



## APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

**Application submission shall include the following:**

- **TRC (\*Initial Submission):** 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.
- **Planning Board:** One (1) original and (7) 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 (3) 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:**

- Warranty Deed(s)
- Current Survey (completed within the last 12 months)

1. Address: 2609, 2607 and 2605 Rolyat Street, St. Lucie County

2. Legal description of real property for which annexation is being requested:  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Tax ID: 2419-601-0040-000-9; 2419-601-0041-000-6 and 2419-601-0042-000-3

3. Size of described property: Approximately .89 acres

4. Project description: Proposed is a commercial development consisting of a fast food restaurant

5. Current St. Lucie County Future Land Use Designation: Commercial

6. Current St. Lucie County Zoning: CN - Neighborhood Commercial

7. Is this a Historic property? No

8. Appraised value: \_\_\_\_\_

9. Name of Owner(s): Karen Gelety

Signature of Owner(s): *Karen Gelety*

Mailing Address: 2507 Lazy Hammock Lane

City Fort Pierce State FL Zip 34981-5411

Phone 772-332-6793 Fax \_\_\_\_\_

10. Name of Representative: Paul Hanna/Okee Properties, LLC  
Signature of representative:   
Mailing Address: P.O. Box 3316  
City) Tequesta State FL Zip 33469  
Phone 561-346-9959 Fax \_\_\_\_\_  
E-mail: paul@phanna.com

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

<b>OFFICE USE:</b>		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

**SURVEY REPORT**

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.
- SURVEY BASED ON THE PLAT OF SEMINOLE PARK SUBDIVISION
- LEGAL DESCRIPTION WAS PREPARED BY LIDBERG LAND SURVEYING, INC.
- BEARINGS SHOWN HEREON ARE BASED ALONG EAST LINE OF THE S.W. 1/4 OF THE .W. 1/4 OF THE N.W. 1/4 OF SECTION 19-35-40; SAID LINE BEARS NORTH 00°23'26" WEST.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD), PER FLOOD INSURANCE RATE MAP NO. 12111C0161J DATED FEBRUARY 16, 2012. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE.
- TOTAL AREA = 31,680 SQUARE FEET OR 0.73 ACRES, MORE OR LESS.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC.
- THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
- ELEVATIONS SHOWN ARE BASED ON N.A.V.D. OF 1988.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
- PREPARED FOR: OKEE PROPERTIES, LLC
- © COPYRIGHT 2018 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

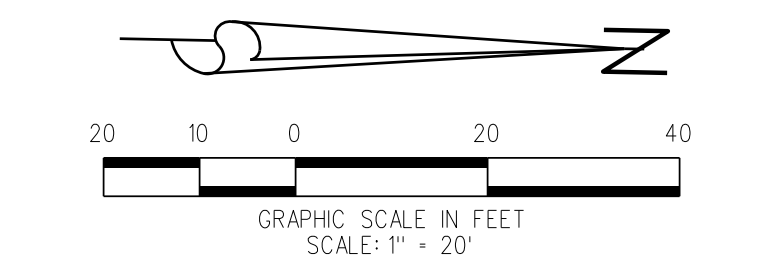
DATE OF SURVEY: JANUARY 15, 2018 BY: DAVID C. LIDBERG  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3613

**LEGAL DESCRIPTION:**  
ALL OF LOTS 3 AND 4, BLOCK 3, AS SHOWN ON SEMINOLE PARK SUBDIVISION, RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

