/2 of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 35 South, Range 40 East. EXCEPTING therefrom all rights of way for public roads and drainage canals.

PARCEL II: Beginning at the SW corner of the following described tract: The West 400 feet of the North 225 feet of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 35 South, Range 40 East; thence run South 242 feet to the point of beginning; thence run South 195.41 feet; thence run East 110 feet, thence run North 195.41 feet; thence run West 110 feet to the point of beginning.

COPY

RETURN TO: BOX 25

This instrument prepared by:

Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

240832100020008

ANNEXATION AGREEMENT

INDIVIDUAL

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3617 ORANGE AVE, FORT PIERCE, FL 34947

Location Address

661 EMERALD AVE, FORT PIERCE, FL 34945

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:
THE WEST 200 FEET OF THE NORTH 225 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8,
TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPTING THEREFROM ANY RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS AND ELECTRIC TRANSMISSION AND DISTRIBUTION LINES.

THE ABOVE-DESCRIBED PROPERTY IS (NOT) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE

GRANTOR(S) RESIDE(S) AT 661 EMERALD AVE, FORT PIERCE, FL 34945

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, WE hereunto set OUR hand(s) and seal this 2ND day of MARCH, 2004.

Signed, sealed and delivered in our presence as witnesses:

LaTravia Jones
Witness Signature

LaTravia Jones
Printed Witness Signature

Mary Thomas
Witness Signature

Mary Thomas
Printed Witness Signature

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RAY O. HENDERSHOT AND BARBARA B. HENDERSHOT, HIS WIFE known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that THEY executed the same, that I relied upon the following form(s) identification of the above-named person(s): ~~(Personally Known to me)~~ DRIVERS LICENSE and that an oath was not taken.

Ray Hendershot
Signature

RAY O. HENDERSHOT
Printed Signature

661 EMERALD AVE
Address

FORT PIERCE, FL 34945
City, State, Zip

Barbara B. Hendershot
Signature

BARBARA B. HENDERSHOT
Printed Signature

661 EMERALD AVE
Address

FORT PIERCE, FL 34945
City, State, Zip

RUBBER STAMP NOTARY SEAL



Mary E. Thomas
Commission # DD128627
Expires July 28, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Witness my hand and official Seal in the County and State last

Aforesaid this 2ND day of MARCH A.D. 2004.

Mary Thomas
Notary Signature

Mary Thomas
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2405331 OR BOOK 1970 PAGE 1626
Recorded: 05/19/04 11:00

Record 6.02

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This Instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 2428-502-0019-000-7	ANNEXATION AGREEMENT INDIVIDUAL
---	------------------------------------

To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3184 FORT PIERCE, FLORIDA 34948-3184	3489 OLEANDER AVE, FORT PIERCE, FL Location Address PO Box 985, VALLEY FORGE, PA 19482-0985 Mailing Address (if different from location address)
--	---

Dear Sir:

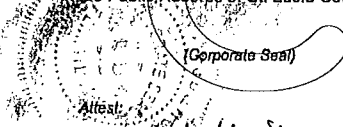
The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

PARCEL 1:
 LOTS 5, 6 AND 7, LESS THAT PART OF LOT 7 LYING SOUTH OF THE NORTH EXTENDED LINE OF LOT 4, BLOCK 13, PINEWOOD, A SUBDIVISION, AND ALSO LOT 8, LESS ROAD RIGHT-OF-WAY, BLOCK 13, PINEWOOD, A SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 24, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EXCEPTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOT 7 WHERE IT JOINS THE NORTH LINE OF LOT 4, RUN SOUTH ALONG SAID LOT LINE 40.9 FEET TO THE CORNER OF SAID LOT; THENCE RUN NORTHWESTERLY ALONG THE SOUTH LOT LINE OF SAID LOT 7, 76.1 FEET; THENCE RUN EAST TO POINT OF BEGINNING.

PARCEL 2:
 THAT PART OF LOTS 16 AND 17 LYING NORTH AND EAST OF A SPUR RAILROAD TRACT (WHICH SPUR RAILROAD TRACT IS DESCRIBED IN THAT CERTAIN DEED FROM FRANK J. WAGNER TO JOHN W. MARTIN, AS TRUSTEE, FILED 8/11/54 IN DEED BOOK 193, PAGE 165, PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 Interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.



In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 4th day of March, 2015.

Attest:

 Secretary Matthew A. Woodward

AMERIGAS PROPANE, L.P., a Delaware Limited Partnership,
 successor by merger to
 CORNERSTONE PROPANE, L.P., a Delaware Corporation
 GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Lisa A. Applegate
 Printed Witness Signature

Witness Signature

Jean M. Jones
 Printed Witness Signature

VICE-CHAIRMAN (Signature)
 John L. Walsh
 Printed Signature
 480 North Gulph Road
 Address
 King of Prussia, PA 19406
 City, State, Zip

STATE OF PENNSYLVANIA
 COUNTY OF MONTGOMERY

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John L. Walsh known to me to be the Vice-Chairman of AmeriGas Propane, Inc. General Partner of AmeriGas Propane, L.P., successor by merger to Cornerstone Propane, L.P., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL
 COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Sharon N. McGrenrey, Notary Public
 Upper Merion Twp., Montgomery County
 My Commission Expires March 16, 2017
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Witness my hand and official Seal in the County and State last aforesaid this 4th day of March A.D. 2015.

Notary Signature
 Sharon N. McGrenrey
 Notary Printed Signature

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This Instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 2428-502-0021-000-4	ANNEXATION AGREEMENT INDIVIDUAL
---	------------------------------------

To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY Post Office Box 3194 Fort Pierce, Florida 34948-3191	3501 OLEANDER AVE, FORT PIERCE, FL Location Address PO Box 798, VALLEY Forge, PA 19482-0965 Mailing Address (if different from location address)
--	---

Dear Sir:

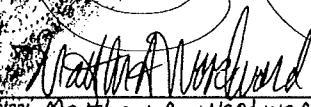
The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 18, SAID CORNER BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BRANCHLINE TO FARMERS MARKET 190' WIDE AND THE WESTERLY RIGHT-OF-WAY LINE OF OLEANDER AVENUE 76' WIDE; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH THROUGH THE CENTRAL ANGLE OF 27° 53' 12" AND HAVING A RADIUS OF 522.96' AND A LENGTH OF 254.53' TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING DISTANT 252.03' ALONG A BEARING OF NORTH 73° 29' 33" WEST FROM THE POINT OF COMMENCEMENT, THENCE CONTINUING ALONG THE SAME ARC IN A WEST TO NORTH DIRECTION 538.11' THROUGH A CENTRAL ANGLE OF 58° 57' 21" TO A POINT OF CUSP; THENCE IN A SOUTH TO EAST DIRECTION ALONG A LINE BEING 22' FROM AND PARALLEL TO THE CENTERLINE OF THE EXISTING RAILS 328' MORE OR LESS TO A POINT; THENCE SOUTH 06° 46' 42" EAST 216.75' TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES. LOT 18 REFERS TO LOT 18 OF INDUSTRIAL SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 Interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

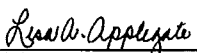
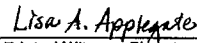
I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.


In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 4th day of March, 2015.

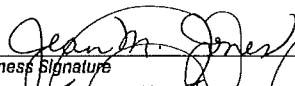
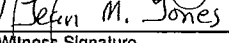
Attest:

 ASST. Secretary Matthew A. Woodward

AMERIGAS-PROPANE, L.P., a Delaware Limited Partnership,
 successor by merger to
 COLUMBIA PROPANE, L.P., a Delaware Corporation
 GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:


 Witness Signature

 Printed Witness Signature

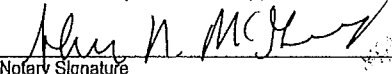

 VICE-CHAIRMAN (Signature)
 John L. Walsh
 Printed Signature
 460 North Gulph Road
 Address
 King of Prussia, PA 19406
 City, State, Zip


 Witness Signature

 Printed Witness Signature

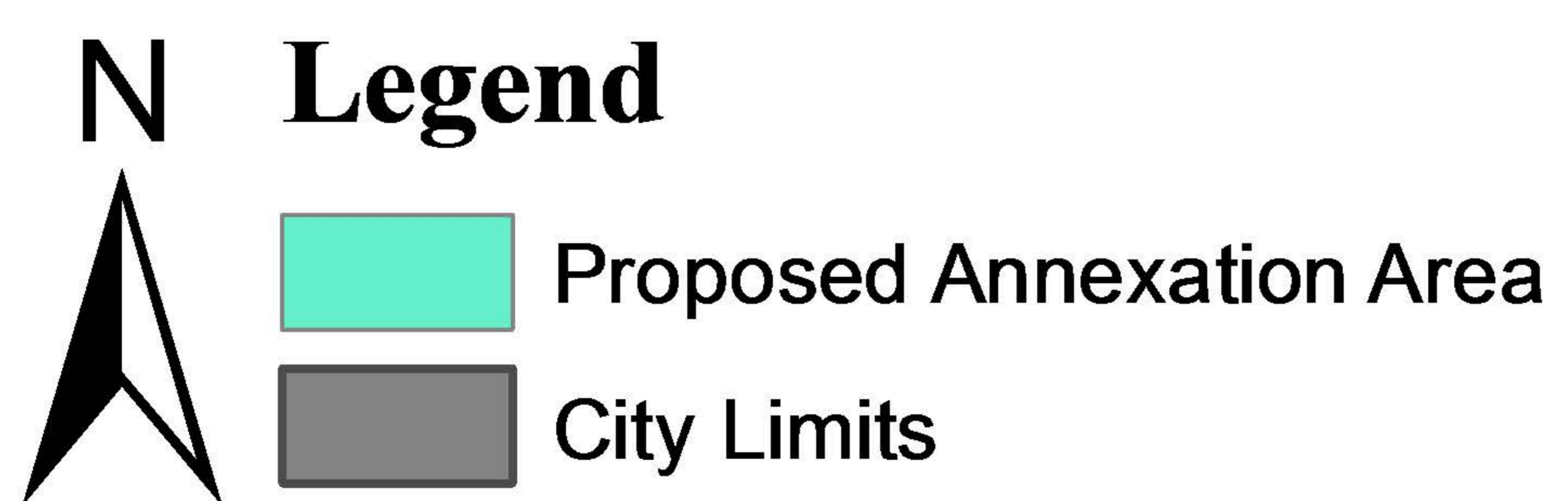
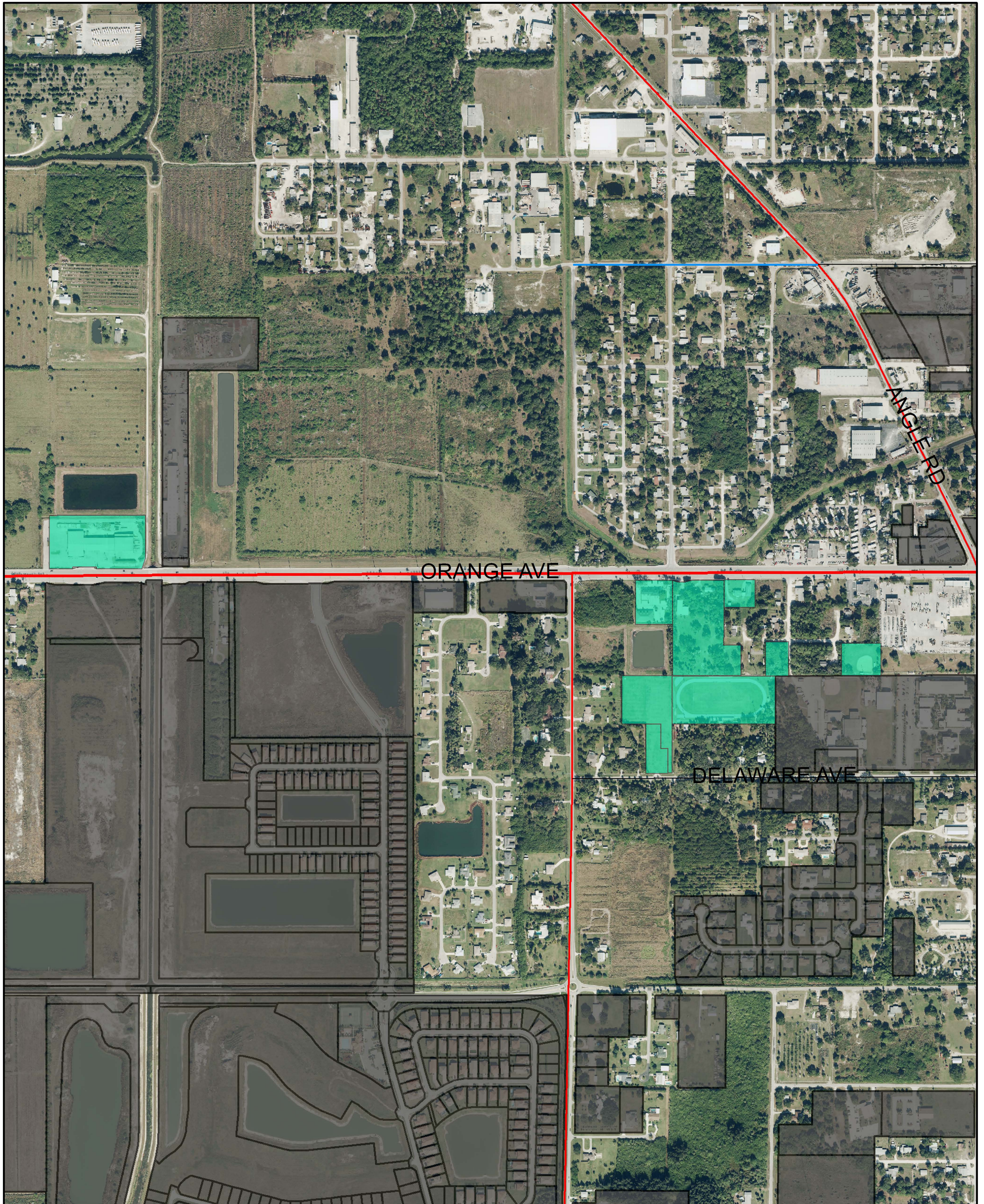
STATE OF PENNSYLVANIA
 COUNTY OF MONTGOMERY

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John L. Walsh known to me to be the Vice-Chairman of AmeriGas Propane, Inc. General Partner of AmeriGas Propane, L.P., successor by merger to AmeriGas Eagle propane, L.P., a successor by name change to Columbia Propane, L.P., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL
 COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Sharon N. McGrenrey, Notary Public
 Upper Merion Twp., Montgomery County
 My Commission Expires March 16, 2017
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Witness my hand and official Seal in the County and State last aforesaid this 4th day of March A.D. 2015.

 Notary Signature
 Sharon N. McGrenrey
 Notary Printed Signature

Annexation: Orange Avenue Area



Planning Board

7. c.

