



DEVELOPMENT REVIEW

Property address or Location 2706 Sunrise Blvd. Fort Pierce, FL. 34982
 Parcel ID #(s) 2421-513-0014-000-5
 Project description _____

OCD Kids, Inc.
Property Owner(s)
 2706 Sunrise Blvd.
 Street Address
 Fort Pierce FL. 34982
 City State Zip
 772-465-3151
 Phone Number
 Email Address _____

Paul Jacquin & Sons, Inc./ Michael Jacquin President
Applicant/Representative, Title, Company
 7348 Commercial Circle
 Street Address
 Fort Pierce FL. 34951
 City State Zip
 772-465-2475
 Phone Number
 michael.jacquin@pjsi.com
 Email Address _____

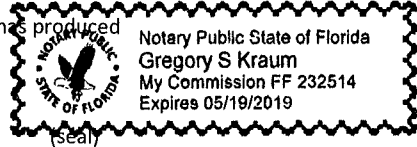
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Queda Taylor
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST. LUCIE
 The foregoing instrument was acknowledged before me this 28 day of MARCH, 2018, by

Queda Taylor who is personally known to me or has produced _____ as identification.

[Signature]
 Signature of Notary



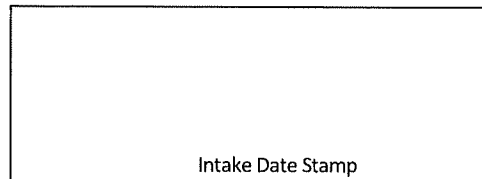
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input checked="" type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

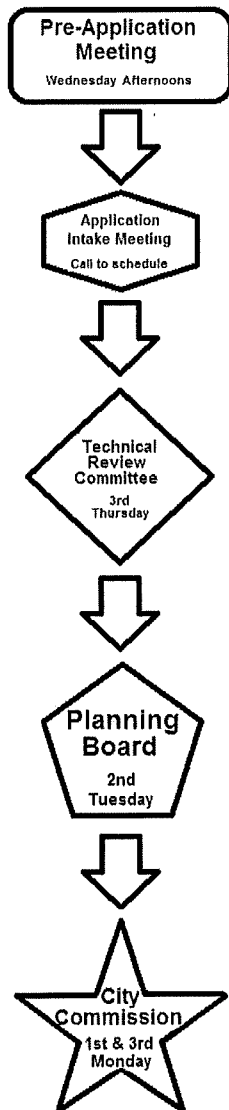
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Prepared by and return to:
Sam T. Steger, Esq.
Steger & Steger, P.A.
603 SW Cleveland Avenue,
Stuart, FL 34994
772-287-8888
Will Call No.:

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Quit Claim Deed

This Quit Claim Deed made this 14th day of July, 2011, between **OVEDA LOUISE TAYLOR**, a single woman, whose post office address is 2902 Oleander Blvd., Ft. Pierce, FL 34982, grantor, and **O.C.D. KIDS, INC.**, a Florida corporation, whose post office address is 2706 Sunrise Blvd., Ft. Pierce, FL 34982, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in St. Lucie County, Florida to-wit:

Lots 1, 2 and 3, Block 2, MARAVILLA PARK, according to the map or plat thereof as recorded in Plat Book 5, page 13, public records of St. Lucie county, Florida, Together with the West 7.5 feet of vacated alley adjacent to Block 2, **MISIK'S RESUB OF PART OF MARAVILLA PARK**, as recorded in Plat Book 9, page 60, of the public records of St. Lucie County, Florida, as set forth in Ordinance No. E-358, as recorded in OR Book 150, page 394, of the public records of St. Lucie County, Florida.

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Prepared by and return to:
Sam T. Steger, Esq.
Steger & Steger, P.A.
603 SW Cleveland Avenue,
Stuart, FL 34994
772-287-8888
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 14th day of July, 2011, between REBECCA HOLLAND, f/k/a REBECCA A. YOUNG-SAPP, a married woman, and OVEDA LOUISE TAYLOR, f/k/a OVEDA L. DARRISAW, f/k/a OVEDA L. LANE, a single woman, individually and d/b/a SUNRISE COUNTRY PRE-SCHOOL, whose post office address is 2902 Oleander Blvd., Ft. Pierce, FL 34982, grantor, and O.C.D. KIDS, INC., a Florida corporation, whose post office address is 2706 Sunrise Blvd., Ft. Pierce, FL 34982, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in St. Lucie County, Florida to-wit:

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Property Identification

Site Address: 2706 SUNRISE BLVD
Parcel ID: 2421-513-0014-000-5
Account #: 28891
Map ID: 24/21N
Use Type: 7200
Zoning: R2
City/County: Fort Pierce

Ownership

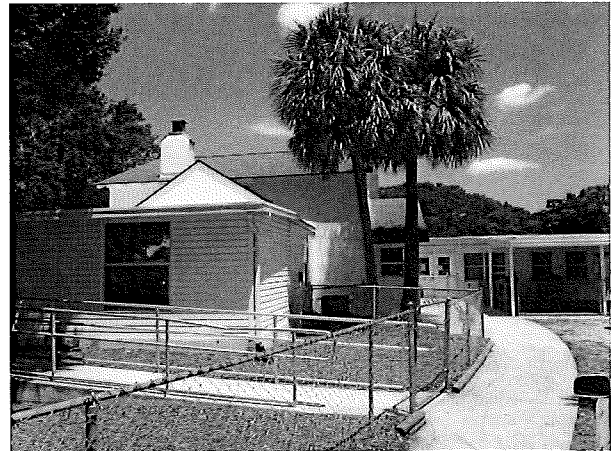
OCD Kids Inc
2706 Sunrise BLVD
Fort Pierce, FL 34982

Legal Description

MARAVILLA PARK BLK 2 LOTS 1, 2 AND 3 AND W 7.5 FT OF VAC ALLEY ADJ ONE LYG S OF WLY EXT OF N LI OF LOT 1 BLK 2 MISIKS RE-S/D AND W 7.5 FT OF VAC ALLEY ADJ ON E OF LOT 3 (OR 3150-1973; 3155-372; 3310-2176, 2179)

Current Values

Just/Market Value: \$309,800
Assessed Value: \$309,800
Exemptions: \$309,800
Taxable Value: \$0
Taxes for this parcel: SLC Tax Collector's Office [☑](#)
Download TRIM for this parcel: [Download PDF](#) [☑](#)



Total Areas

Finished/Under Air (SF): 4,325
Gross Area (SF): 4,902
Land Size (acres): 1.06
Land Size (SF): 46,173.6

Sale History

Date: Jul 14, 2011
Book/Page: 3310 / 2179
Sale Code: 0111
Deed: QC
Grantor: OCD Kids Inc,
Price: \$100

Date: Jul 13, 2011
Book/Page: 3310 / 2176
Sale Code: 0111
Deed: QC
Grantor: Sunrise Country Preschool,
Price: \$100

Date: Dec 17, 2009
Book/Page: 3155 / 0372
Sale Code: 0111
Deed: QC
Grantor: Lane, Oveda L

Fee:

\$207

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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