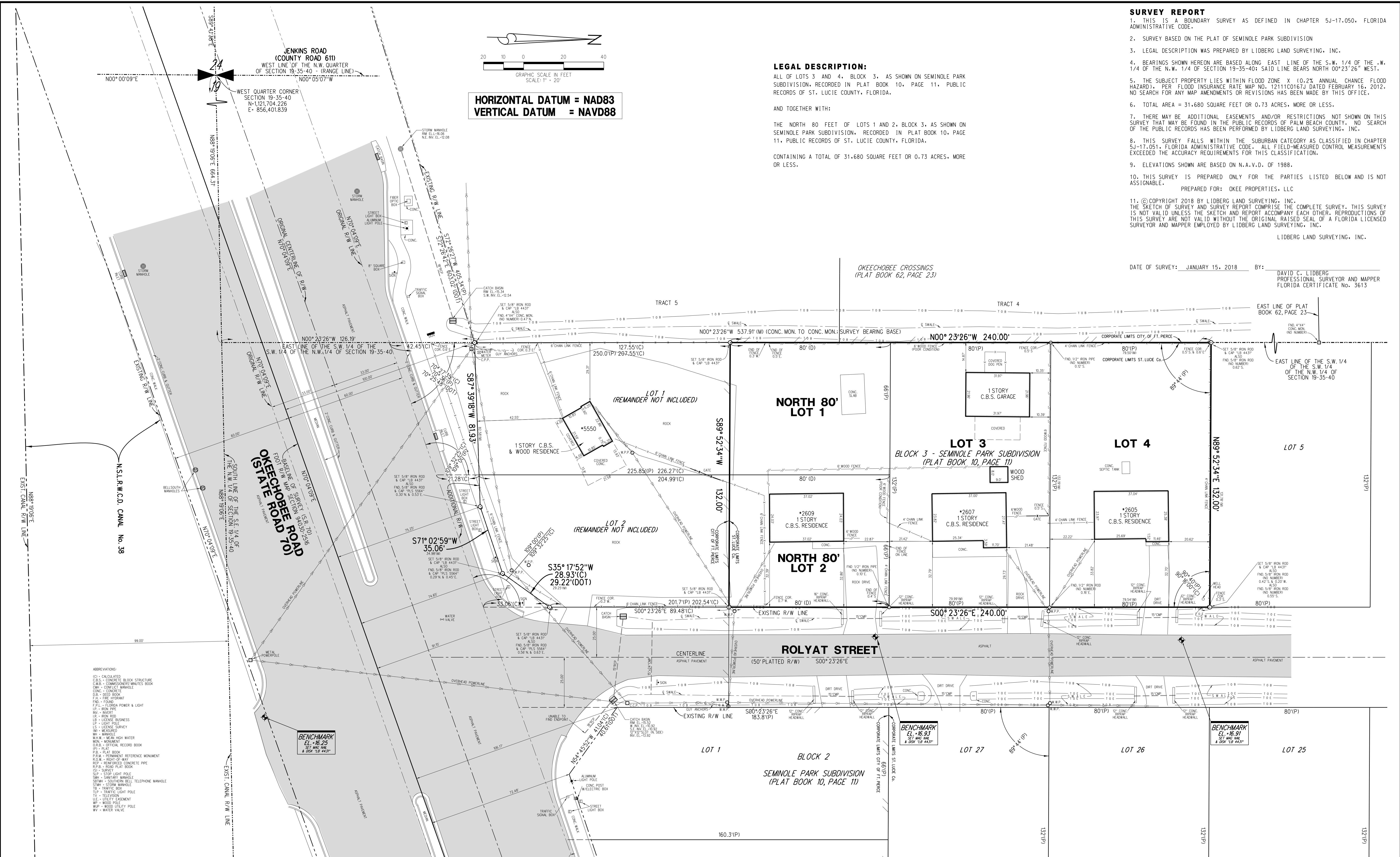
AND TOGETHER WITH:

THE NORTH 80 FEET OF LOTS 1 AND 2, BLOCK 3, AS SHOWN ON SEMINOLE PARK SUBDIVISION, RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING A TOTAL OF 31,680 SQUARE FEET OR 0.73 ACRES, MORE OR LESS.



**HORIZONTAL DATUM = NAD83  
VERTICAL DATUM = NAVD88**



- ABBREVIATIONS:**
- (C) - CALCULATED
  - C.B.S. - CONCRETE BLOCK STRUCTURE
  - C.M.B. - COMMISSIONER'S MINUTES BOOK
  - CONP - CONCRETE
  - CONC - CONCRETE
  - COB - CONCRETE ON BLOCK
  - F.H. - FIRE HYDRANT
  - FND - FOUND
  - F.P.L. - FLORIDA POWER & LIGHT
  - IP - IRON PIPE
  - IRV - INVERT
  - IR - IRON ROD
  - LB - LICENSE BUSINESS
  - LP - LIGHT POLE
  - LS - LICENSE SURVEY
  - MP - MEASURED
  - M.H. - MOUND
  - M.H.W. - MEAN HIGH WATER
  - M.K. - MARKER
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.B. - PLAT BOOK
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - R.O.W. - RIGHT-OF-WAY
  - RCP - REINFORCED CONCRETE PIPE
  - R.P.B. - ROAD PLAT BOOK
  - S - SURVEY
  - SLP - STOP LIGHT POLE
  - SM - STORM MANHOLE
  - SBTM - SOUTHERN BELL TELEPHONE MANHOLE
  - STW - STORM
  - TB - TRAFFIC BOX
  - TLP - TRAFFIC LIGHT POLE
  - TV - TELEVISION
  - UE - UTILITY EASEMENT
  - WP - WOOD POLE
  - WUP - WOOD UTILITY POLE
  - WV - WATER VALVE