Meeting Date: 05/12/2015

Information

REQUESTED ACTION

Conceptual Development Plan - Pro Team Med - Drug & Alcohol Treatment Center - 3295 S US Highway 1

LOCATION

3295 S US Highway 1

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Staff recommends Approval of the conceptual plan

Attachments

Staff Report

Site Aerial

Zoning Maps - Fort Pierce & SLC

Application

Justification Statement

Conceptual Development Plan

TRC Comments and Responses

TRC Comments & Responses

Survey

Form Review

Form Started By: Kori Benton

Started On: 05/05/2015 03:01 PM

Final Approval Date: 05/06/2015



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

RE: Conceptual Development Plan
Pro Team Med - Drug & Alcohol Treatment Center
3295 S US Highway 1

DATE: May 5, 2015

STAFF REPORT

Owner/Applicant: Pro Team Med LLC.
Annette Miller
2015 31st Avenue
Vero Beach, FL 32960

Representative: Atlantic Design Group of Florida
Brad Currie, AICP
469 NW Prima Vista Blvd
Port St. Lucie, FL 34983

Requested Action: Approval of a Conceptual Development Plan

Location: 3295 S US Highway 1

Parcel IDs: 2427-601-0051-000-4

Zoning: C-3, General Commercial & R-4, Medium Density Residential

Surrounding Zoning:

North	East	South	West
C-3 & R-4	C-3	(SLC) RM-11/CO/CG	R-4

Future Land Use: GC, General Commercial & RM, Residential Medium Density

Parcel Size: 3.06 acres

Utilities: Located within the FPUA Retail Service Area

The applicant is requesting the review and approval of a Conceptual Development Plan pursuant to Section 22-58(e) of the City Code. Section 22-58(e) of the City Code provides that prior to, but not in lieu of, submission of a complete application and site plan the applicant may, solely at his own election, utilize the following procedure:

- (1) A conceptual development plan may be submitted to the department of planning and development, which shall schedule a meeting for its consideration by the city planning board. The conceptual development plan shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use;
- (2) The city planning board shall review the conceptual development plan and make recommendations as appropriate for its approval or disapproval;
- (3) The city commission shall hold a hearing and approve or disapprove the conceptual development plan or approve it with conditions.

Staff Analysis:

The applicant is requesting review of a Conceptual Development Plan for a Drug & Alcohol Treatment Center at 3295 S US Highway 1. The 3.06 acre site is predominantly vacant, with the presence of natural vegetation. The subject site has split zoning designations of C-3, General Commercial and R-4, Medium Density Residential. The presented development plan utilizes both through the distribution of the proposed commercial and residential components accordingly.

The site is located on the west side of South US Highway 1, fronting US Highway 1 and backing up to South 7th Street. The Pine View Mobile Home Park lies to the north, with a split zoning similar to the subject site. The properties to the east, across US Highway 1, are zoned C-3 and are predominantly vacant, with the presence of the main entrance to the High Point residential community. A duplex subdivision, zoned R-4 and RM-11 (SLC) is located to the west. A small commercial plaza and mobile home park are situated to the south, outside of the City limits with split zoning of RM-11, CO, and CG.

The proposed complex is presented for development in two (2) phases, collectively representing 24,885 square feet in new construction. The concept for the project is to provide a single campus to provide comprehensive rehabilitation services to individuals, from detoxification to sobriety.

The primary structure (Building #2) is designated as a commercial detoxification facility, which is classified by the City's zoning ordinances as a Social Service Institution, requiring consideration of Conditional Use approval. This phase would consist of 9,135 sq. ft. containing 28 beds, and support offices, with the provision of a secured open-air area to the rear. The general timeline for patients of this element of the facility is suggested between five (5) to (7) days.

The secondary phase (Building #1) is designed as an Adult Congregate Living Facility (ACLF) which would provide residential care for patients seeking drug and alcohol recover, also requiring consideration of Conditional Use approval. This portion would consist of 15,750 sq. ft. encompassing 48 beds, support offices, as well as a secured outdoor area to the rear. The timeline for residential patients is generally indeterminate, as each patient may require a varying level or period of care to achieve a successful recovery.

The type and scale of the development will necessitate formal Site Plan, Conditional Use, and Concurrency application and review for both of the proposed components of the facility. Furthermore, any such applications will be reviewed pursuant to the established design review guidelines in City Code Section 22-59, as it is proposed along an arterial roadway and requires site plan consideration.

The conceptual development plan presents primary access to the site is proposed via a two-way driveway on US Highway 1, extending uniformly across the entire development. The plan provides emergency access onto 7th Street, an unimproved residential street maintained by St. Lucie County. The proposed access points are subject to review and approval by the Florida Department of Transportation (FDOT) and St. Lucie County Engineering.

Off-street parking is presented at a level of one space per three beds pursuant City Code Sec. 22-60 (d) (3) i., as the uses are comparable to, or within the classification of, sanitariums, rest homes, convalescent homes and adult congregate living facilities. Storm water retention is presented via a dry retention area located near the center of the site, acting as separation between the two buildings.

Lighting and landscaping plans were not provided with the conceptual development plan; however areas are reserved on the plan to accommodate the required buffer areas. In the absence of a landscape plan or tree survey, staff is unable to verify compliance with established tree preservation or interior vehicular use landscaping requirements. Native vegetation present along the north and south property lines may offer to a nature buffer between abutting sites, if adequately supplemented with further landscaping, or appropriate walls or fencing.

The plan includes an internal sidewalk to provide connectivity throughout the campus; however there are no provisions for the installation of the Code required sidewalk along US Highway 1 and 7th Street; however a payment in-lieu of request for these sidewalk connections is noted. At this time, the justification cannot be substantiated at this time and the incorporation of said sidewalks is essential.

The potential traffic impacts of the proposed facility have not been assessed and submitted with this application for review. It is noted that the adjacent High Point residential community generates a notable volume of traffic from the more than 800 condominium units. The main access to this gated community, which is across from the subject site, has been evaluated in the past for a traffic light to accommodate the volume of traffic; however it has not been implemented. This development, depending upon impacts and the future of the US Highway 1 improvements may attract further attention to, and analysis of, this matter.

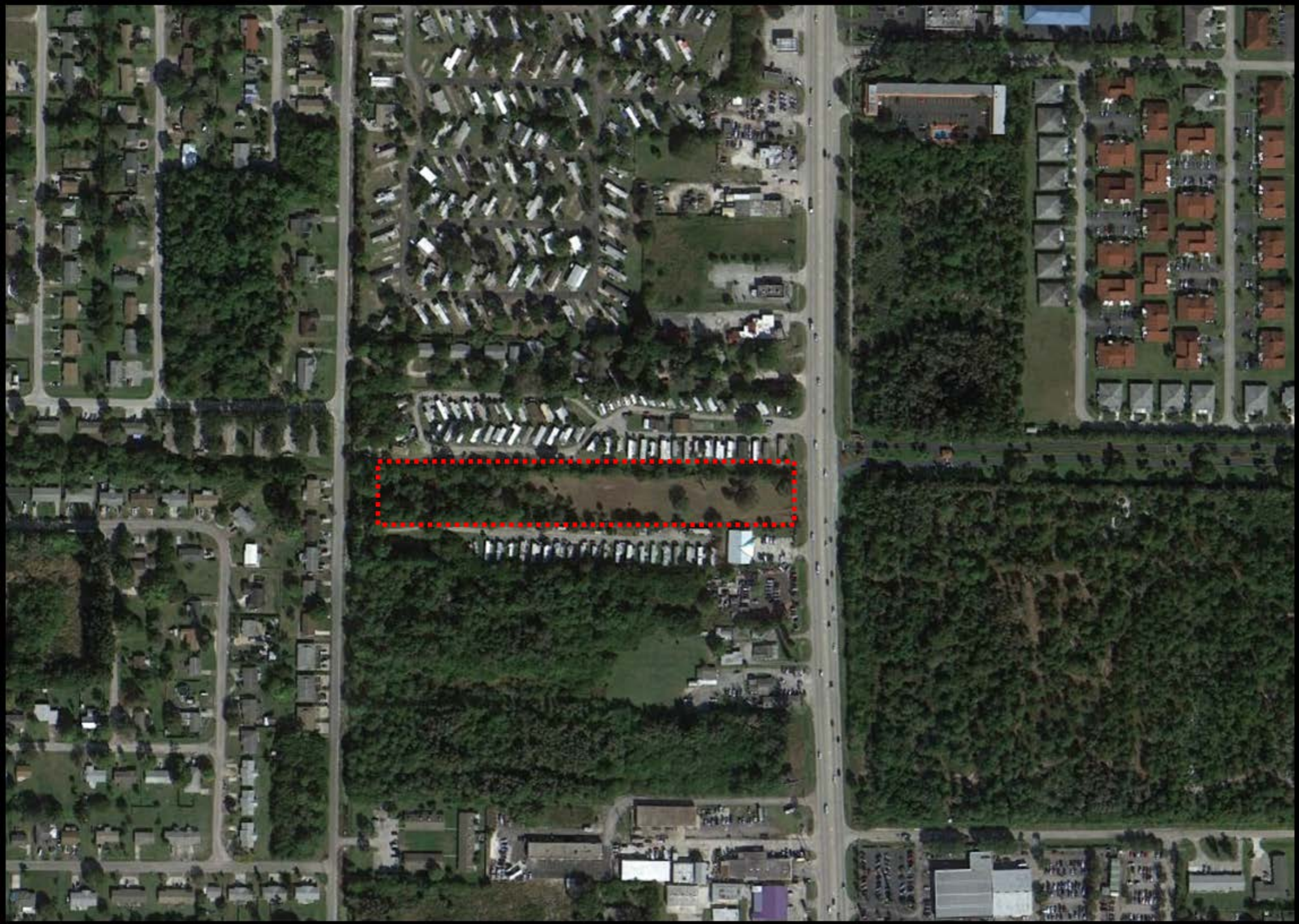
The City of Fort Pierce has not defined distance or buffer requirements specific to the proposed use type, however staff reviewed the proposed use with regards to the established uses within a 1,000 ft. radius. The evaluation considered the proximity of the site to similar facility types, single-family home subdivisions, churches or religious centers, public or private schools or daycare facilities, public parks, or establishments selling or serving alcoholic beverages. Of the use types reviewed, two (2) establishments offering the sale of alcoholic beverages were identified; Charlie's II Restaurant & Package Store and a Westar Gas Station. The facilities are approximately 500 and 1,000 ft. to the north, respectively. Further review of the intensity of the site and potential impacts to the surrounding neighborhood and established uses will be completed upon formal application for Site Plan, Conditional Use, and Concurrency.

Technical Review Committee:

All affected departments have reviewed the submittals and have provided comments regarding the proposed conceptual development based on compliance and consistency with the requirements of the City Code, and other applicable regulations.

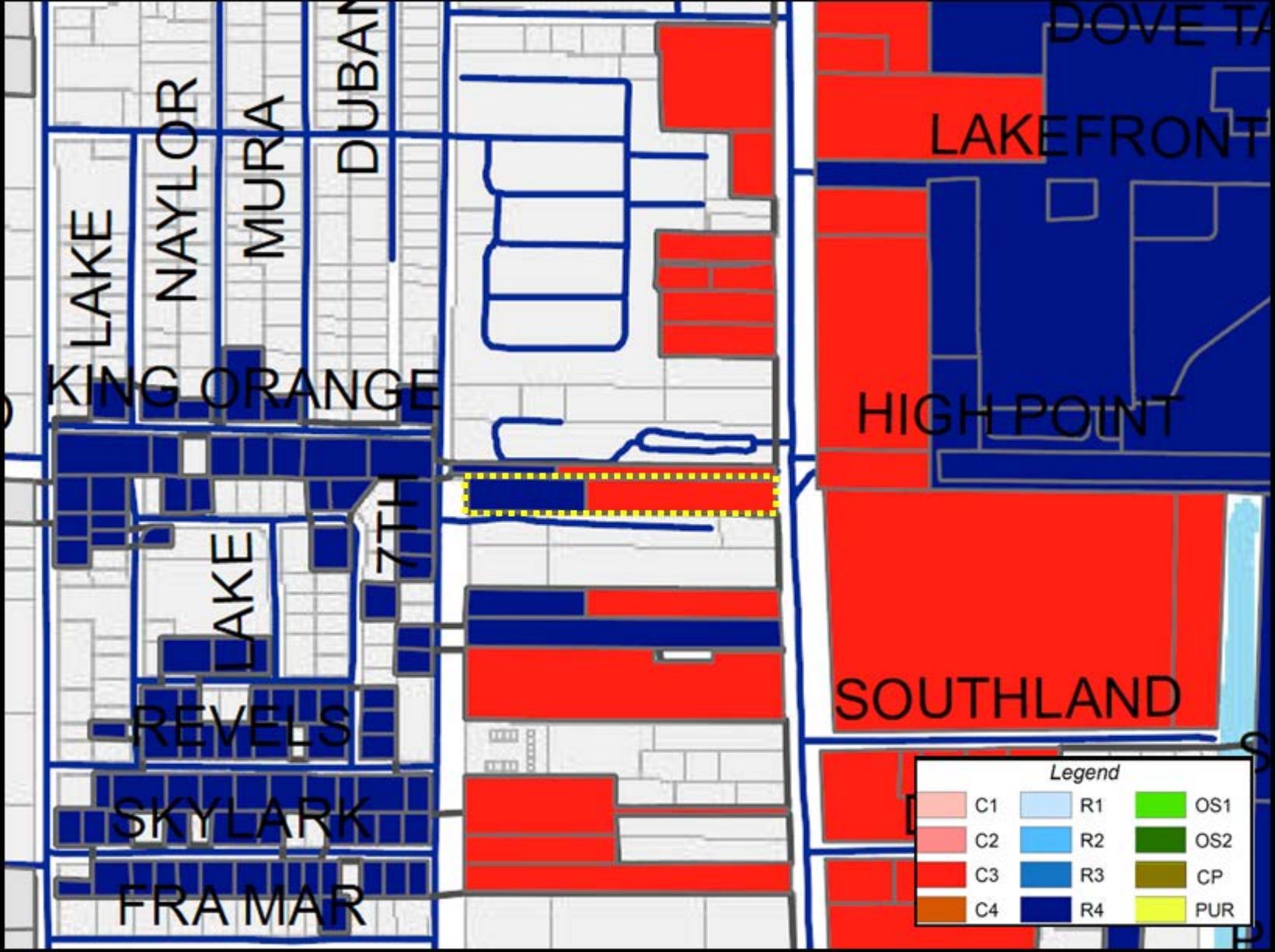
Staff Recommendation

Staff recommends approval of the conceptual plan.



