



## 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 (8) 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 (16) 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 (11) 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
- Current Survey (completed within the last 12 months)

1. Address: 3030 S. 25<sup>th</sup> STREET

2. Legal description of real property for which annexation is being requested:  
SEE ATTACHED SURVEY

Property Tax ID: 2428-603-0001-100-8

3. Size of described property: 0.71 ac. (+/-)

4. Project description: GAS STATION, FUEL, BEER/WINE/LOTTERY SALES

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

6. Current St. Lucie County Zoning: CN

7. Is this a Historic property? N/A

8. Appraised value: \$459,600.00 (PER SLC Prof. APPRAISER)

9. Name of Owner(s): Ahmad shehadeh

Signature of Owner(s): [Signature]

Mailing Address: P.O. Box 970850

City Coconut Creek State FL Zip 33099

Phone (954) 914-3666 Fax (954) 571-2504

10. Name of Representative: BRYAN NOLAN, AICP/ASA - LUCIDOL ASSO.  
Signature of representative: [Signature]  
Mailing Address: 701 SE. Ocean Blvd  
City) STUART State FL Zip 34994  
Phone 772.220.2100 Fax \_\_\_\_\_  
E-mail: boland@lucidodesign.com

**OFFICE USE:**

DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	



*Via Hand Delivery*

May 31, 2018

Brandon Creagan, MCRP, LEED Green Assoc.  
Planner  
Planning Department  
City of Fort Pierce  
100 N. US1  
Fort Pierce, FL 34950

**Re: Fort Pierce Realty, LLC – Voluntary Annexation Request  
(LA 18-480)**

**Our Reference Number: 18-480**

**Parcel Identification Number: 2428-603-0001-000-8**

Dear Mr. Creagan:

On behalf of **Fort Pierce Realty, LLC**, Lucido & Associates is pleased to present to you the attached Application for Voluntary Annexation. The subject parcel currently lies within unincorporated St. Lucie County, but is substantially contiguous to the municipal limits of the City of Fort Pierce along the subject's northern parcel boundary. The subject currently has a St. Lucie County Future Land Use Designation of RU (Residential Urban) and a zoning designation of CN (Commercial Neighborhood).

Existing improvements within the subject include a gas station, which is comprised of: One (1) 1-story retail building of approximately 2,615 sf. in floor area; (1) covered fueling area with (4) fuel pumps; approximately (12) paved parking stalls including (1) accessible stall; (2) stormwater retention areas; (2) paved access points on S. 25<sup>th</sup> Street with (1) paved access point on S. 24<sup>th</sup> Street. At this time, the gas station is not in operation; however, the Applicant is actively seeking to resume business operations upon annexation, or very soon thereafter.

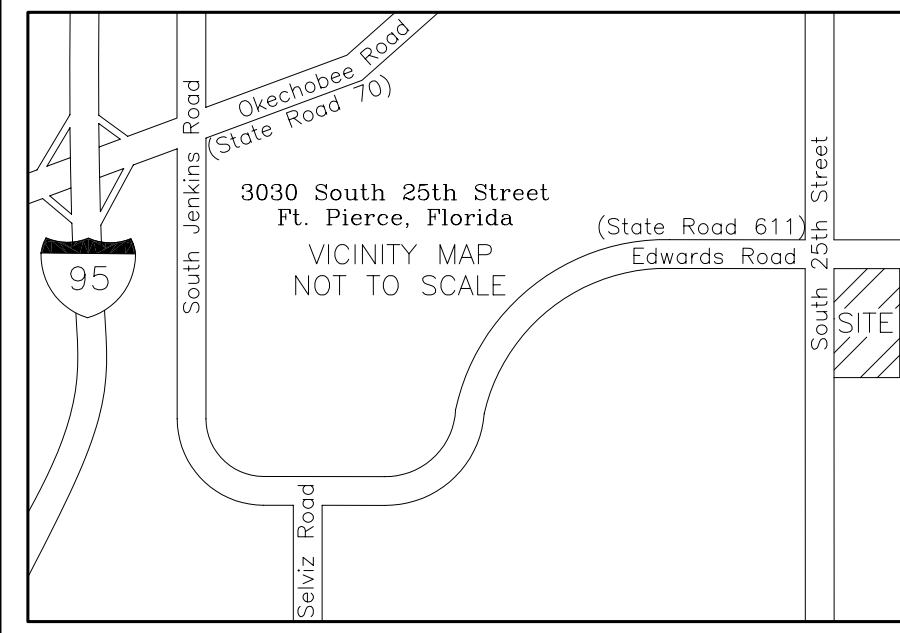
The applicant respectfully requests that the City of Fort Pierce zoning designation of C-3 (General Commercial) and Future Land Use designation of GC (General Commercial) be assigned to the subject concurrent with its Voluntary Annexation into the municipal limits of the City of Fort Pierce.