**BENCHMARK**  
E.L. 16.25  
SET MAR 14  
BY DSK 10 4431

**BENCHMARK**  
E.L. 16.33  
SET MAR 14  
BY DSK 10 4431

**BENCHMARK**  
E.L. 16.91  
SET MAR 14  
BY DSK 10 4431

**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**5550 OKEECHOBEE ROAD, FT. PIERCE**  
PREPARED FOR:  
**OKEE PROPERTIES, LLC**

CAD:	K:\JUST \ 193540 \ 10-11 \ 17-084A-101 \ 17-084A-101.DGN		
REF:			
FLD:	A.M.	FB.	PG.
OFF:	CASASUS	722	17,18,38-43
CKD:	D.C.L.	SHEET	1 OF 1
DATE:		DATE:	11/17/17
BY:		DWG:	D17-084A



# *Okee Properties, Inc.*

## **Justification Statement Annexation and Zoning Atlas Amendment Applications February 21, 2018 Resubmittal - March 28, 2018**

### **Request/Location:**

On behalf of the Applicant Okee Properties, LLC, Gentile Glas Holloway O'Mahoney & Associates, Inc. (2GHO), acting as agent, is submitting an application for annexation of property within St. Lucie County to City of Fort Pierce; and a Zoning Atlas Amendment to rezone said property from St. Lucie County Zoning District of CN-Neighborhood Commercial District to City of Fort Pierce C-3 – Commercial Zoning District. The Subject site comprises four contiguous lots with 3 property control numbers and is located on the west side of Rolyat Street, north of Okeechobee Road in St. Lucie County, Florida. The property contains 3 residential units, one with a garage structure.

### **Capacity Analysis:**

The Zoning Atlas Amendment – Capacity Analysis has been conducted based on the highest intensity of development; the analysis was prepared based on .73 acres (Property Appraisers acreage information) with a FAR of 1.0 which equals 31,798 s.f.

### **Development Program:**

The three properties subject to this request will be combined with the adjacent property to the south which is already within the City limits and faces directly on Okeechobee Road. The development program is to create a fast food retail facility with its associated parking and drive-through on the total 1.094 acres. Entry would be off Rolyat Street (meeting all FDOT and engineering criteria) and have a connection through to the Chick-fil- a on the west side allowing for commercial connectivity off of Okeechobee Road between Rolyat Street and South Jenkins Road.

### **Development History:**

There are 3 existing single-family homes on subject site.

### **Consistency with Comprehensive Plan:**

The proposed Annexation of the subject site is consistent with the Policies and Objectives of the City of Fort Pierce Comprehensive Plan, as follows:

#### **1.11 Objective**

Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.

***The subject site provides for an orderly manner of annexation since it is contiguous with the City on both the south and east property lines. The surrounding properties are part of the Fort Pierce Utilities Authority Boundary.***

**1.11.1 Policy:**

The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

***The subject site is located within the Urban Service Area Boundary and therefore consistent with this policy.***

**1.11.3 Policy:**

The annexation program shall include fiscal impact analyses and plans for maintaining level of service standards consistent with the Comprehensive Plan.

***As part of the Zoning Atlas Amendment a capacity analysis is included and meets the levels of service for this area.***

**1.11.5 Policy:**

Properties annexed shall receive a land use designation compatible with its county land use designation, unless otherwise approved by the City Commission.

***The subject site has a St. Lucie County Commercial Land Use which is consistent with the City.***

**1.11.7 Policy:**

Existing structures on newly annexed properties shall be assessed for historic value according to the City's historic preservation ordinance and, if found to have such value, be incorporated into the City's list of designated structures.

***The subject site has some existing single family dwelling that are of no historic significances.***

**Consistency with the Land Development Code:**

Currently, the property has a Commercial Zoning District although St. Lucie County. The property development program will meet the City of Fort Pierce Land Development Code including the property development regulations of setbacks, dimension, parking and landscaping.