3295 S US Highway 1
Site Aerial

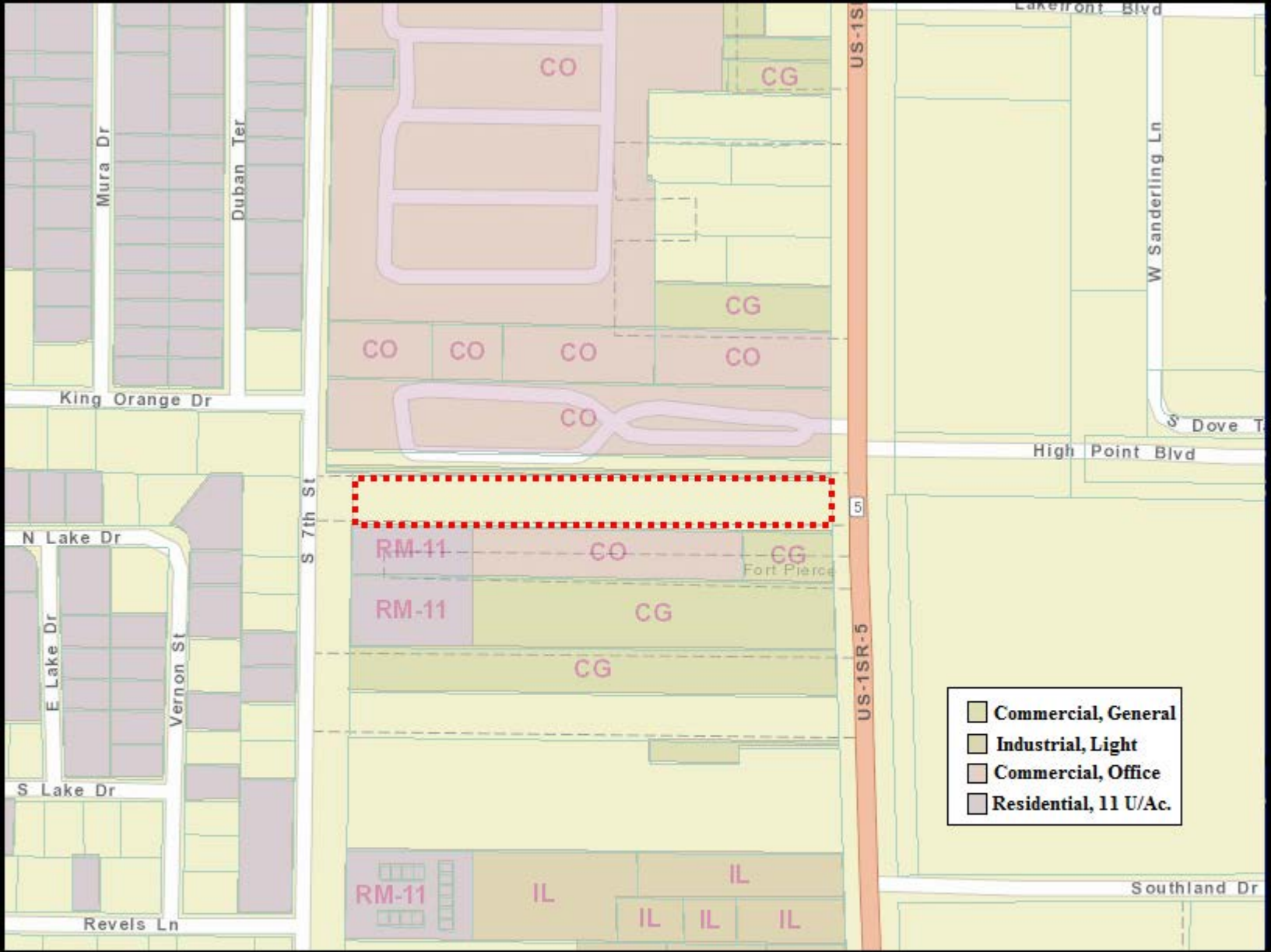




3295 S US Highway 1

Zoning Map



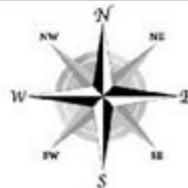


- Commercial, General
- Industrial, Light
- Commercial, Office
- Residential, 11 U/Ac.



3295 S US Highway 1

Adjacent SLC Zoning

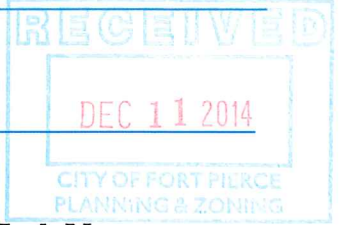




CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING



APPLICATION FOR CONCEPTUAL DEVELOPMENT PLAN

Project Name: Pro Team Med

1. Project description for which conceptual approval is requested. Proposed _____ sq ft.
detox recovery facility.

2. Property Tax ID # 2427-601-0051-000-4

3. Property address S. US Highway 1, Fort Pierce, FL

4. Zoning district R4 5. Future Land Use GC 6. Total Acreage 2.49

7. Building Height(s) _____ 8. Building (S.F.) _____ 9. Dwelling Units _____

10. Historic District (Y/N) N 11. Lot Coverage (S.F.) _____

12. Name of Owner(s): Pro Team Med LLC

Signature of owner(s): *Sherrille Miller*

Mailing Address: 2015 31st Avenue

(City) Vero Beach (State) FL (zip) 32960

Phone # 772-978-1143

13. Name of Applicant: Same as owner

Signature of Applicant: _____

Mailing Address: _____

(City) _____ (State) _____ (zip) _____

Phone # _____

14. Name of Representative: Atlantic Design Group of Florida

Signature of Representative: *Brad C. Adams*

Mailing Address: 469 NW Prima Vista Blvd

(City) Port St. Lucie (State) FL (zip) 34983

Phone # 772-340-4990 Fax # 772-340-7996

E-mail: bradc@atlantidesigngroup.com

15. **Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval of the conceptual development plan as described herein.

Annette Miller	772-978-1143	
Property Owner's Name (Please Print)	Phone	
2015 31st Avenue, Vero Beach	FL	32960
Address	State	Zip
<i>Annette Miller</i>		11/10/14
Property Owner's Signature		Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 10th day of Nov, 20 14, by S. ANNETTE MILLER who is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary



Application submission shall include the following:

- TRC** (*Initial Submission): One (1) original and (9) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- Planning Board**: One (1) original and (12) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- City Commission**: One (1) original and (5) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

1. Conceptual Development Plan with layout of the proposed development;
2. Statement describing in detail the character and intended use;
3. Statement bearing on the ownership and control of the proposed use.

An Intake Review Meeting will be required before any submittals are accepted

To be completed by the City of Fort Pierce	
Date Received _____	By _____
Fee: _____	Receipt: _____

AGENT CONSENT FORM

Project Name: ProTeam Med

BEFORE ME THIS DAY PERSONALLY APPEARED S. ANNETTE MILLER WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Atlantic Design Group/ Bradley J. Currie, AICP to act as my agent, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to, Conceptual Development, for the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10th day of Nov, 2014, by S. ANNETTE MILLER (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Dawn M. Griffith
(Signature of Person Taking Acknowledgement)

S. Annette Miller
Owner's Signature

DAWN M. GRIFFITH
(Name of Acknowledger Typed, Printed or Stamped)

S. ANNETTE MILLER
Owner's Name (Print)

(Title or Rank)

2015 31ST AVENUE
Street Address

(Serial Number, if any)

VERO BEACH FL 32960
City, State, Zip Code

(Notary's Seal)

(772) 696-2095
Telephone





JUSTIFICATION STATEMENT & COVER LETTER

Conceptual Development Plan

Pro Team Med

December 11, 2014

REQUEST

On behalf of the Petitioner, Atlantic Design Group of Florida, Inc. is requesting Conceptual Development Plan approval for a 3.06 acre property located on the west side of US 1, approximately .50 miles south of Edwards Road. The applicant is requesting Conceptual Development Plan approval for a Drug & Alcohol Treatment Facility with Detoxification.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property consists of approximately 2.49 acres and is located on the west side of US 1, approximately .50 miles south of Edwards Road. It can be identified by the parcel ID number: 2427-601-0051-000-4. The project currently has a split Future Land Use designation of General Commercial (GC) and Medium Density Residential (MD). The property also has a split zoning designation of C3 and R4.

The applicant met with members of the City of Fort Pierce to discuss this project on April 22, 2014 and on November 5, 2014. During the meetings the extensive approval process required for this project was discussed. City Staff suggested that we pursue the Conceptual Development Plan Approval so that we can determine if we have support for the project. This will allow the project to go through the process and determine if there are any roadblocks to the proposal. The application will go before the Technical Review Committee (TRC), the Planning Board, and the City Commission. If approved, the applicant would then have the confidence to begin the official process. This process allows the applicant to gain preliminary support for a project without spending the signification amount money required for the actual applications.

Section 22-58(e) of the City of Fort Pierce Zoning Ordinance identifies the Conceptual Development Plan procedure. It states, applicants have the option to request this approval in addition to the required site plan application. The Section states the applicant shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use. In addition, the Code states that the application shall be heard by the City Planning Board and the City Council.

Conceptual Development Plan & Character of the Development

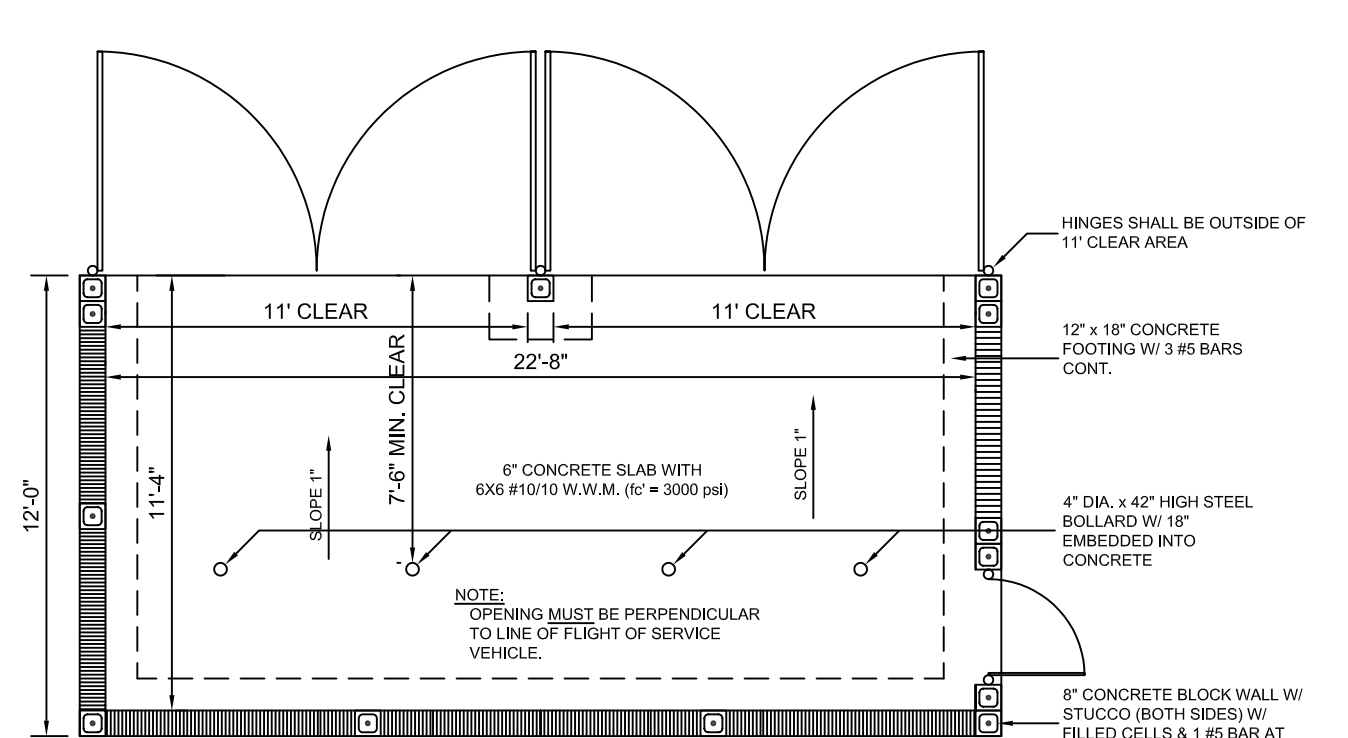
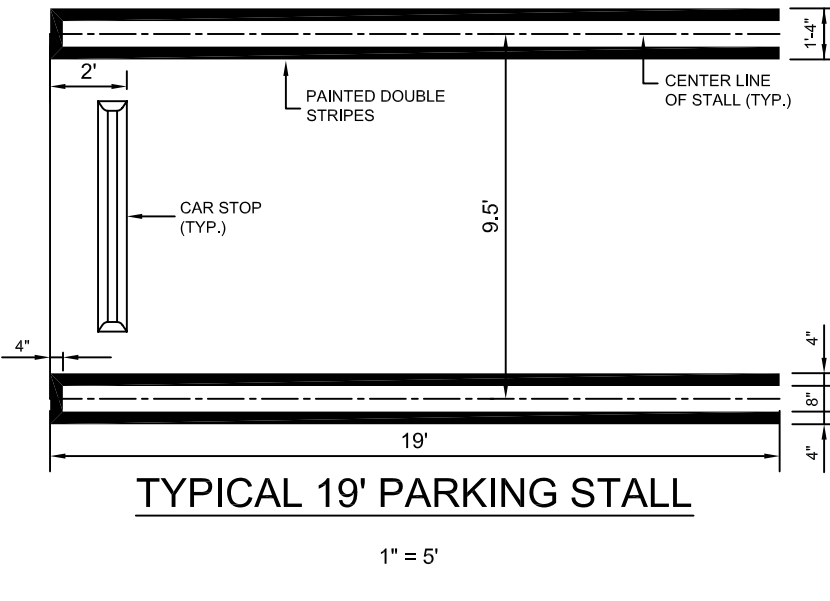
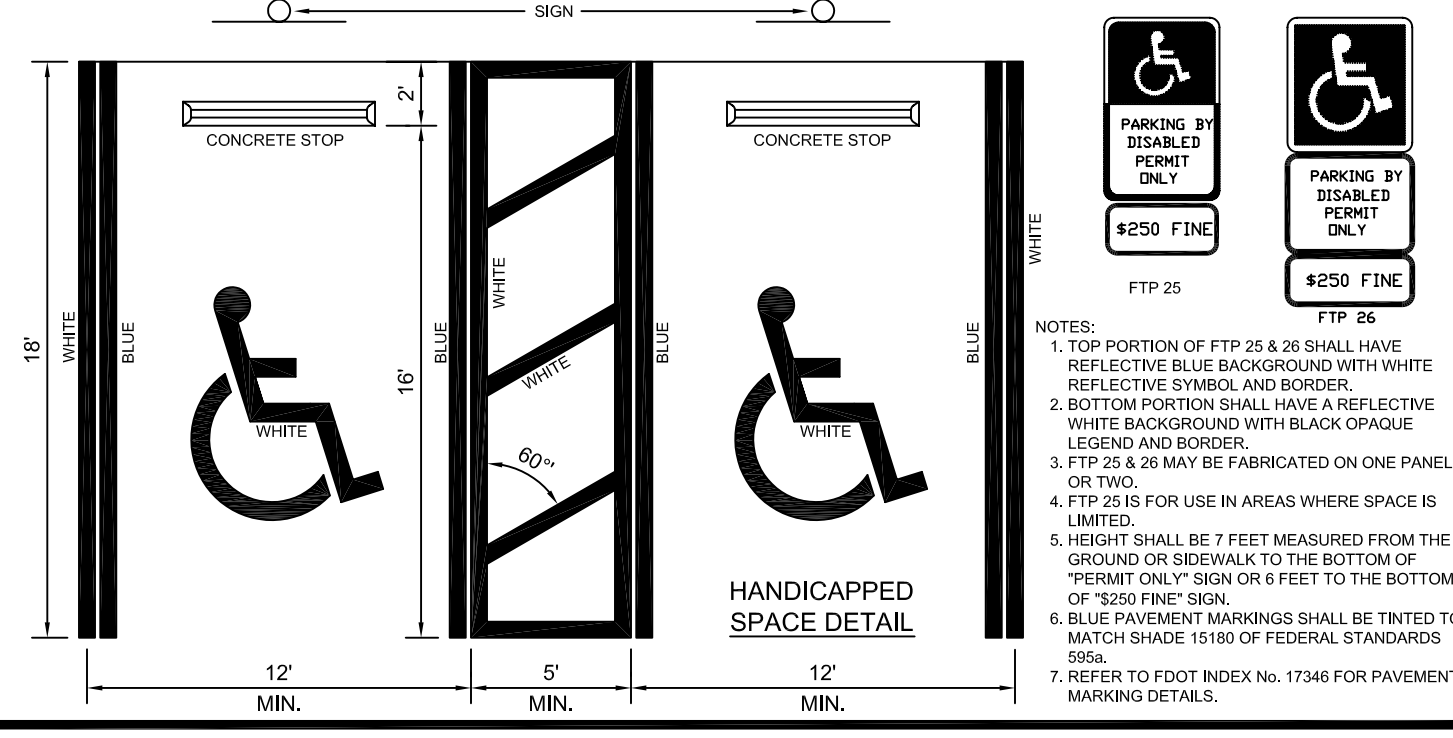
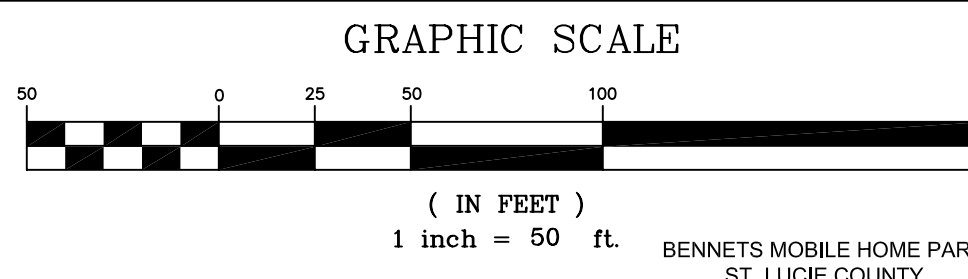
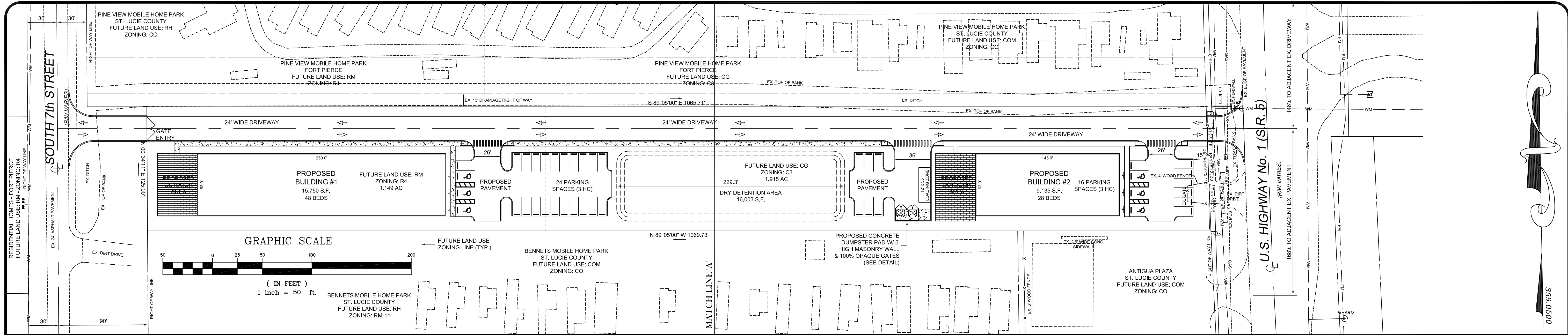
The Conceptual Development Plan submitted with this justification statement identifies a total of 24,885 square feet in two (2) buildings. Building 2 is proposed to be the detox portion of the facility. Building 1 is proposed to be the Drug & Alcohol Rehab facility. The concept for this project is to have one place to obtain the complete rehab process, from detox to sobriety. Building 2 will contain approximately 28 beds and building 1 will contain 48 beds. The project will be built in two phases. Each building will have an outdoor area for the patients to obtain needed outdoor time.