We greatly appreciate your efforts thus far and we are looking forward to working with you during your review of the Application. Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

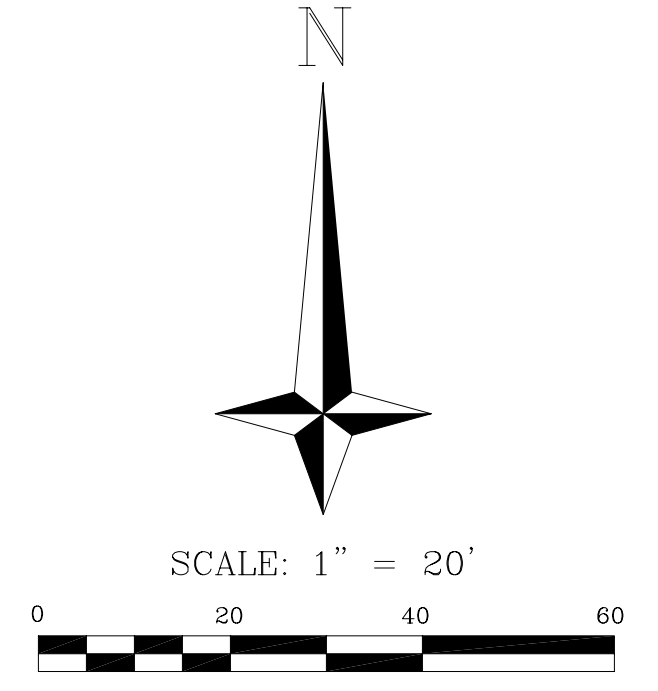
Respectfully,

A handwritten signature in blue ink, appearing to be 'BN', with a stylized flourish at the end.