**Surrounding Land Use:**

The proposed commercial development is consistent with the surrounding land use and zoning.

**Surrounding Land Use and Zoning Information:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Approved Use</b>
North	COFP – COMMERCIAL	COFP – C-3	Residential
South	COFP – COMMERCIAL	COFP – C-3	
East	Vacant	COFP – Commercial	COFP – C-3
West	Vacant	COFP – Commercial	COFP – C-3

**Effect on the Natural Environment:**

The proposed development will not result in a significantly adverse impact on the nature environment. Redevelopment of the subject site will enhance the public realm by the addition of landscape required vegetation and manage stormwater. Existing trees of value will be inventoried and a tree disposition plan developed.

**Adequate Public Facilities:**

The Applicant has included a Public Facilities statement as part of these applications along with the information included in the Capacity Analysis part of the Zoning Atlas Amendment.

On behalf of the applicant, Okee Properties, LLC and Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request approval of this application. The Project Managers at Gentile Glas Holloway O'Mahoney & Associates, Inc. are Emily M. O'Mahoney, Dylan Roden and Patricia Lentini.



D. Solid Waste

- a) Residential properties 2 yards
- b) Proposed zoning maximum 4 yards

E. Stormwater

The surface water management system to serve the subject parcel of land will be designed and constructed to satisfy drainage requirements of the South Florida Water Management District (SFWMD), St. Lucie County, City of Ft. Pierce and other regulatory agencies.

1. Water control (stormwater management) for this area will be planned to meet several objectives as follows:
  - a. Remove excess water from the area during periods of prolonged rainfall or severe storms.
  - b. Exfiltration trenches and/or depressed open space areas will be utilized to satisfy regulatory criteria on water quality/water quantity.
  - c. Storm inlets and piping will be installed to receive and transmit storm runoff to an internal existing retention area to manage various rainfall events.
2. The project site will be limited to a peak discharge rate utilizing allowable runoff criteria as established by the SFWMD and St. Lucie County, City of Ft. Pierce criteria of regulatory agencies will be used during development of site grading and drainage plans. Legal positive outfall exists along the ditch on the east side of the property.

Pre vs Post runoff analysis will be accomplished during site development in order not to increase volume discharged. Appropriate stormwater management means and methods will be incorporated into drainage plans to satisfy adopted level of service.

**LEGAL DESCRIPTION  
PREPARED FOR:  
OKEE PROPERTIES, LLC**

**EXHIBIT "A"**

**SEMINOLE PARK SUBDIVISION  
LOTS 3 & 4 AND  
PORTION OF LOTS 1 & 2**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND, BEING THE NORTH 80.00 FEET OF LOTS 1 AND 2, BLOCK 3 AND ALL OF LOTS 3 AND 4, BLOCK 3, AS SHOWN ON SEMINOLE PARK SUBDIVISION, RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, NORTH 88°19'06" EAST, A DISTANCE OF 664.31 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG SAID EAST LINE, NORTH 00°23'26" WEST, A DISTANCE OF 126.19 FEET TO THE INTERSECTION THEREOF WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 94030-2516 AND THE WEST LINE OF SAID PLAT BOOK 10, PAGE 11; THENCE CONTINUE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 AND ALONG SAID WEST LINE OF PLAT BOOK 10, PAGE 11, NORTH 00°23'26" WEST, A DISTANCE OF 127.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 80.00 FEET OF SAID LOT 1, BLOCK 3 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE CONTINUE ALONG SAID WEST LINE OF PLAT BOOK 10, PAGE 11, NORTH 00°23'26" WEST, A DISTANCE OF 240.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 3; THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 3, NORTH 89°52'34" EAST, A DISTANCE OF 132.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 3; THENCE ALONG THE EAST LINE OF SAID LOTS 4, 3 AND 2, BLOCK 3, SOUTH 00°23'26" EAST, A DISTANCE OF 240.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 80.00 FEET OF SAID LOT 2, BLOCK 3; THENCE ALONG SAID SOUTH LINE OF THE NORTH 80.00 FEET OF LOTS 1 AND 2, BLOCK 3, SOUTH 89°52'34" WEST, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 31,680 SQUARE FEET OR 0.73 ACRES, MORE OR LESS.