The City is in the process of adopting a new Code which will include a use known as Social Service Institution. This use will be on the front portion of the property. The back part of the property will be considered an Adult Congregate Living Facility (SCLF).

The property does have a split zoning and land use. It is not uncommon for properties to be developed under a split zoning and land use. The uses on each section of the property must simply follow the rules of the respective land use and zoning designations. In the case of the subject property, discussions were that the entire property would have to be changed to General Commercial land use and C3 zoning. If these were to occur, it would push the commercial land use and zoning further to the west. This could be considered a bad thing. If the land use and zoning were changed to commercial, and the proposed project did not move forward, there would be an opportunity for more intensive commercial to be placed on the property. The application strongly suggest to allow the development of the site under the existing spilt land use and zoning.

Based on the above and attached information, the Petitioner respectfully requests approval of the proposed Conceptual Development Plan.

C:\Users\Brad\Desktop\14-106 - Miller - Ft. Pierce Property\ADG Documents\Submittal Documents\Justification Statement\2014-12-11_Pro_Team_Med_CDP_Justification_Statement_14-106.docx



LEGEND

	RUNOFF FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
	BLOCK NUMBER
	MITERED END SECTION
	NUMBER OF PARKING SPACES
	HANDICAP STALL
	LOW PRESSURE FORCE MAIN
	EX. TRAFFIC SIGNAL BOX

(DATE)
R.J. KENNEDY, P.E.
 #56218
 1934 TUCKER COURT
 FT. PIERCE, FL 34950
 phone: 772-462-2455

Date	Revisions	By
12-11-14	CDP SUBMITTAL	RWF
03-11-15	PER TRC	RWF

ADG
ATLANTIC DESIGN GROUP
 400 N. W. 11th Street, Suite 400
 Ft. Pierce, FL 34950
 Phone: (772) 340-4000
 Fax: (772) 340-2006
 P.O. Box 1000
 Fort St. Lucie, Florida 34983
 E-MAIL: brad@atlantichdesigngroup.com
 BPR & FPEP License No. 30791

PRO TEAM MED
 CONCEPTUAL DEVELOPMENT PLAN

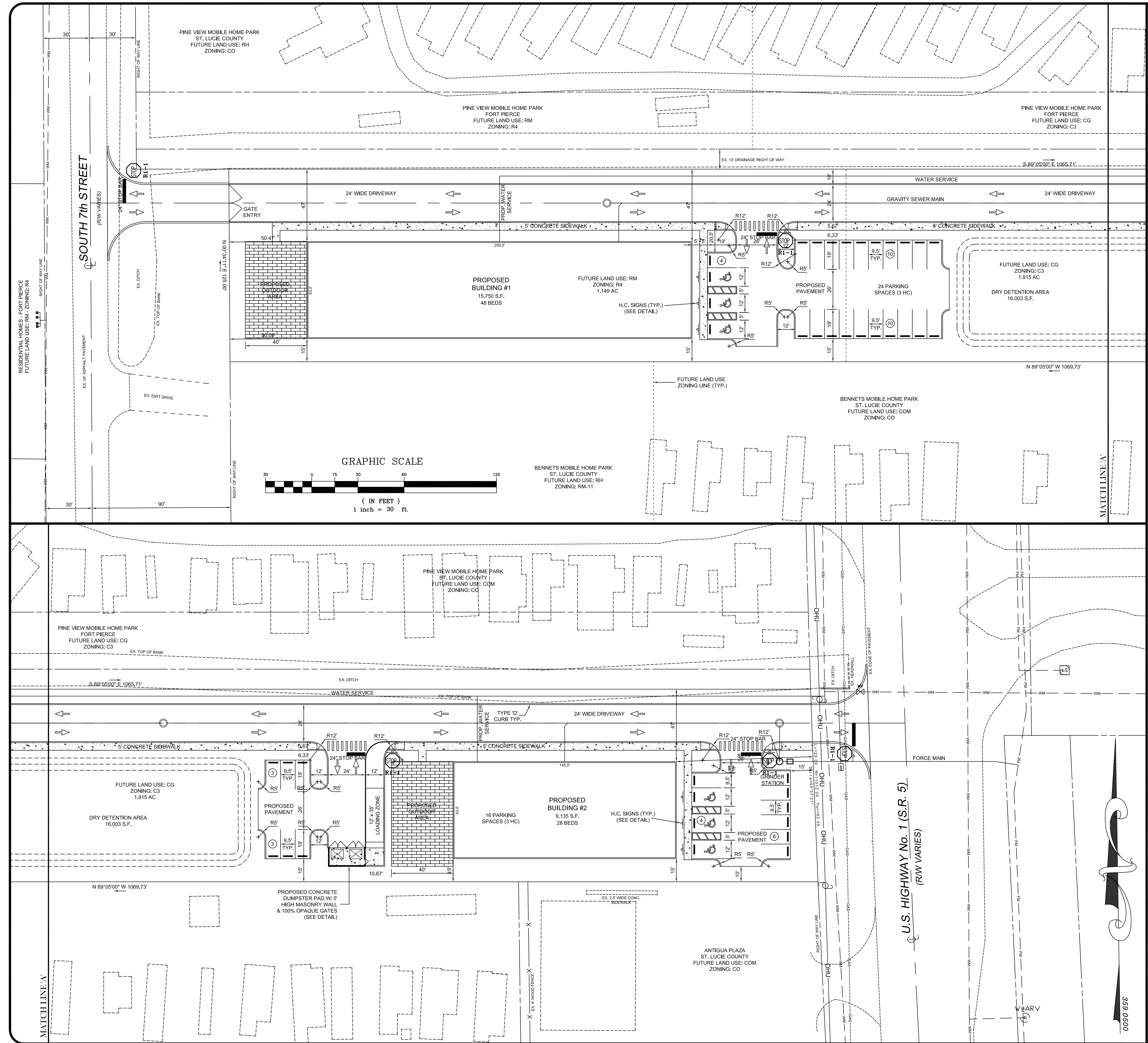
DRAWN	BC
CHECKED	BC
DATE	12-11-2014
SCALE	1" = 50'
JOB NO.	14-106
SHEET	1

Date	Revisions	By
12-11-14	COP SUBMITTAL	RWF
03-11-15	PER TRC	RWF

ADG
ATLANTIC DESIGN GROUP
 400 N.W. 17th Avenue, Suite 1000
 Fort Lauderdale, FL 33311
 Phone: (772) 340-4000
 Fax: (772) 340-2006
 Email: lead@atlantichdesigngroup.com
 BPR & FPEP License No. 30791

PRO TEAM MED
CONCEPTUAL DEVELOPMENT PLAN

DRAWN	BC
CHECKED	BC
DATE	12-11-2014
SCALE	1" = 30'
JOB NO.	14-106
SHEET	2



(DATE)
R.J. KENNEDY, P.E.
#56218
 1934 TUCKER COURT
 FT. PIERCE, FL 34950
 phone: 772-462-2455



March 13, 2015

via: *Hand Delivery*

City of Fort Pierce
Attn: Kori Benton
100 N. US Highway 1
Fort Pierce, FL 34954

**RE: Response to Technical Review Comments
ProTeam Med – Drug & Alcohol Rehabilitation Center
3295 S US Highway 1**

Dear Mr. Benton:

Our office is in receipt of comments obtained at the January 15, 2015 Technical Review Committee meeting in regards to ProTeam Med. This letter represents our response to the comments received at that meeting. Each comment is identified below followed by a response in *bold italics*.

1. As noted in the project summary and description, the subject property holds split zoning and future land use designations. Staff has presented the need to resolve the split Zoning/FLU of the parcel concurrent with formal Site Plan / Conditional Use applications. One resolution may be to consider the separation of the parcels, however this may affect aspects such as the type of access to / from 7th St., the location of the western structure, lot coverage, density, shared parking / access agreements, etc.

The applicant met with staff and it was determined that the split land use will be allowed on this property. The proposed use on the R-4 portion will be ACLF.

2. The subject parcel contains a substantial amount of existing native vegetation. A tree survey, landscape plan, and potentially a mitigation plan will need to be included within a formal Site Plan / Conditional Use submittal. Staff recommends the preservation of established trees where possible to reduce the level / cost of mitigation.

The applicant is aware of this requirement at will address at the time of site plan submittal.

3. The presented uses are suggested to be considered with the following uses:

Conditional Use in the C-3 Zone:

Social Service Institution

Uses that primarily provide treatment for those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Examples

Examples of social service institutions include alternative- or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents; halfway houses; neighborhood resource centers; rehabilitative clinics; and social service facility, soup kitchen, transient lodging or shelter for the homeless.

Accessory Uses

Accessory uses include adult educational facility; ancillary indoor storage; associated office; day care; food services and dining area; meeting room; parking; and staff residences located on-site.

Conditional Use in C-3 & R-4 Zoning:

Halfway House

A rehabilitation facility for individuals, such as mental patients or substance abusers, who no longer require the complete facilities of a hospital or other institution but who are not yet prepared to return to their communities.

If the preference is to explore classification of the operation in the western structure as an ACLF, staff may suggest the consideration of an authorization of similar use by the Planning Board. It is noted that City Code places specific regulations upon ACLFs.

Upon meeting with Staff, it was determined that the easterly portion of the site will have a use of Social Service Institutional while the westerly portion of the site will have a use of Adult Congregant Living Facility (ACLF).

4. Per Section 22-60(d)(3)i. of the City Code, Sanitariums, rest homes, convalescent homes and adult congregate living facilities require one space per every three beds. The Planning Board may need to verify, or amend, the application of this requirement, based upon the similarity of the proposed uses to this parking calculation provided for. Based upon the anticipated calculations presented by the site plan, adequate parking is provided. It is noted that the "Parking Required" should be noted as 26, accommodating for the rounding up of spaces.
Acknowledged.
5. Per Section 22-60(e)i. of the City Code, please provide a designated off-street loading space for the proposed development.
Please see revised plans.
6. Per Section 22-60(f)(1)a. of the City Code, please provide 1 short-term bicycle parking space per every 10 required vehicle parking spaces (bike rack with a capacity for 4 bikes), pursuant to the established design standards.
Please see revised plans.
7. Per Section 17-34©, Location of retention and/or detention facilities. All retention and/or detention areas shall be located at the rear of the property away from public right-of-ways and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such area from the view of vehicles and/or pedestrians using the public right-of-ways. The plan will need to be revised to comply with this requirement, unless pursuit of a "wet retention" facility with a water feature is contemplated pursuant to City Code Section 17-34(c)(2).
Please see revised plans.
8. Per City Code Section 22-59(g)(2)b. The eastern structure shall be placed on the inside line of the front yard (setback). The special relationships of the established structures to the north and south have been noted, and staff would generally support the use of an average of the two setback distances to improve consistency. This would shift the eastern structure to the east.
Please see revised plans.
9. Per City Code Section 22-62(d) Sidewalks shall be installed in public or private right-of-way, along S US 1 and S 7th Street. Due to the presence of a canal, payment in-lieu may be explored with St. Lucie County.

It would be the intent of the owner coordinate a payment in-lieu of for sidewalks and will address at the time of site plan submittal.


10. Please be advised that the FP Solid Waste Department has suggested that refuse collection structures should be measured by their inside diameter.

Acknowledged.

We feel the attached adequately addresses staff comments and respectfully request the review and approval of this application. Should you have any questions or require additional information, please do not hesitate to contact our office at 772-340-4990.

Respectfully,

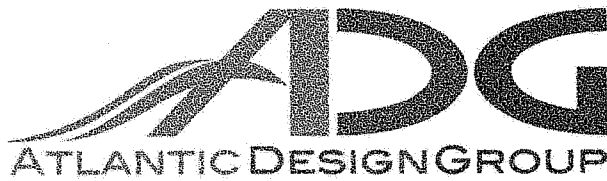
ATLANTIC DESIGN GROUP OF FLORIDA



Bradley J. Currie, AICP
President

cc: Pro Team Med
File

W:\INSERVER\Shared Files\Project Files\14-106 - Miller - Ft. Pierce Property\ADG Documents\Submittal Documents\Comment Response Letter\2015-03-XX_Pro_Team_TRC_Response_to_Comments_14-106.docx



April 08, 2015

via: Hand Delivery

City of Fort Pierce
Attn: Kori Benton
PO Box 1480
Fort Pierce, FL 34954-1480

**RE: Pro Team Med Conceptual Review Site Plan – South US 1
TRC Project No. 14-40100002**

Dear Mr. Benton:

Our office is in receipt of the comments obtained from your office dated March 24, 2015 in regards to the Pro Team Med Conceptual Site Plan. This letter represents our response to the comments received. Each comment is identified below followed by a response in ***bold italics***.