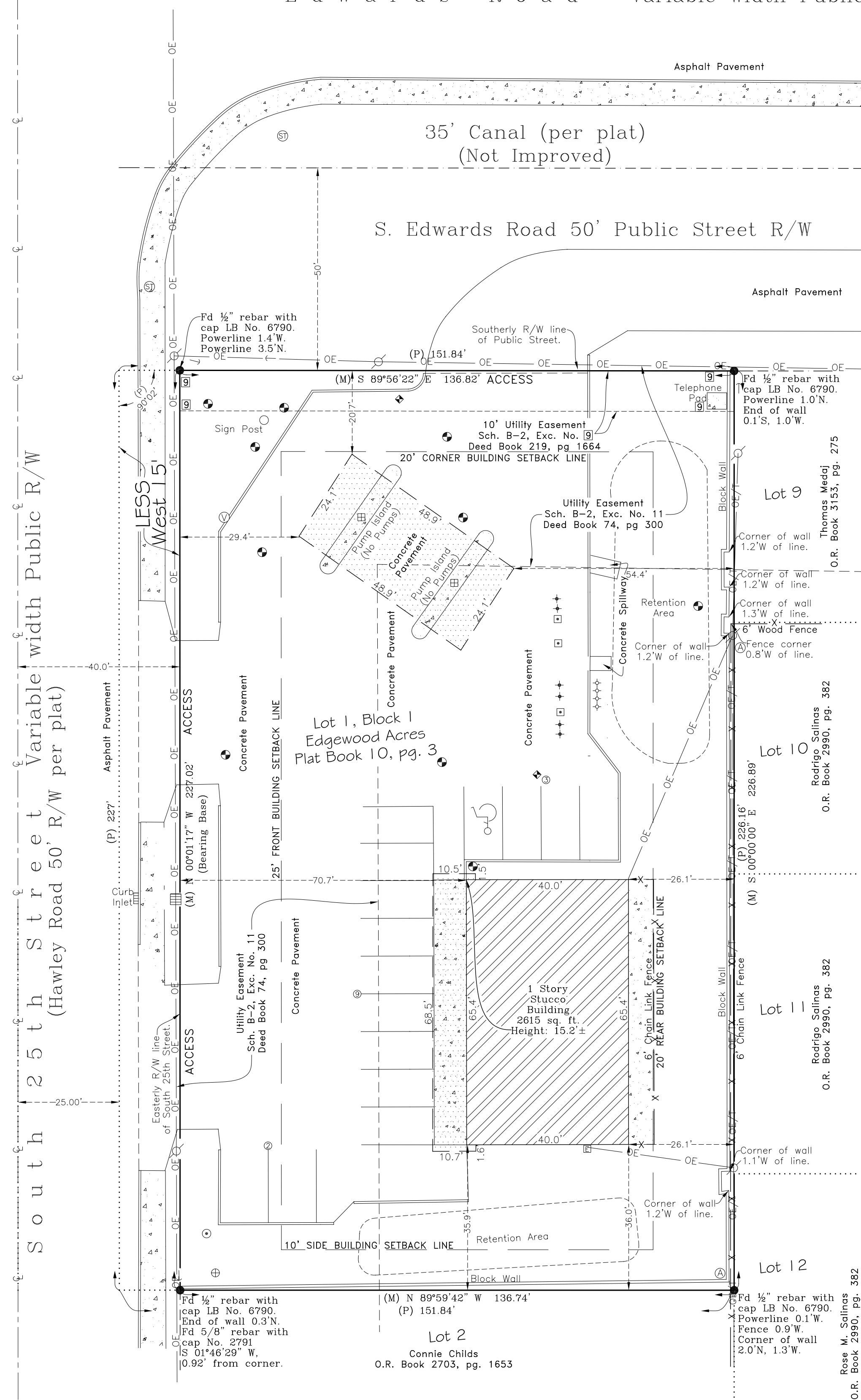
Brian Nolan, AICP, ASLA  
Senior Land Planner/Landscape Architect



Edwards Road Variable Width Public R/W



- LEGEND:**
- Fd = Found
  - CM = concrete monument
  - I.P. = iron pipe
  - = found rebar or iron pipe as indicated
  - = found concrete monument as indicated
  - - - = fence
  - R/W = right-of-way
  - (D) = deed bearing and/or distance
  - (M) = measured bearing and/or distance
  - (P) = plat bearing and/or distance
  - ▬ = concrete sidewalk
  - ▭ = canopy
  - = power pole
  - = guy anchor
  - = water meter
  - = manhole
  - = vault
  - = air pump/vacuum
  - = column
  - = stormwater manhole
  - = electric meter
  - = gas vent
  - = gas drop
  - = vent pipe
  - = catch basin or curb inlet
  - = monitoring well
  - = overhead powerline
  - = overhead power and telephone line
  - = centerline



**MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH 25TH STREET BEING N 00°01'17" W, AN ASSUMED BEARING.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
4. THE NORTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE SOUTHERLY RIGHT OF WAY LINE OF PUBLIC STREET AND THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE EASTERLY RIGHT OF WAY LINE OF SOUTH 25TH STREET.
5. THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON, HOWEVER IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
6. THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
7. UNLESS OTHERWISE SHOWN ON SURVEY:
  - (A) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  - (B) THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
  - (C) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - (D) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
9. ADDRESS WAS OBSERVED IN THE FIELD ON BUILDING.
10. FROM A VISUAL INSPECTION ONLY, ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT OF WAY.
11. FROM A VISUAL INSPECTION ONLY, THE SUBJECT PROPERTY APPEARS TO DRAIN INTO THE ONSITE RETENTION AREAS AND THE PUBLIC RIGHT OF WAY.
12. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
14. IF THE SUBJECT PROPERTY IS COMPRISED IF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTIES.
15. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
16. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.
17. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.
18. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**DESCRIPTION:**  
 Lot 1, Block 1, EDGEWOOD ACRES, less the West 15 feet thereof, according to the Plat thereof, as recorded in Plat Book 10, Page 3, Public Records of St. Lucie County, Florida.

Property surveyed and shown hereon is the same property as described in title commitment number 0-031954-L, dated May 23, 2005 (Revision No. 4 dated 5-28-05), prepared by Lawyers Title Insurance Corporation.

LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. 0-031954-L, DATED MAY 23, 2005 (Revision No. 4 dated 5-28-05), SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

1. Termination of that certain Access recorded in Official Records Book 1367, Page 2300. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED.
9. Easement to Florida Power & Light Company recorded October 10, 1973 in Official Records Book 219, page 1664. PLOTTED HEREON
10. Right of Way Agreement to Florida Power & Light Company recorded January 17, 1927 in Deed Book 74, Page 244. BLANKET IN NATURE AFFECTING SUBJECT PROPERTY & CANNOT BE PLOTTED.
11. Right of Way Agreement to Florida Power & Light Company recorded January 29, 1927 in Deed Book 74, Page 300. PLOTTED HEREON

**FLOOD ZONE:**  
 AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120285 0186 J, DATED FEBRUARY 16, 2012, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

**LAND AREA:**  
 THE LAND AREA IS 31,043 SQUARE FEET OR 0.713 ACRES.

**SOURCE OF ZONING DATA:**  
 THE ST. LUCIE COUNTY, FLORIDA ZONING DEPARTMENT  
 PHONE: 777-462-1553

**ZONING:**  
 THE CURRENT ZONING IS CN (COMMERCIAL NEIGHBORHOOD).  
 THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

**BUILDING SETBACK REQUIREMENTS:**  
 FRONT 25 FEET  
 SIDE 10 FEET  
 REAR 20 FEET  
 CORNER 20 FEET

**BUILDING HEIGHT RESTRICTION:**  
 35 FEET

**PARKING SPACE TABLE:**  
 REGULAR PARKING SPACES: 14  
 UNSTRIPED SPACES AT PUMPS: 8  
 HANDICAP PARKING SPACES: 1  
 TOTAL: 23

**PARKING SPACE REQUIREMENTS:**  
 5 PARKING SPACES FOR EACH 1000 SQ. FT. OF GROSS FLOOR AREA.  
 Because there may be a need for interpretation of the applicable zoning codes, we refer you to St. Lucie County, Florida and the applicable zoning codes.

**BUILDING AREA:**  
 EXTERIOR FOOT PRINT AT GROUND FLOOR IS 2615 SQUARE FEET.

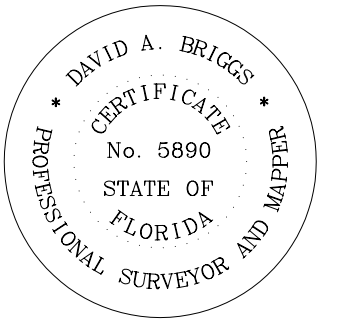
**ACCESS NOTE:**  
 ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHTS OF WAY OF SOUTH 25TH STREET AND PUBLIC STREET.