REVISED LEGAL 02-23-18 - EC



LB4431

675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 193540 \ 10-11 \ 17-084-303 \ 17-084-303.DGN			
REF.			
FLD.	FB.	PG.	JOB
OFF.	CASASUS		17-084-303
CKD.	D.C.L.	SHEET 1 OF 1	DATE FEBRUARY 14, 2018
			DWG. A17-084

St. Lucie County File Date: 07/24/2014 12:00 AM

Filing # 16285931 Electronically Filed 07/24/2014 10:12:37 AM

PERSONAL REPRESENTATIVE'S RELEASE  
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY  
(single individual personal representative)

The undersigned, Karen Gelety whose post office address is: 2507 Lazy Hammock Lane, Fort Pierce, Florida, 34981, as personal representative of the estate of Michael D. Gelety deceased, hereby acknowledges that title to the real property located in St. Lucie County, Florida, owned by the decedent the time of death, described as follows:

Parcel 1:

The North 80 feet of Lots 1 and 2, Block 3, Seminole Park Subdivision, according to the Plat thereof as recorded in Plat Book 10, Page 11, Public Records of St. Lucie County, Florida.

Parcel 2:

Lots 1 and 2, Block 3, Seminole Park Subdivision, according to the Plat thereof as recorded in Plat Book 10, Page 11, Public Records of St. Lucie County, Florida.

Property Appraiser's Parcel Identification Number 2419-601-0039-000/9 (the "Property"), vested in Karen Gelety, whose post office address is: 2507 Lazy Hammock Lane, Fort Pierce, Florida 34981 (the "Beneficiary" or Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for St. Lucie County, Florida, Probate Division, in File No. 2013-CP-000876, subject to the rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. Take possession or control of the Property, or
2. To use, sell, encumber or otherwise exercise control over the Property:
  - a. For the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;
  - b. To enforce contribution and equalize advancement;
  - c. For distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be release and distributed to the Beneficiary or Beneficiaries, the personal representative, hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Karen Gelety free of all rights of the personal representative.



St. Lucie County File Date: 07/24/2014 12:00 AM

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on: July 16<sup>th</sup>, 2014.

Executed in the presence of:

Jenny Blecker  
Witness Signature

Jenny Blecker  
(Print Witness Name)

Trudy A Russo  
Witness Signature

TWDY G. RUSSO  
(Print Witness Name)

Karen Gelety  
Karen Gelety  
As Personal Representative of the Estate of  
Michael D. Gelety, deceased.

STATE OF: FLORIDA )  
COUNTY OF: ST. LUCIE )

The foregoing instrument was acknowledged before me on July 16<sup>th</sup>, 2014, by Karen Gelety, as personal representative of the estate of Michael D. Gelety, deceased, who is personally known to me  or who produced; \_\_\_\_\_ as identification.

(Affix Notarial Seal)



Brenda L. Hadden  
Notary Public, State of Florida

My Commission Expires: 5-5-18

My Commission Number is: FF 102119

This instrument prepared by:

Ronald M. Rowars, Esquire  
Attorney for Personal Representative  
1908 SE Port St. Lucie Boulevard  
Port St. Lucie, Florida 34952  
(772) 337-1146

P-5.0600 2of 2  
#4

STATE OF FLORIDA  
ST. LUCIE COUNTY  
THIS IS TO CERTIFY THAT THIS IS A  
TRUE AND CORRECT COPY OF THE  
ORIGINAL.  
By: Joseph E. Smith  
Deputy Clerk  
Date: FEB 20 2018



St. Lucie County File Date: 07/24/2014 12:00 AM

Filing # 16285931 Electronically Filed 07/24/2014 10:12:37 AM

PERSONAL REPRESENTATIVE'S RELEASE  
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY  
(single individual personal representative)

The undersigned, Karen Gelety whose post office address is: 2507 Lazy Hammock Lane, Fort Pierce, Florida, 34981, as personal representative of the estate of Michael D. Gelety deceased, hereby acknowledges that title to the real property located in St. Lucie County, Florida, owned by the decedent the time of death, described as follows:

Lot 4, Block 3, Seminole Park Subdivision, according to the Plat thereof recorded in Plat Book 10, page 11, of the Public Records of St. Lucie County, Florida.