St. Lucie County Engineering / Public Works

1. South 7th Street is under the jurisdiction of St. Lucie County. Advisory comment.
Acknowledged.
2. The applicant is advised that South 7th Street is considered to be an unimproved roadway. Advisory comment.
Acknowledged.
3. The applicant is advised that they may be required to improve South 7th Street from their proposed driveway to the nearest paved County roadway. Please contact Ron Harris, County Surveyor at 462-1721 to discuss possible options. The applicant has previously indicated that the connection onto South 7th Street will be for emergency use only (fire department and law enforcement). A knox box will be installed.
Acknowledged.
4. The applicant is advised that commercially zoned properties are not allowed vehicular access on roadways where the adjacent zoning is residential. Advisory comment.
Acknowledged. Access will be from US 1. The connection to South 7th Street will be for emergency use only.
5. The applicant is advised that the proposed driveway connection onto South 7th Street will require a St. Lucie County right of way permit. The applicant's previous response is acceptable.
Access to South 7th Street would be for emergency use only. It is understood that a driveway connection permit will be required for any work within the St. Lucie County right-of-way.

- The applicant is advised that the proposed commercial driveway connection onto South 7th Street does not meet the required off-set distance from the north property line. The applicant may be required to seek a variance. Please contact St. Lucie County Planning and Development Services.

The access on South 7th Street is for emergency vehicles only. The applicant understands that a variance may be required.

New Comments

- Please indicate on the site plan the installation of a knock box at the South 7th Street emergency access.

Please see revised conceptual site plan.

- The applicant is advised that the proposed all-weather driveway shall terminate at the right of way line of South 7th Street. St. Lucie County does not allow all-weather surface driveways to abut unimproved County roads.

Acknowledged. Please see revised conceptual site plan.

- The applicant is advised to contact Road and Bridge to determine the required pipe size for the ditch located with the County right of way and east of South 7th Street travel way.

Acknowledged.

- The applicant is advised that installation of a culvert within the County maintained ditch will require a right of way permit. Please contact John Frank, P.E. at 462-2097.

Acknowledged.

- Where is the location of the drainage outfall? If the applicant propose to outfall into the 7th Street ditch, a St. Lucie County Storm water permit may be required. Please contact Mike Halter, P.E., (Water Quality Division) at 462-2719.

Acknowledged.

- The applicant is advised that a fee-in-lieu may be requested for the sidewalk along South 7th Street. All request shall be in the form of a written correspondence and justification for the fee-in-lieu request shall be stated. Address correspondence to Ron Harris, County Surveyor.

Acknowledged. This will be addressed at the time of site plan application submittal.

Planning

Technical Comments:

- Pursuant to City Code Section 22-61. – Access control. (b) (2) c. The distance to property lines from driveways will be one-half (1/2) the distance of two-driveway spacing by roadway class included under b. (below).

Arterial	Minimum Driveway Spacing (Feet) Collector	Local
150	100	50

In this case, the driveway should be spaced a minimum of 75 ft. from the property line, however the property is not wide enough to accommodate. The previous configuration maximized this distance to nearly 50 ft, however this configuration appears to seek maximum driveway spacing, which may be preferable to the City Engineer.

The current configuration is best for the site. When the applicant submits for site plan, a variance may be required.

2. Pursuant to City Code Section 22-187. – General landscape requirements (7) Interior vehicular use areas. a. & b. Similar to a previous comment, in the absence of a landscape plan and tabulation of vehicular use area, and interior vehicular use landscape area, it's difficult to advice on Code compliance. Conceptually, it appears that several additional interior islands will be necessary, depending further upon the prospects of persevering native trees within landscape islands, which would reduce the required area.

A landscape plan consistent with the City Code will be submitted at the time of site plan approval.

Generally comments:

3. The building placement has been updated to more appropriately reflect the established setback lines along this segment of the US 1 corridor. It is noted that a Design Review Submittal will be required of a Site Plan & Conditional Use application.

Acknowledged.

4. In order for the development to be eligible for Sidewalk Payment In-leiu, a reason, consistent with the following should be cited: Section 22-62(g). The decision of whether the construction of a sidewalk on a parcel is "Not practical" shall be made by the planning director based on the following criteria:

- a. The location of the sidewalk would likely create safety hazards; or
- b. Construction of the sidewalk has already been scheduled by its inclusion in the approved transportation improvement plan, the approved capital improvement plan, a state- or federally-funded project, or a development agreement executed pursuant to F.S. 163.3221; or
- c. The construction of sidewalks is not warranted at the time of development due the presence of safety hazard or environmental limitations off-site that would likely preclude the extension of sidewalks to the affected development site; or
- d. Whether there is no existing sidewalk to which the proposed sidewalk can connect and it is unlikely that there will be additional development nearby which will require the construction of additional sidewalk(s) (if the parcel terminates at a street intersection and a sidewalk is located across the street, then a sidewalk will be required to connect with the sidewalk located across the street); or
- e. Whether a sidewalk cannot be construction without removing protected tree; or
- f. Whether a Stormwater drainage ditch or similar public utility facility prevents the construction of a sidewalk and neither the facility nor the proposed sidewalk can be reasonably relocated or altered to accommodate both the facility and the sidewalk; or
- g. Whether or not the other unique or peculiar circumstance exist on a given parcel or development.

The sidewalk requirement will be determined at the time of site plan approval.

City Engineer

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records, this road is unpaved. Being as access from the development to South 7th Street is proposed, the roadway is required to conform to SLC standards and as such, will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
Access to 7th Street is for emergency access only. Paving will not be required.
2. Please provide a signed and sealed boundary and topographic survey.
Please see attached signed and sealed boundary survey as requested.

We feel the attached adequately addresses staff comments. We respectfully request the approval of this application, # 14-40100002 for Pro Team Med Conceptual Review Site Plan. Should you have any questions or require additional information, please do not hesitate to contact me at 772-340-4990.

Respectfully,

ATLANTIC DESIGN GROUP OF FLORIDA


Brad Currie
President

cc: Pro-Team Med
file



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

January 14, 2015

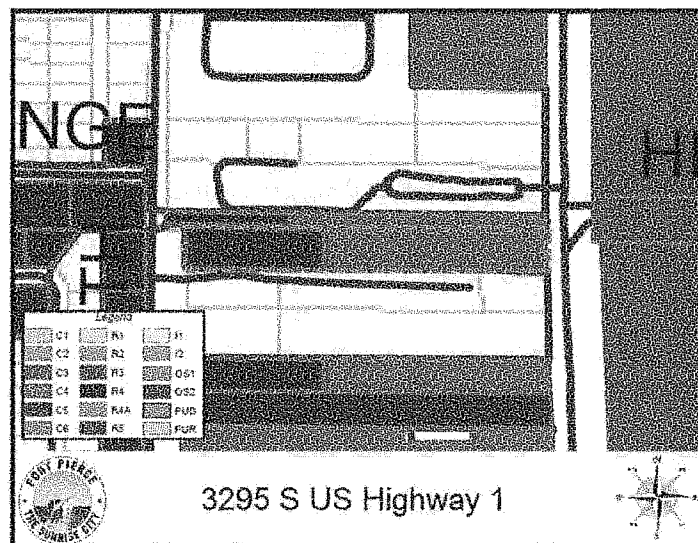
Brad Currie, AICP
469 NW Prima Vista Blvd.
Port St. Lucie, FL 34983

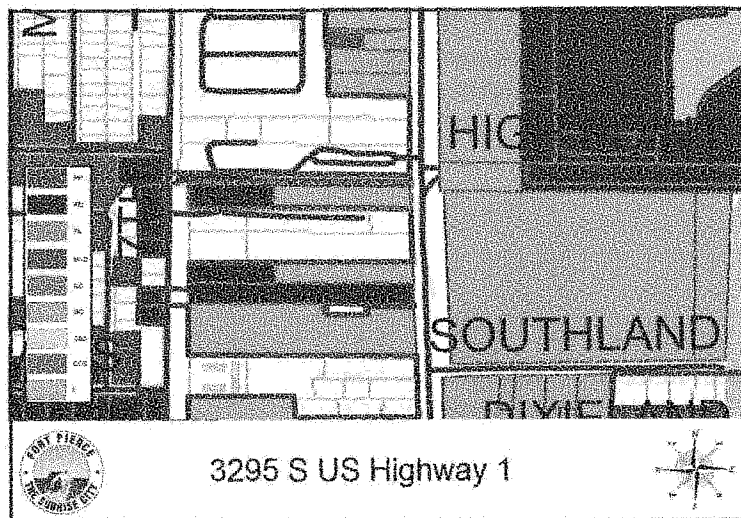
**Re: Technical Review Comments- Planning Department
Pro Team Med - Drug & Alcohol Rehabilitation Center
3295 S US Highway 1**

Dear Mr. Currie,

The following are advisory comments from the Planning Department's review of your application for Conceptual Development plan:

1) As noted in the project summary and description, the subject property holds split zoning and future land use designations. Staff has presented the need to resolve the split Zoning/FLU of the parcel concurrent with formal Site Plan/Conditional Use applications. One resolution may be to consider the separation of the parcels, however this may affect aspects such as the type of access to/from 7th St., the location of the western structure, lot coverage, density, shared parking/access agreements, etc.





2) The subject parcel contains a substantial amount of existing native vegetation. A tree survey, landscape plan, and potentially a mitigation plan will need to be included within a formal Site Plan/Conditional Use submittal. Staff recommends the preservation of established trees where possible to reduce the level/cost of mitigation.

3) The presented uses are suggested to be consistent with the following uses:

Conditional Use in the C-3 Zone:

Social Service Institution

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Examples

Examples of social service institutions include alternative- or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents; halfway houses; neighborhood resource centers; rehabilitative clinics; and social service facility, soup kitchen, transient lodging or shelter for the homeless.

Accessory Uses

Accessory uses include adult educational facility; ancillary indoor storage; associated office; day care; food services and dining area; meeting room; parking; and staff residences located on-site.

Conditional Use in C-3 & R-4 Zones:

Halfway House

A rehabilitation facility for individuals, such as mental patients or substance abusers, who no longer require the complete facilities of a hospital or other institution but who are not yet prepared to return to their communities.

If the preference is to explore classification of the operation in the western structure as an ACLF, staff may suggest the consideration of an authorization of similar use by the Planning Board. It is noted that City Code places specific regulations upon ACLFs.

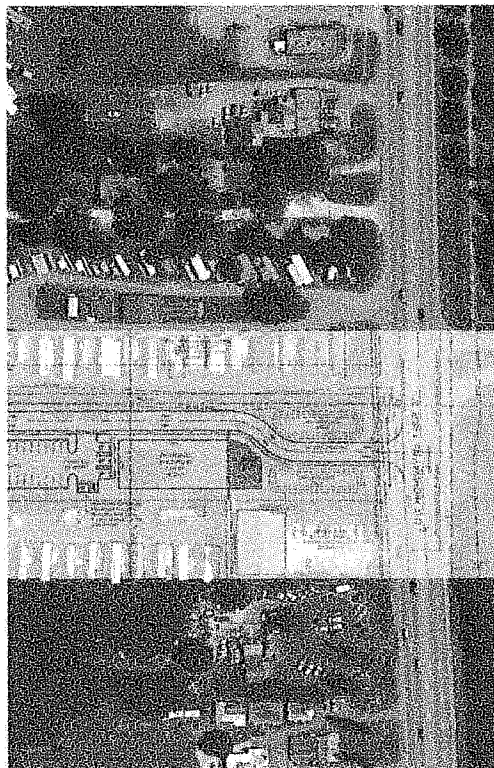
4) Per Section 22-60(d)(3)i. of the City Code, Sanitariums, rest homes, convalescent homes and adult congregate living facilities require one space per every three beds. The Planning Board may need to verify, or amend, the application of this requirement, based upon the similarity of the proposed uses to this parking calculation provided for. Based upon the anticipated calculations presented by the site plan, adequate parking is provided. It is noted that the "Parking Required" should be noted as 26, accommodating for the rounding up of spaces.

5) Per Section 22-60(e)i. of the City Code, please provide a designated off-street loading space for the proposed development.

6) Per Section 22-60(f)(1)a. of the City Code, please provide 1 short-term bicycle parking space per every 10 required vehicle parking spaces (bike rack with the capacity for 4 bikes), pursuant to the established design standards.

7) Per Section 17-34 (c) *Location of retention and/or detention facilities.* All retention and/or detention areas shall be located at the **rear of the property away from public right-of-ways** and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such areas from the view of vehicles and/or pedestrians using the public right-of-ways. The plan will need to be revised to comply with this requirement, unless pursuit of a "wet retention" facility with a water feature is contemplated pursuant to City Code Section 17-34(c)(2).

8) Per City Code Section 22-59 (g)(2)b. The eastern structure shall be placed on the inside line of the front yard (setback). The special relationships of the established structures to the north and south have been noted, and staff would generally support the use of an average of the two setback distances to improve consistency. This would shift the eastern structure to the east.



9) Per City Code Section 22-62 (d) Sidewalks shall be installed in public or private right-of-way, along S US 1 and S 7th Street. Due to the presence of a canal, payment in-lieu may be explored with St. Lucie County.

10) Please be advised that the FP Solid Waste Department has suggested that refuse collection structures should be measured by their inside diameter.

Advisory Comments:

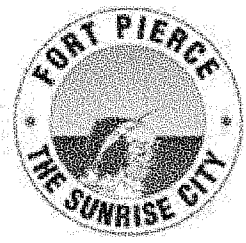
- The proposed development exceeds 4,000 sq. ft. of gross floor area, and requires Conditional Use consideration; therefore a formal application will require the submittal of a Site Plan pursuant to City Code Section 22-58.
- The proposed development requires the submittal of a Site Plan and is located along a design review roadway, therefore a formal application will require the submittal of a Design Review Package pursuant to City Code Section 22-59.
- City of Fort Pierce Comprehensive Plan Policy 6.1.9 discusses some of the services proposed by the facilities.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Historic Preservation Officer



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

March 30, 2015

Brad Currie, AICP
469 NW Prima Vista Blvd.
Port St. Lucie, FL 34983

**Re: Technical Review Comments- Planning Department
Pro Team Med – Drug & Alcohol Rehabilitation Center – Resubmittal
3295 S US Highway 1**

Dear Mr. Currie,

The following are advisory comments from the Planning Department's review of your application for Conceptual Development plan:

Technical Comments:

1) Pursuant to City Code Section 22-61. - Access control. (b) (2) c. The distance to property lines from driveways will be one-half ($\frac{1}{2}$) the distances of two-way driveway spacing by roadway class included under b. (below)

Minimum Driveway Spacing (Feet)		
Arterial	Collector	Local
150	100	50

In this case, the driveway should be spaced a minimum of 75ft. from the property line, however the property is not wide enough to accommodate. The previous configuration maximized this distance to nearly 50ft, however this configuration appears to seek maximum driveway spacing, which may be preferable to the City Engineer.

2) Pursuant to City Code Section 22-187. - General landscaping requirements (7) *Interior vehicular use areas*. a. & b. Similar to a previous comment, in the absence of a landscape plan and tabulation of vehicular use area, and interior vehicular use landscape area, it's difficult to advise on Code compliance. Conceptually, it appears that several additional interior islands will be necessary, depending further upon the prospects of persevering native trees within landscape islands, which would reduce the required area.

Generally Comments:

3) The building placement has been updated to more appropriately reflect the established setback lines along this segment of the US 1 corridor. It is noted that a Design Review Submittal will be required of a Site Plan & Conditional Use application.