**ENCROACHMENTS:**  
 Ⓢ FENCE ENCROACHES ONTO EAST LINE OF SUBJECT PROPERTY.

**SURVEYOR'S CERTIFICATION**  
 To: FIDELITY FEDERAL BANK AND TRUST ITS SUCCESSORS AND/OR ASSIGNS ATMA; FORT PIERCE REALTY, LLC; LAWYERS TITLE INSURANCE CORPORATION; McCABE AND SAMILIAN, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17 and 20 of Table A thereof. The fieldwork was completed on June 12, 2018.

Date of Plat or Map: June 12, 2018  
 DAVID A. BRIGGS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 No. 5890  
 STATE OF FLORIDA



**BRIGGS, WASHINGTON & THOMPSON**  
**LAND SURVEYING, INC.**  
 406 SW Rutledge Street P.O. Box 263  
 Madison, FL 32340  
 850-973-6186 800-882-8396 Fax: 850-973-6931

LB No. 7563 DWG file: 04-070.dwg Calc File: 04-070.crd  
 FB - See Folder  
 St. Lucie Co., FL  
 Drawn by: AJT, DAB B-2 by: CDG Job Order No: 04-070  
 Field work completed: June 12, 2018

**BOUNDARY SURVEY**  
 PREPARED FOR:

MARK	DATE	REVISION	BY	APVD
▲	6/20/18	Revise per Comments.	DAB	DAB

**FORT PIERCE REALTY, LLC**  
 3030 South 25th Street  
 Ft. Pierce, Florida

SCALE: 1" = 20'	CHKD./APVD: DAB
DATE: June 12, 2018	APPROVED: DAB
DWN. BY: AJT	
CHKD. BY: CDG	

~~RETURN TO:~~

THIS INSTRUMENT PREPARED BY:  
ConocoPhillips Real Estate Department  
Christine A. Steger  
13791 E. Rice Place, Ste 201  
Aurora, CO 80015

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER(S): 2428-603-0001-000/8

GRANTEE(S) S.S.#(S):

FILE NO:

**SPECIAL WARRANTY DEED**

**This Special Warranty Deed** made this 28 day of June, 2005 by ConocoPhillips Company, a Delaware corporation, hereinafter called the grantor, whose address is 600 North Dairy Ashford, Houston, TX 77079

To

Fort Pierce Realty, LLC, a Florida limited liability company, whose address is, P.O. Box 970850, Coconut Creek, FL 33097, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, to-wit:

See Attached Exhibit A

Hereinafter the "Property".

The Property is not the homestead of the Grantor(s).

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**SUBJECT, HOWEVER,** to taxes and assessments not yet due and payable, taxes and assessments for prior years due to a change in land usage or ownership; reservations, covenants, restrictions, easements, rights and rights-of-way of record or apparent on the Property; zoning ordinances or statutes; building use and occupancy restrictions; and any matters that would be shown on a survey of the Property.

**TO HAVE AND TO HOLD,** the same in fee simple forever and the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully

RETURN TO:  
LandAmerica - Commercial Services TS  
1001 N. Lake Destiny Road Ste 250  
Maitland, FL 32751 0-031954-L

warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but not otherwise and except as to those to this Special Warranty Deed is above made subject..

The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

ConocoPhillips Company, a Delaware corporation

Randall D. Amen  
BY: Randall D. Amen  
ITS: Attorney-In-Fact

Signed and Delivered in Our Presence:

Witness Signature [Signature]  
Witness Printed Name: ADRIANE M. BESSER

Witness Signature Michelle R. Moran  
Witness Printed Name: MICHELLE R. MORAN

STATE OF COLORADO :

COUNTY OF ARAPAHOE :

The foregoing instrument was acknowledged before this 24<sup>th</sup> day of June, 2005 by Randall D. Amen, who is/are personally known to me or who has/have produced driver license(s) as identification.



Christine A Steger  
Printed Name: Christine A. Steger  
Notary Public  
Serial Number:  
My Commission expires: 2/9/08

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Exhibit "A"

Lot 1, Block 1, EDGEWOOD ACRES, less the West 15 feet thereof, according to the Plat thereof as recorded in Plat Book 10, Page 3, public records of St. Lucie County, Florida.