Property Appraiser's Parcel Identification Number 2419-601-0042-000/3 (the "Property"), vested in Karen Gelety, whose post office address is: 2507 Lazy Hammock Lane, Fort Pierce, Florida 34981 (the "Beneficiary" or Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for St. Lucie County, Florida, Probate Division, in File No. 2013-CP-000876, subject to the rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. Take possession or control of the Property, or
2. To use, sell, encumber or otherwise exercise control over the Property:
  - a. For the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;
  - b. To enforce contribution and equalize advancement;
  - c. For distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be release and distributed to the Beneficiary or Beneficiaries, the personal representative, hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Karen Gelety free of all rights of the personal representative.



St. Lucie County File Date: 07/24/2014 12:00 AM

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on: July 16<sup>th</sup>, 2014.

Executed in the presence of:

Jenny Blecker  
Witness Signature

Jenny Blecker  
(Print Witness Name)

Tруды Р. Руссо  
Witness Signature

TRUDY G. RUSSO  
(Print Witness Name)

Karen Gelety  
Karen Gelety  
As Personal Representative of the Estate of  
Michael D. Gelety, deceased.

STATE OF: FLORIDA )  
COUNTY OF: ST. LUCIE )

The foregoing instrument was acknowledged before me on July 16<sup>th</sup>, 2014, by Karen Gelety, as personal representative of the estate of Michael D. Gelety, deceased, who is personally known to me ✓ or who produced; \_\_\_\_\_ as identification.

(Affix Notarial Seal)



Brenda L. Hadden  
Notary Public, State of Florida

My Commission Expires: 5-5-18  
My Commission Number is: FF 102 119

This instrument prepared by:

Ronald M. Rowars, Esquire  
Attorney for Personal Representative  
1908 SE Port St. Lucie Boulevard  
Port St. Lucie, Florida 34952  
(772) 337-1146

P-5 0600 2of2  
#4

STATE OF FLORIDA  
ST. LUCIE COUNTY  
THIS IS TO CERTIFY THAT THIS IS A  
TRUE AND CORRECT COPY OF THE  
ORIGINAL.  
JOSEPH E. SMITH, CLERK  
BY: Chelsea Anderson  
Date: FEB 20 2018



St. Lucie County File Date: 07/24/2014 12:00 AM

Filing # 16285931 Electronically Filed 07/24/2014 10:12:37 AM

PERSONAL REPRESENTATIVE'S RELEASE  
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY  
(single individual personal representative)

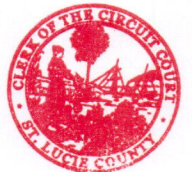
The undersigned, Karen Gelety whose post office address is: 2507 Lazy Hammock Lane, Fort Pierce, Florida, 34981, as personal representative of the estate of Michael D. Gelety deceased, hereby acknowledges that title to the real property located in St. Lucie County, Florida, owned by the decedent the time of death, described as follows:

Lot 3, Block 3, Seminole Park Subdivision, according to the Plat thereof recorded in Plat Book 10, page 11, of the Public Records of St. Lucie County, Florida.

Property Appraiser's Parcel Identification Number 2419-601-0041-000/6 (the "Property"), vested in Karen Gelety, whose post office address is: 2507 Lazy Hammock Lane, Fort Pierce, Florida 34981 (the "Beneficiary" or Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for St. Lucie County, Florida, Probate Division, in File No. 2013-CP-000876, subject to the rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. Take possession or control of the Property, or
2. To use, sell, encumber or otherwise exercise control over the Property:
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  - b. To enforce contribution and equalize advancement;
  - c. For distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be release and distributed to the Beneficiary or Beneficiaries, the personal representative, hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Karen Gelety free of all rights of the personal representative.



St. Lucie County File Date: 07/24/2014 12:00 AM

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on: July 16<sup>th</sup>, 2014.

Executed in the presence of:

Jenny Blecker  
Witness Signature

Jenny Blecker  
(Print Witness Name)

Trudy A Russo  
Witness Signature

TRUDY G. RUSSO  
(Print Witness Name)

Karen Gelety  
Karen Gelety  
As Personal Representative of the Estate of  
Michael D. Gelety, deceased.

STATE OF: FLORIDA )  
COUNTY OF: ST. LUCIE )

The foregoing instrument was acknowledged before me on July 16<sup>th</sup>, 2014, by Karen Gelety, as personal representative of the estate of Michael D. Gelety, deceased, who is personally known to me  or who produced; \_\_\_\_\_ as identification.