4) In order for the development to be eligible for Sidewalk Payment In-lieu, a reason, consistent with the following should be cited: Section 22-62(g) The decision of whether the construction of a sidewalk on a parcel is "not practical" shall be made by the planning director based on the following criteria:

(1)The location of the sidewalk would likely create a significant safety hazard; or

(2)Construction of the sidewalk has already been scheduled by its inclusion in the approved transportation improvement plan, the approved capital improvement plan, a state- or federally-funded project, or a development agreement executed pursuant to F.S. § 163.3221; or

(3)The construction of sidewalks is not warranted at the time of development due the presence of safety hazard or environmental limitations off-site that would likely preclude the extension of sidewalks to the affected development site; or

(4)Whether there is no existing sidewalk to which the proposed sidewalk can connect and it is unlikely that there will be additional development nearby which will require the construction of additional sidewalk(s) (if the parcel terminates at a street intersection and a sidewalk is located across the street, then a sidewalk will be required to connect with the sidewalk located across the street); or

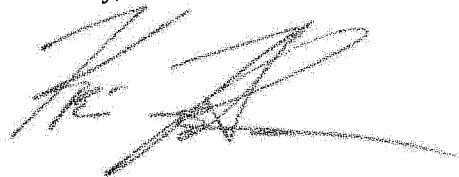
(5)Whether a sidewalk cannot be constructed without removing a protected tree; or

(6)Whether a stormwater drainage ditch or similar public utility facility prevents the construction of a sidewalk and neither the facility nor the proposed sidewalk can be reasonably relocated or altered to accommodate both the facility and the sidewalk; or

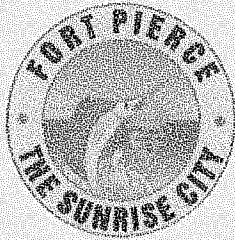
(7)Whether or not other unique or peculiar circumstances exist on a given parcel or development.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Historic Preservation Officer



CITY OF FORT PIERCE

DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer

FROM: *For* John R. Andrews, P.E., City Engineer *5*

SUBJECT: Pro Team Med Conceptual Site Plan -- South US Hwy. 1
TRC Project No. 14-40100002

DATE: December 29, 2014

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received December 29, 2014

- | | |
|--|---|
| <input checked="" type="checkbox"/> Conceptual Site Plan | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local,
State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,
State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- Conceptual Plan Approval Building Permit C/O

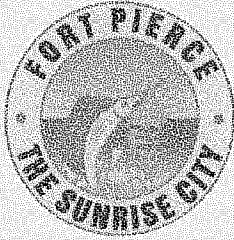
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments that shall be addressed at time of final site plan submittal

ENGINEERING COMMENTS:

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records this road is unpaved. Being as access from the development to South 7th Street is proposed the roadway is required to conform to SLC standards and as such will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
2. Please provide a signed and sealed boundary and topographic survey.

JRA/tst



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM RECEIVED

MAR 20 2015

CITY OF FORT PIERCE
PLANNING & ZONING

TO: Kori Benton, Historic Preservation Officer
FROM: John R. Andrews, P.E., City Engineer *JRA*
SUBJECT: Pro Team Med Conceptual Review Site Plan – South US 1
TRC Project No. 14-40100002
DATE: March 20, 2015

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received March 19, 2015

- Conceptual Site Plan
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings & Approved Site Plan
- Certificate of Completion
- Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- Conceptual Plan Approval
- Building Permit
- C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for the previously submitted comments that shall be addressed at time of final site plan submittal

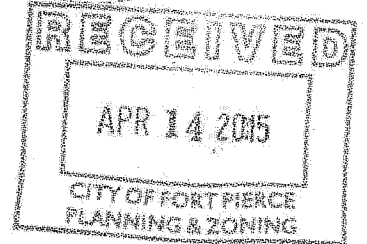
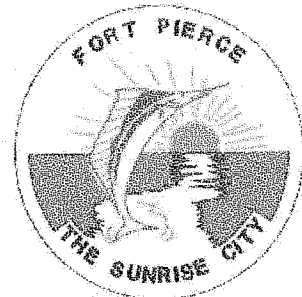
ENGINEERING COMMENTS:

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records this road is unpaved. Being as access from the development to South 7th Street is proposed the roadway is required to conform to SLC standards and as such will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
2. Please provide a signed and sealed boundary and topographic survey.

JRA/tst

From the Desk of

Marc Meyers, C.B.O.
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3000
F: 772-467-9836
MarcMeyers@city-ftpierce.com



TO: Kori Benton, Historic Preservation Officer
DATE: April 14, 2015
RE: Comments for Upcoming TRC Meeting, 4/16/15

As I will be unable to attend, please find my comments relating to the "New Business" planned agenda:

Pro Team Med

- Were FP Building's questions addressed from the January meeting? (below)
- Are there any security issues with the facility as far as fencing requirements to protect the occupants from leaving?
- Would there be a need for ambulance loading?
- The buildings will need fire sprinklers.

Center State Bank

-After all approvals, please submit for proper building permits prior to construction.

Spin To Win

-No Comments

S. US Hwy 1 Corridor Project

-No Comments

Various Locations

-No Comments

Water / Wastewater Engineering

Project Tracking Form



Project Number: 20150145-1 **Job Description:** Pro Team Med

Address: S. US Hwy 1 **Project Description:** _____

Type	Recd	Needed	Rev	Eng App	Status	Comments	Ret	City/County	Sent To
SP	12/18/2014	01/08/2015	JM	BH	App w/c	see comments	01/08/2015	01/05/2015	
	12/18/2014	01/08/2015	JMM	BH	App w/c	see comments	01/08/2015	01/05/2015	
	12/18/2014	01/08/2015	FG	BH	App	Natural Gas is in area	12/26/2014	01/05/2015	
ASP	03/19/2015	04/02/2015	JM	BH	App w/c	see comments	03/19/2015	04/03/2015	
	03/19/2015	04/02/2015	JMM	BH	App	see comments	04/03/2015	04/03/2015	

Engineering Review

1st Submittal

Date Received: _____ **To Coordinator:** _____ **Invoice To Reviewer:** _____

Invoice Reviewer: _____ **Reviewer Approved Invoice:** _____

Invoice To Client: _____ **Invoice Payment Received:** _____

To Reviewer: _____ **Reviewer:** _____

To Engineer: _____ **Engineer Reviewing:** _____

Returned To Secretary: _____ **Returned To Client:** _____

2nd Submittal

3rd Submittal

Date Received: _____

Date Received: _____

To Reviewer: _____ **Initials:** _____

To Reviewer: _____ **Initials:** _____

To Engineer: _____ **Initials:** _____

To Engineer: _____ **Initials:** _____

To Secretary: _____

To Secretary: _____

To Client: _____

To Client: _____

Comments:

W/WW Engineering: Conceptual Approval - Water and Sewer is available to the site. However, final approval will be based on a complete submission of plans and details to FPUA for water and sewer
Electric is available. FPUA has a 3 phase overhead feeder that runs parallel to the east property line.

Approval

Date Approved: _____

To Supervising Engineer: _____

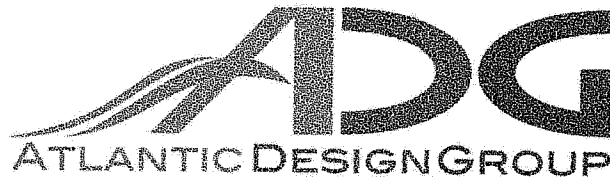
Pro Team Med
US Highway 1 and South 7th Street
Conceptual Development Plan
Re-submittal
St Lucie County Public Works/Engineering Comments
March 24, 2015

1. South 7th Street is under the jurisdiction of St. Lucie County. Advisory comment.
2. The applicant is advised that South 7th Street is considered to be an unimproved roadway. Advisory comment.
3. The applicant is advised that they may be required to improve South 7th Street from their proposed driveway to the nearest paved County roadway. Please contact Ron Harris, County Surveyor at 462-1721 to discuss possible options. The applicant has previously indicated that the connection onto South 7th Street will be for emergency use only (fire department and law enforcement). A Knox box will be installed.
4. The applicant is advised that commercially zoned properties are not allowed vehicular access on roadways where the adjacent zoning is residential. Advisory comment.
5. The applicant is advised that the proposed driveway connection onto South 7th Street will require a St. Lucie County right of way permit. The applicant's previous response is acceptable.
6. The applicant is advised that the proposed commercial driveway connection onto South 7th Street does not meet the required off-set distance from the north property line. The applicant may be required to seek a variance. Please contact St. Lucie County Planning and Development Services.

New Comments

1. Please indicate on the site plan the installation of a Knox box at the South 7th Street emergency access.
2. The applicant is advised that the proposed all-weather driveway shall terminate at the right of way line of South 7th Street. St. Lucie County does not allow all-weather surface driveways to abut unimproved County roads.
3. The applicant is advised to contact Road and Bridge to determine the required pipe size for the ditch located with the County right of way and east of South 7th Street travel way.
4. The applicant is advised that installation of a culvert within the County maintained ditch will require a right of way permit. Please contact John Frank, P.E. at 462-2097.
5. Where is the location of the drainage outfall? If the applicant propose to outfall into the 7th Street ditch, a St. Lucie County Storm water permit may be required. Please contact Mike Halter, P.E., (Water Quality Division) at 462-2719.
6. The applicant is advised that a fee-in-lieu may be requested for the sidewalk along South 7th Street. All request shall be in the form of a written correspondence and justification for the fee-in-lieu request shall be stated. Address correspondence to Ron Harris, County Surveyor.

Ron Harris
County Surveyor
772 462-1721



March 13, 2015

via: *Hand Delivery*

City of Fort Pierce
Attn: Kori Benton
100 N. US Highway 1
Fort Pierce, FL 34954

**RE: Response to Technical Review Comments
ProTeam Med – Drug & Alcohol Rehabilitation Center
3295 S US Highway 1**

Dear Mr. Benton:

Our office is in receipt of comments obtained at the January 15, 2015 Technical Review Committee meeting in regards to ProTeam Med. This letter represents our response to the comments received at that meeting. Each comment is identified below followed by a response in *bold italics*.

1. As noted in the project summary and description, the subject property holds split zoning and future land use designations. Staff has presented the need to resolve the split Zoning/FLU of the parcel concurrent with formal Site Plan / Conditional Use applications. One resolution may be to consider the separation of the parcels, however this may affect aspects such as the type of access to / from 7th St., the location of the western structure, lot coverage, density, shared parking / access agreements, etc.

The applicant met with staff and it was determined that the split land use will be allowed on this property. The proposed use on the R-4 portion will be ACLF.

2. The subject parcel contains a substantial amount of existing native vegetation. A tree survey, landscape plan, and potentially a mitigation plan will need to be included within a formal Site Plan / Conditional Use submittal. Staff recommends the preservation of established trees where possible to reduce the level / cost of mitigation.

The applicant is aware of this requirement at will address at the time of site plan submittal.

3. The presented uses are suggested to be considered with the following uses:

Conditional Use in the C-3 Zone:

Social Service Institution

Uses that primarily provide treatment for those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Examples

Examples of social service institutions include alternative- or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents; halfway houses; neighborhood resource centers; rehabilitative clinics; and social service facility, soup kitchen, transient lodging or shelter for the homeless.

Accessory Uses

Accessory uses include adult educational facility; ancillary indoor storage; associated office; day care; food services and dining area; meeting room; parking; and staff residences located on-site.

Conditional Use in C-3 & R-4 Zoning:

Halfway House

A rehabilitation facility for individuals, such as mental patients or substance abusers, who no longer require the complete facilities of a hospital or other institution but who are not yet prepared to return to their communities.

If the preference is to explore classification of the operation in the western structure as an ACLF, staff may suggest the consideration of an authorization of similar use by the Planning Board. It is noted that City Code places specific regulations upon ACLFs.

Upon meeting with Staff, it was determined that the easterly portion of the site will have a use of Social Service Institutional while the westerly portion of the site will have a use of Adult Congregant Living Facility (ACLF).

4. Per Section 22-60(d)(3)i. of the City Code, Sanitariums, rest homes, convalescent homes and adult congregate living facilities require one space per every three beds. The Planning Board may need to verify, or amend, the application of this requirement, based upon the similarity of the proposed uses to this parking calculation provided for. Based upon the anticipated calculations presented by the site plan, adequate parking is provided. It is noted that the "Parking Required" should be noted as 26, accommodating for the rounding up of spaces.
Acknowledged.
5. Per Section 22-60(e)i. of the City Code, please provide a designated off-street loading space for the proposed development.
Please see revised plans.
6. Per Section 22-60(f)(1)a. of the City Code, please provide 1 short-term bicycle parking space per every 10 required vehicle parking spaces (bike rack with a capacity for 4 bikes), pursuant to the established design standards.
Please see revised plans.
7. Per Section 17-34©, Location of retention and/or detention facilities. All retention and/or detention areas shall be located at the rear of the property away from public right-of-ways and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such area from the view of vehicles and/or pedestrians using the public right-of-ways. The plan will need to be revised to comply with this requirement, unless pursuit of a "wet retention" facility with a water feature is contemplated pursuant to City Code Section 17-34(c)(2).
Please see revised plans.
8. Per City Code Section 22-59(g)(2)b. The eastern structure shall be placed on the inside line of the front yard (setback). The special relationships of the established structures to the north and south have been noted, and staff would generally support the use of an average of the two setback distances to improve consistency. This would shift the eastern structure to the east.
Please see revised plans.
9. Per City Code Section 22-62(d) Sidewalks shall be installed in public or private right-of-way, along S US 1 and S 7th Street. Due to the presence of a canal, payment in-lieu may be explored with St. Lucie County.

It would be the intent of the owner coordinate a payment in-lieu of for sidewalks and will address at the time of site plan submittal.


10. Please be advised that the FP Solid Waste Department has suggested that refuse collection structures should be measured by their inside diameter.

Acknowledged.

We feel the attached adequately addresses staff comments and respectfully request the review and approval of this application. Should you have any questions or require additional information, please do not hesitate to contact our office at 772-340-4990.

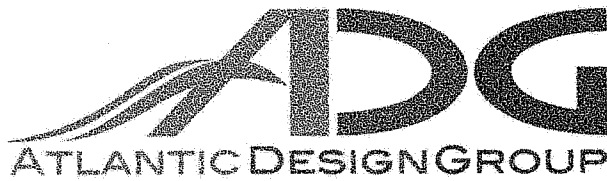
Respectfully,

ATLANTIC DESIGN GROUP OF FLORIDA


Bradley J. Currie, AICP
President

cc: Pro Team Med
File

\\MA\SERVER\Shared Files\Project Files\14-106 - Miller - Ft. Pierce Property\ADG Documents\Submittal Documents\Comment Response Letter\2015-03-XX_Pro_Team_TRC_Response_to_Comments_14-106.docx



April 08, 2015

via: Hand Delivery

City of Fort Pierce
Attn: Kori Benton
PO Box 1480
Fort Pierce, FL 34954-1480

**RE: Pro Team Med Conceptual Review Site Plan – South US 1
TRC Project No. 14-40100002**

Dear Mr. Benton:

Our office is in receipt of the comments obtained from your office dated March 24, 2015 in regards to the Pro Team Med Conceptual Site Plan. This letter represents our response to the comments received. Each comment is identified below followed by a response in *bold italics*.

St. Lucie County Engineering / Public Works

1. South 7th Street is under the jurisdiction of St. Lucie County. Advisory comment.
Acknowledged.
2. The applicant is advised that South 7th Street is considered to be an unimproved roadway. Advisory comment.
Acknowledged.
3. The applicant is advised that they may be required to improve South 7th Street from their proposed driveway to the nearest paved County roadway. Please contact Ron Harris, County Surveyor at 462-1721 to discuss possible options. The applicant has previously indicated that the connection onto South 7th Street will be for emergency use only (fire department and law enforcement). A knox box will be installed.
Acknowledged.
4. The applicant is advised that commercially zoned properties are not allowed vehicular access on roadways where the adjacent zoning is residential. Advisory comment.
Acknowledged. Access will be from US 1. The connection to South 7th Street will be for emergency use only.
5. The applicant is advised that the proposed driveway connection onto South 7th Street will require a St. Lucie County right of way permit. The applicant's previous response is acceptable.
Access to South 7th Street would be for emergency use only. It is understood that a driveway connection permit will be required for any work within the St. Lucie County right-of-way.

- The applicant is advised that the proposed commercial driveway connection onto South 7th Street does not meet the required off-set distance from the north property line. The applicant may be required to seek a variance. Please contact St. Lucie County Planning and Development Services.

The access on South 7th Street is for emergency vehicles only. The applicant understands that a variance may be required.

New Comments

- Please indicate on the site plan the installation of a Knox box at the South 7th Street emergency access.

Please see revised conceptual site plan.

- The applicant is advised that the proposed all-weather driveway shall terminate at the right of way line of South 7th Street. St. Lucie County does not allow all-weather surface driveways to abut unimproved County roads.

Acknowledged. Please see revised conceptual site plan.

- The applicant is advised to contact Road and Bridge to determine the required pipe size for the ditch located with the County right of way and east of South 7th Street travel way.

Acknowledged.

- The applicant is advised that installation of a culvert within the County maintained ditch will require a right of way permit. Please contact John Frank, P.E. at 462-2097.

Acknowledged.

- Where is the location of the drainage outfall? If the applicant propose to outfall into the 7th Street ditch, a St. Lucie County Storm water permit may be required. Please contact Mike Halter, P.E., (Water Quality Division) at 462-2719.

Acknowledged.

- The applicant is advised that a fee-in-lieu may be requested for the sidewalk along South 7th Street. All request shall be in the form of a written correspondence and justification for the fee-in-lieu request shall be stated. Address correspondence to Ron Harris, County Surveyor.

Acknowledged. This will be addressed at the time of site plan application submittal.

Planning

Technical Comments:

- Pursuant to City Code Section 22-61. – Access control. (b) (2) c. The distance to property lines from driveways will be one-half (1/2) the distance of two-driveway spacing by roadway class included under b. (below).

Arterial	Minimum Driveway Spacing (Feet) Collector	Local
150	100	50

In this case, the driveway should be spaced a minimum of 75 ft. from the property line, however the property is not wide enough to accommodate. The previous configuration maximized this distance to nearly 50 ft, however this configuration appears to seek maximum driveway spacing, which may be preferable to the City Engineer.

The current configuration is best for the site. When the applicant submits for site plan, a variance may be required.

2. Pursuant to City Code Section 22-187. – General landscape requirements (7) Interior vehicular use areas. a. & b. Similar to a previous comment, in the absence of a landscape plan and tabulation of vehicular use area, and interior vehicular use landscape area, it's difficult to advice on Code compliance. Conceptually, it appears that several additional interior islands will be necessary, depending further upon the prospects of persevering native trees within landscape islands, which would reduce the required area.

A landscape plan consistent with the City Code will be submitted at the time of site plan approval.

Generally comments:

3. The building placement has been updated to more appropriately reflect the established setback lines along this segment of the US 1 corridor. It is noted that a Design Review Submittal will be required of a Site Plan & Conditional Use application.

Acknowledged.

4. In order for the development to be eligible for Sidewalk Payment In-leiu, a reason, consistent with the following should be cited: Section 22-62(g). The decision of whether the construction of a sidewalk on a parcel is "Not practical" shall be made by the planning director based on the following criteria:

- a. The location of the sidewalk would likely create safety hazards; or
- b. Construction of the sidewalk has already been scheduled by its inclusion in the approved transportation improvement plan, the approved capital improvement plan, a state- or federally-funded project, or a development agreement executed pursuant to F.S. 163.3221; or
- c. The construction of sidewalks is not warranted at the time of development due the presence of safety hazard or environmental limitations off-site that would likely preclude the extension of sidewalks to the affected development site; or
- d. Whether there is no existing sidewalk to which the proposed sidewalk can connect and it is unlikely that there will be additional development nearby which will require the construction of additional sidewalk(s) (if the parcel terminates at a street intersection and a sidewalk is located across the street, then a sidewalk will be required to connect with the sidewalk located across the street); or
- e. Whether a sidewalk cannot be construction without removing protected tree; or
- f. Whether a Stormwater drainage ditch or similar public utility facility prevents the construction of a sidewalk and neither the facility nor the proposed sidewalk can be reasonably relocated or altered to accommodate both the facility and the sidewalk; or
- g. Whether or not the other unique or peculiar circumstance exist on a given parcel or development.

The sidewalk requirement will be determined at the time of site plan approval.

City Engineer

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records, this road is unpaved. Being as access from the development to South 7th Street is proposed, the roadway is required to conform to SLC standards and as such, will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
Access to 7th Street is for emergency access only. Paving will not be required.
2. Please provide a signed and sealed boundary and topographic survey.
Please see attached signed and sealed boundary survey as requested.

We feel the attached adequately addresses staff comments. We respectfully request the approval of this application, # 14-40100002 for Pro Team Med Conceptual Review Site Plan. Should you have any questions or require additional information, please do not hesitate to contact me at 772-340-4990.

Respectfully,

ATLANTIC DESIGN GROUP OF FLORIDA


Brad Currie
President

cc: Pro-Team Med
file



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

January 14, 2015

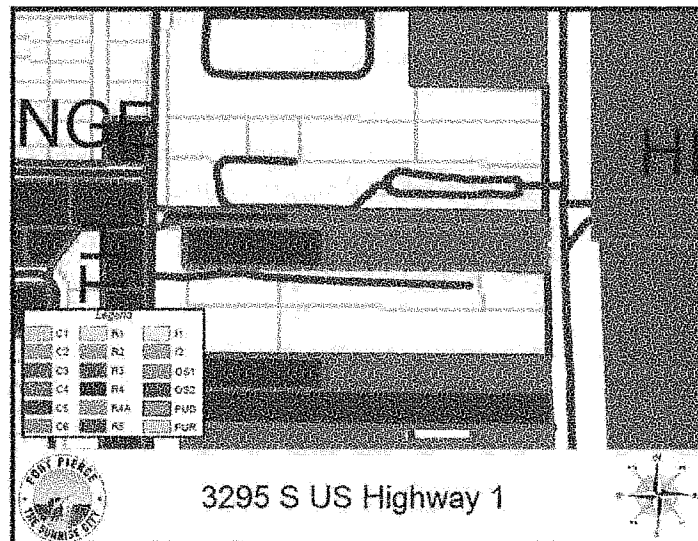
Brad Currie, AICP
469 NW Prima Vista Blvd.
Port St. Lucie, FL 34983

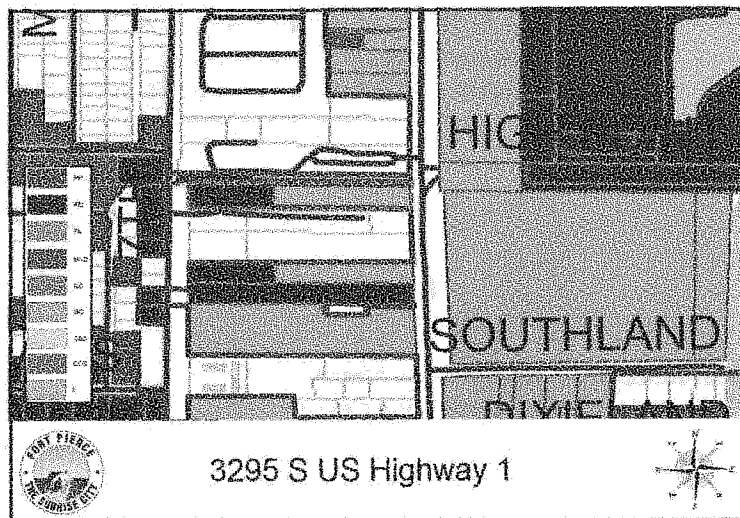
**Re: Technical Review Comments- Planning Department
Pro Team Med - Drug & Alcohol Rehabilitation Center
3295 S US Highway 1**

Dear Mr. Currie,

The following are advisory comments from the Planning Department's review of your application for Conceptual Development plan:

1) As noted in the project summary and description, the subject property holds split zoning and future land use designations. Staff has presented the need to resolve the split Zoning/FLU of the parcel concurrent with formal Site Plan/Conditional Use applications. One resolution may be to consider the separation of the parcels, however this may affect aspects such as the type of access to/from 7th St., the location of the western structure, lot coverage, density, shared parking/access agreements, etc.





2) The subject parcel contains a substantial amount of existing native vegetation. A tree survey, landscape plan, and potentially a mitigation plan will need to be included within a formal Site Plan/Conditional Use submittal. Staff recommends the preservation of established trees where possible to reduce the level/cost of mitigation.

3) The presented uses are suggested to be consistent with the following uses:

Conditional Use in the C-3 Zone:

Social Service Institution

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Examples

Examples of social service institutions include alternative- or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents; halfway houses; neighborhood resource centers; rehabilitative clinics; and social service facility, soup kitchen, transient lodging or shelter for the homeless.

Accessory Uses

Accessory uses include adult educational facility; ancillary indoor storage; associated office; day care; food services and dining area; meeting room; parking; and staff residences located on-site.

Conditional Use in C-3 & R-4 Zones:

Halfway House

A rehabilitation facility for individuals, such as mental patients or substance abusers, who no longer require the complete facilities of a hospital or other institution but who are not yet prepared to return to their communities.

If the preference is to explore classification of the operation in the western structure as an ACLF, staff may suggest the consideration of an authorization of similar use by the Planning Board. It is noted that City Code places specific regulations upon ACLFs.

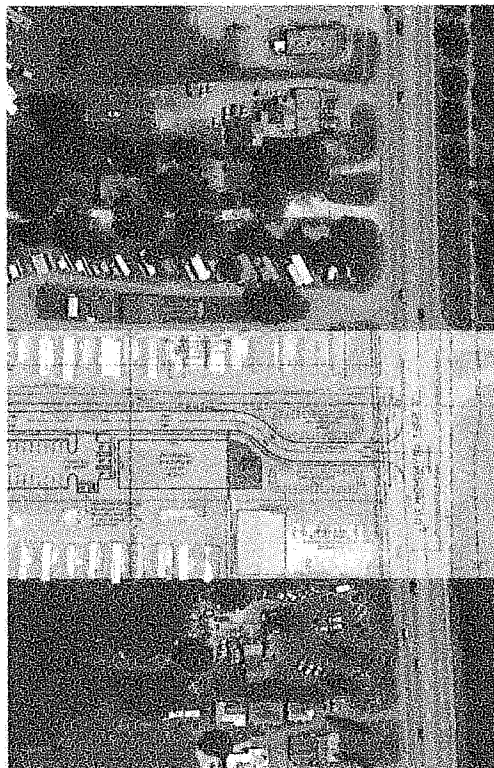
4) Per Section 22-60(d)(3)i. of the City Code, Sanitariums, rest homes, convalescent homes and adult congregate living facilities require one space per every three beds. The Planning Board may need to verify, or amend, the application of this requirement, based upon the similarity of the proposed uses to this parking calculation provided for. Based upon the anticipated calculations presented by the site plan, adequate parking is provided. It is noted that the "Parking Required" should be noted as 26, accommodating for the rounding up of spaces.

5) Per Section 22-60(e)i. of the City Code, please provide a designated off-street loading space for the proposed development.

6) Per Section 22-60(f)(1)a. of the City Code, please provide 1 short-term bicycle parking space per every 10 required vehicle parking spaces (bike rack with the capacity for 4 bikes), pursuant to the established design standards.

7) Per Section 17-34 (c) *Location of retention and/or detention facilities.* All retention and/or detention areas shall be located at the **rear of the property away from public right-of-ways** and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such areas from the view of vehicles and/or pedestrians using the public right-of-ways. The plan will need to be revised to comply with this requirement, unless pursuit of a "wet retention" facility with a water feature is contemplated pursuant to City Code Section 17-34(c)(2).

8) Per City Code Section 22-59 (g)(2)b. The eastern structure shall be placed on the inside line of the front yard (setback). The special relationships of the established structures to the north and south have been noted, and staff would generally support the use of an average of the two setback distances to improve consistency. This would shift the eastern structure to the east.



9) Per City Code Section 22-62 (d) Sidewalks shall be installed in public or private right-of-way, along S US 1 and S 7th Street. Due to the presence of a canal, payment in-lieu may be explored with St. Lucie County.

10) Please be advised that the FP Solid Waste Department has suggested that refuse collection structures should be measured by their inside diameter.

Advisory Comments:

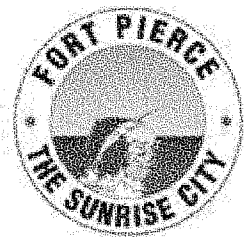
- The proposed development exceeds 4,000 sq. ft. of gross floor area, and requires Conditional Use consideration; therefore a formal application will require the submittal of a Site Plan pursuant to City Code Section 22-58.
- The proposed development requires the submittal of a Site Plan and is located along a design review roadway, therefore a formal application will require the submittal of a Design Review Package pursuant to City Code Section 22-59.
- City of Fort Pierce Comprehensive Plan Policy 6.1.9 discusses some of the services proposed by the facilities.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpiercer.com.

Sincerely,



Kori Benton
Historic Preservation Officer



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

March 30, 2015

Brad Currie, AICP
469 NW Prima Vista Blvd.
Port St. Lucie, FL 34983

**Re: Technical Review Comments- Planning Department
Pro Team Med – Drug & Alcohol Rehabilitation Center – Resubmittal
3295 S US Highway 1**

Dear Mr. Currie,

The following are advisory comments from the Planning Department's review of your application for Conceptual Development plan:

Technical Comments:

1) Pursuant to City Code Section 22-61. - Access control. (b) (2) c. The distance to property lines from driveways will be one-half ($\frac{1}{2}$) the distances of two-way driveway spacing by roadway class included under b. (below)

Minimum Driveway Spacing (Feet)		
Arterial	Collector	Local
150	100	50

In this case, the driveway should be spaced a minimum of 75ft. from the property line, however the property is not wide enough to accommodate. The previous configuration maximized this distance to nearly 50ft, however this configuration appears to seek maximum driveway spacing, which may be preferable to the City Engineer.

2) Pursuant to City Code Section 22-187. - General landscaping requirements (7) *Interior vehicular use areas*. a. & b. Similar to a previous comment, in the absence of a landscape plan and tabulation of vehicular use area, and interior vehicular use landscape area, it's difficult to advise on Code compliance. Conceptually, it appears that several additional interior islands will be necessary, depending further upon the prospects of persevering native trees within landscape islands, which would reduce the required area.

Generally Comments:

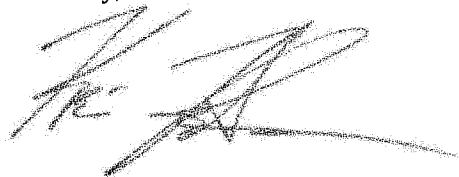
3) The building placement has been updated to more appropriately reflect the established setback lines along this segment of the US 1 corridor. It is noted that a Design Review Submittal will be required of a Site Plan & Conditional Use application.