(Affix Notarial Seal)



Brenda L. Hadden  
Notary Public, State of Florida

My Commission Expires: 5-5-18  
My Commission Number is: FF 102 119

This instrument prepared by:

Ronald M. Rowars, Esquire  
Attorney for Personal Representative  
1908 SE Port St. Lucie Boulevard  
Port St. Lucie, Florida 34952  
(772) 337-1146

P-5.0600 2of2  
#4

STATE OF FLORIDA  
ST. LUCIE COUNTY  
THIS IS TO CERTIFY THAT THIS IS A  
TRUE AND CORRECT COPY OF THE  
ORIGINAL.  
JOSEPH E. SMITH, CLERK  
By: Joseph E. Smith  
Deputy Clerk  
Date: FEB 20 2018



**Property Identification**

Site Address:	2607 ROLYAT ST
Parcel ID:	2419-601-0041-000-6
Account #:	27514
Map ID:	24/19N
Use Type:	0100
Zoning:	CO
City/County:	Saint Lucie County

**Ownership**

Karen Gelety  
2507 Lazy Hammock Ln  
Fort Pierce, FL 34981

**Legal Description**

SEMINOLE PARK S/D BLK 3 LOT 3 (MAP 24/19N) (0.24 AC) (OR 3656-751)

**Current Values**

Just/Market Value:	\$30,500
Assessed Value:	\$21,417
Exemptions:	\$0
Taxable Value:	\$21,417

Taxes for this parcel: [SLC Tax Collector's Office](#) 

Download TRIM for this parcel: [Download PDF](#) 



**Total Areas**

Finished/Under Air (SF):	795
Gross Area (SF):	1,676
Land Size (acres):	0.24
Land Size (SF):	10,454.4

**Property Identification**

Site Address: 2609 ROLYAT ST  
Parcel ID: 2419-601-0040-000-9  
Account #: 27513  
Map ID: 24/19N  
Use Type: 0100  
Zoning: CG  
City/County: Saint Lucie County



**Ownership**

Karen Gelety  
2507 Lazy Hammock Ln  
Fort Pierce, FL 34981

**Legal Description**

SEMINOLE PARK S/D BLK 3 N 80 FT OF LOTS 1 AND 2 (MAP 24/19N) (0.24AC) (OR 1272-1922: 3656-749)

**Current Values**

Just/Market Value:  
Assessed Value:  
Exemptions:  
Taxable Value:  
Taxes for this parcel: [SLC Tax Collector's Office](#)   
Download TRIM for this parcel: [Download PDF](#) 



**Total Areas**

Finished/Under Air (SF):	822
Gross Area (SF):	888
Land Size (acres):	0.24
Land Size (SF):	10,454.4

**Property Identification**

Site Address:	5550 OKEECHOBEE RD
Parcel ID:	2419-601-0039-000-9
Account #:	27512
Map ID:	24/19N
Use Type:	2700
Zoning:	C3
City/County:	Fort Pierce

**Ownership**


Karen Gelety  
2507 Lazy Hammock Ln  
Fort Pierce, FL 34981


**Legal Description**

SEMINOLE PARK S/D BLK 3 LOTS 1 AND 2 LYG NLY OF I-95 R/W-LESS N 80 FT- (0.41 AC) (MAP 24/19N) (OR 1272-1922: 3656-749)

**Current Values**

Just/Market Value:	\$74,300
Assessed Value:	\$74,300
Exemptions:	\$0
Taxable Value:	\$74,300

Taxes for this parcel: [SLC Tax Collector's Office](#) 

Download TRIM for this parcel: [Download PDF](#) 



**Total Areas**

Finished/Under Air (SF):	280
Gross Area (SF):	600
Land Size (acres):	0.41
Land Size (SF):	17,859.6

**Property Identification**

Site Address:  
Parcel ID:  
Account #:  
Map ID:  
Use Type:  
Zoning:  
City/County:

**Ownership**

**Legal Description**

**Current Values**

Just/Market Value:	\$22,900
Assessed Value:	\$17,050
Exemptions:	\$0
Taxable Value:	\$17,050

Taxes for this parcel: [SLC Tax Collector's Office](#)   
Download TRIM for this parcel: [Download PDF](#)



**Total Areas**

Finished/Under Air (SF):	624
Gross Area (SF):	921
Land Size (acres):	0.24
Land Size (SF):	10,454.4