4) In order for the development to be eligible for Sidewalk Payment In-lieu, a reason, consistent with the following should be cited: Section 22-62(g) The decision of whether the construction of a sidewalk on a parcel is "not practical" shall be made by the planning director based on the following criteria:

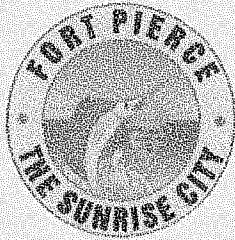
- (1)The location of the sidewalk would likely create a significant safety hazard; or
- (2)Construction of the sidewalk has already been scheduled by its inclusion in the approved transportation improvement plan, the approved capital improvement plan, a state- or federally-funded project, or a development agreement executed pursuant to F.S. § 163.3221; or
- (3)The construction of sidewalks is not warranted at the time of development due the presence of safety hazard or environmental limitations off-site that would likely preclude the extension of sidewalks to the affected development site; or
- (4)Whether there is no existing sidewalk to which the proposed sidewalk can connect and it is unlikely that there will be additional development nearby which will require the construction of additional sidewalk(s) (if the parcel terminates at a street intersection and a sidewalk is located across the street, then a sidewalk will be required to connect with the sidewalk located across the street); or
- (5)Whether a sidewalk cannot be constructed without removing a protected tree; or
- (6)Whether a stormwater drainage ditch or similar public utility facility prevents the construction of a sidewalk and neither the facility nor the proposed sidewalk can be reasonably relocated or altered to accommodate both the facility and the sidewalk; or
- (7)Whether or not other unique or peculiar circumstances exist on a given parcel or development.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Historic Preservation Officer



CITY OF FORT PIERCE

DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer

FROM: *For* John R. Andrews, P.E., City Engineer *5*

SUBJECT: Pro Team Med Conceptual Site Plan -- South US Hwy. 1
TRC Project No. 14-40100002

DATE: December 29, 2014

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received December 29, 2014

- | | |
|--|---|
| <input checked="" type="checkbox"/> Conceptual Site Plan | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local,
State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,
State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- Conceptual Plan Approval Building Permit C/O

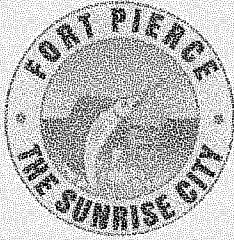
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments that shall be addressed at time of final site plan submittal

ENGINEERING COMMENTS:

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records this road is unpaved. Being as access from the development to South 7th Street is proposed the roadway is required to conform to SLC standards and as such will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
2. Please provide a signed and sealed boundary and topographic survey.

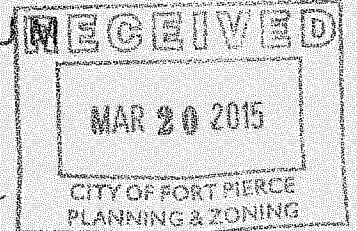
JRA/tst



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM



TO: Kori Benton, Historic Preservation Officer

FROM: John R. Andrews, P.E., City Engineer *JRA*

SUBJECT: Pro Team Med Conceptual Review Site Plan – South US 1
TRC Project No. 14-40100002

DATE: March 20, 2015

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received March 19, 2015

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conceptual Site Plan | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- Conceptual Plan Approval Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for the previously submitted comments that shall be addressed at time of final site plan submittal

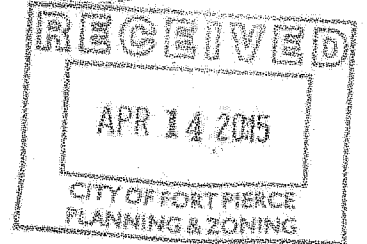
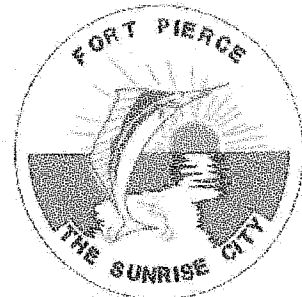
ENGINEERING COMMENTS:

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records this road is unpaved. Being as access from the development to South 7th Street is proposed the roadway is required to conform to SLC standards and as such will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
2. Please provide a signed and sealed boundary and topographic survey.

JRA/tst

From the Desk of

Marc Meyers, C.B.O.
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3000
F: 772-467-9836
MarcMeyers@city-ftpierce.com



TO: Kori Benton, Historic Preservation Officer
DATE: April 14, 2015
RE: Comments for Upcoming TRC Meeting, 4/16/15

As I will be unable to attend, please find my comments relating to the "New Business" planned agenda:

Pro Team Med

- Were FP Building's questions addressed from the January meeting? (below)
- Are there any security issues with the facility as far as fencing requirements to protect the occupants from leaving?
- Would there be a need for ambulance loading?
- The buildings will need fire sprinklers.

Center State Bank

-After all approvals, please submit for proper building permits prior to construction.

Spin To Win

-No Comments

S. US Hwy 1 Corridor Project

-No Comments

Various Locations

-No Comments

Water / Wastewater Engineering

Project Tracking Form



Project Number: 20150145-1 **Job Description:** Pro Team Med

Address: S. US Hwy 1 **Project Description:** _____

Type	Recd	Needed	Rev	Eng App	Status	Comments	Ret	City/County	Sent To
SP	12/18/2014	01/08/2015	JM	BH	App w/c	see comments	01/08/2015	01/05/2015	
	12/18/2014	01/08/2015	JMM	BH	App w/c	see comments	01/08/2015	01/05/2015	
	12/18/2014	01/08/2015	FG	BH	App	Natural Gas is in area	12/26/2014	01/05/2015	
ASP	03/19/2015	04/02/2015	JM	BH	App w/c	see comments	03/19/2015	04/03/2015	
	03/19/2015	04/02/2015	JMM	BH	App	see comments	04/03/2015	04/03/2015	

Engineering Review

1st Submittal

Date Received: _____ **To Coordinator:** _____ **Invoice To Reviewer:** _____

Invoice Reviewer: _____ **Reviewer Approved Invoice:** _____

Invoice To Client: _____ **Invoice Payment Received:** _____

To Reviewer: _____ **Reviewer:** _____

To Engineer: _____ **Engineer Reviewing:** _____

Returned To Secretary: _____ **Returned To Client:** _____

2nd Submittal

3rd Submittal

Date Received: _____

Date Received: _____

To Reviewer: _____ **Initials:** _____

To Reviewer: _____ **Initials:** _____

To Engineer: _____ **Initials:** _____

To Engineer: _____ **Initials:** _____

To Secretary: _____

To Secretary: _____

To Client: _____

To Client: _____

Comments:

W/WW Engineering: Conceptual Approval - Water and Sewer is available to the site. However, final approval will be based on a complete submission of plans and details to FPUA for water and sewer
Electric is available. FPUA has a 3 phase overhead feeder that runs parallel to the east property line.

Approval

Date Approved: _____

To Supervising Engineer: _____

Pro Team Med
US Highway 1 and South 7th Street
Conceptual Development Plan
Re-submittal
St Lucie County Public Works/Engineering Comments
March 24, 2015

1. South 7th Street is under the jurisdiction of St. Lucie County. Advisory comment.
2. The applicant is advised that South 7th Street is considered to be an unimproved roadway. Advisory comment.
3. The applicant is advised that they may be required to improve South 7th Street from their proposed driveway to the nearest paved County roadway. Please contact Ron Harris, County Surveyor at 462-1721 to discuss possible options. The applicant has previously indicated that the connection onto South 7th Street will be for emergency use only (fire department and law enforcement). A Knox box will be installed.
4. The applicant is advised that commercially zoned properties are not allowed vehicular access on roadways where the adjacent zoning is residential. Advisory comment.
5. The applicant is advised that the proposed driveway connection onto South 7th Street will require a St. Lucie County right of way permit. The applicant's previous response is acceptable.
6. The applicant is advised that the proposed commercial driveway connection onto South 7th Street does not meet the required off-set distance from the north property line. The applicant may be required to seek a variance. Please contact St. Lucie County Planning and Development Services.

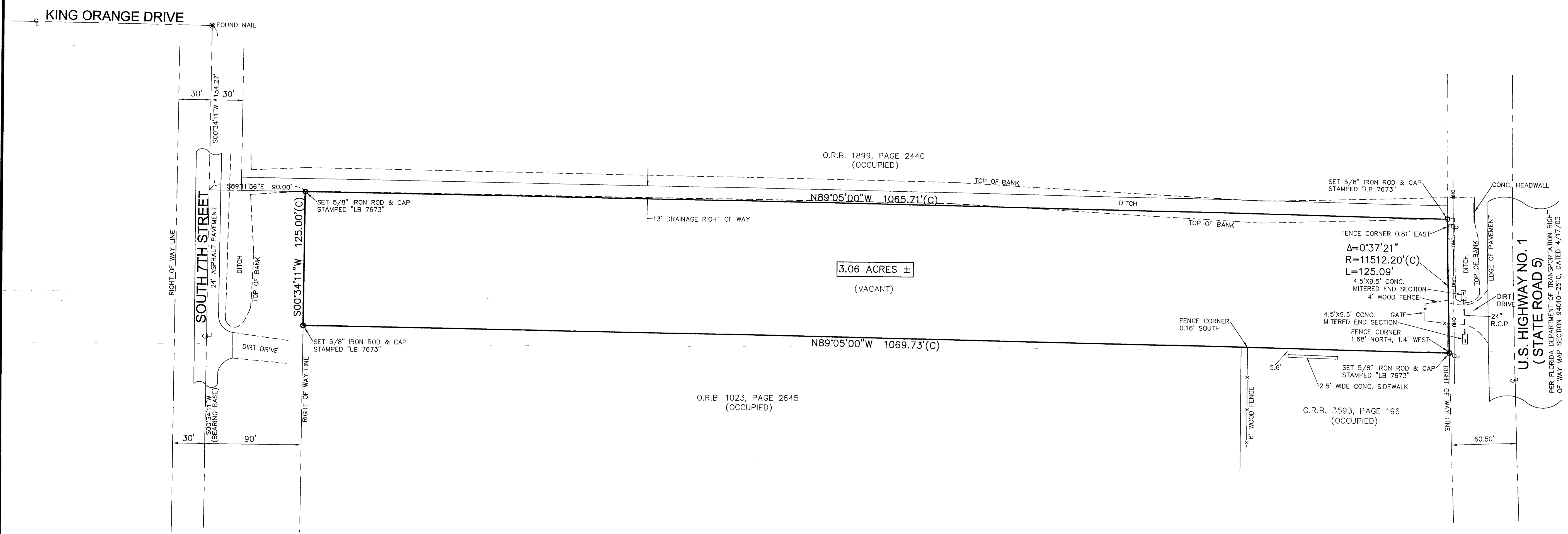
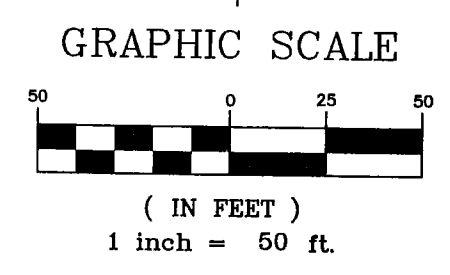
New Comments

1. Please indicate on the site plan the installation of a Knox box at the South 7th Street emergency access.
2. The applicant is advised that the proposed all-weather driveway shall terminate at the right of way line of South 7th Street. St. Lucie County does not allow all-weather surface driveways to abut unimproved County roads.
3. The applicant is advised to contact Road and Bridge to determine the required pipe size for the ditch located with the County right of way and east of South 7th Street travel way.
4. The applicant is advised that installation of a culvert within the County maintained ditch will require a right of way permit. Please contact John Frank, P.E. at 462-2097.
5. Where is the location of the drainage outfall? If the applicant propose to outfall into the 7th Street ditch, a St. Lucie County Storm water permit may be required. Please contact Mike Halter, P.E., (Water Quality Division) at 462-2719.
6. The applicant is advised that a fee-in-lieu may be requested for the sidewalk along South 7th Street. All request shall be in the form of a written correspondence and justification for the fee-in-lieu request shall be stated. Address correspondence to Ron Harris, County Surveyor.

Ron Harris
County Surveyor
772 462-1721

BOUNDARY SURVEY

PRO MED



DESCRIPTION

LOT 178, LESS THE WEST 60 FEET AND THE EAST 10 FEET THEREOF, MARAVILLA GARDENS UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 62 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

LEGEND

(P)	PLAT DATA	CL	CENTERLINE
(C)	CALCULATED FROM FIELD MEASUREMENTS	PL	PROPERTY LINE
(D)	DEED	No.	NUMBER
P.O.C.	POINT OF COMMENCEMENT	TYP	TYPICAL
P.O.B.	POINT OF BEGINNING	EL.	ELEVATION
P.L.S.	PROFESSIONAL LAND SURVEYOR	INV.	INVERT
L.B.	LICENSED BUSINESS	CONC	CONCRETE
PRM	PERMANENT REFERENCE MONUMENT	CATV	CABLE TELEVISION
IR&C	5/8" IRON ROD & CAP	SQ.	SQUARE
R.C.P.	REINFORCED CONCRETE PIPE	FT.	FEET
IR	IRON ROD	INFO.	INFORMATION
FND	FOUND	TOB	TOP OF BANK
O.R.B.	OFFICIAL RECORDS BOOK	OHU	OVERHEAD UTILITIES
PB	PLAT BOOK	SAT	SATELLITE
PG	PAGE	ELEC	ELECTRIC
Δ	CENTRAL ANGLE	WPP	WOOD POWER POLE
R	RADIUS	FHY	FIRE HYDRANT
L	ARC LENGTH	V	VALVE
CB	CHORD BEARING	DM	DRAINAGE MANHOLE
CD	CHORD DISTANCE	SM	SANITARY MANHOLE
UGE	UNDERGROUND ELECTRIC	HH	HAND HOLE
UG AT&T	UNDERGROUND AT&T	CP	CONCRETE POWER POLE
R/W	RIGHT OF WAY	W	WELL
A/C	AIR CONDITIONING	CBS	CABLE TV JUNCTION BOX
CBS	CONCRETE BLOCK STRUCTURE	WM	WATER MAIN
WM	WATER MAIN	U.E.	UTILITY EASEMENT
U.E.	UTILITY EASEMENT	D.E.	DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT	○	SET 5/8" IRON ROD & CAP "LB 7673"
-OHU-	OVERHEAD UTILITY LINE	○	FINISHED FLOOR ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION	○	CORRUGATED METAL PIPE
C.M.P.	CORRUGATED METAL PIPE	○	TELEPHONE PEDESTAL
○	TELEPHONE PEDESTAL		

SURVEYOR'S NOTES

- 1) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED, WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.
- 3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
- 4) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
- 5) OVERALL PARCEL CONTAINS 3.06 ACRES, MORE OR LESS, BASED ON DESCRIPTION.
- 6) THE LAST DATE OF FIELD WORK WAS SEPTEMBER 24, 2014.
- 7) THE CENTERLINE OF SOUTH 7TH STREET IS ASSUMED TO BEAR SOUTH 00°34'11" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 8) BY GRAPHIC PLOTTING ONLY SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), ON FLOOD INSURANCE RATE MAP NO. 12111C0189J WITH A DATE OF IDENTIFICATION OF FEBRUARY 16, 2012.
- 9) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.

REVISIONS	DESCRIPTION
BY	DATE

GEOMATICS SERVICES Inc.
 PROFESSIONAL SURVEYORS & MAPPERS
 1934 TUCKER COURT, FORT PIERCE, FL.
 (772) 419-8383, FAX (772) 408-4208
 CERTIFICATE OF AUTHORIZATION LB# 7673

JOB NO.: 143
 SCALE: 1"=50'
 DATE: 10/10/14
 DRAWN BY: MTO
 CHECKED BY: MTO
 CAD FILE: 14-243.BNDY

SHEET NO.: **1**
 OF: **1**

Michael T. Owen
 MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5556
 SIGNATURE DATE: 10-15-2014