

Rec. # 18-50

<p><b>RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145</b>                  This instrument prepared by:  <b>R. N. Koblegard, III, Esquire</b>  <b>200 S. Indian River Drive, Suite 201</b>  <b>Fort Pierce, FL 34950</b></p> <p>Property Appraisers Parcel Identification (Folio) Number(s):  <u>2408-605-0001-000-2 &amp; 2408-605-0003-000-6</u></p>	<p><b>ANNEXATION AGREEMENT</b>  <b>INDIVIDUAL</b></p>
<p><b>TO: WATER/WASTEWATER ENGINEERING</b>  <b>FORT PIERCE UTILITIES AUTHORITY</b>  <b>POST OFFICE BOX 3191</b>  <b>FORT PIERCE, FLORIDA 34948-3191</b></p>	<p><u>3301 AND 3311 AVENUE A, FORT PIERCE, FL</u>                  Location Address</p> <p><u>6990 12<sup>TH</sup> STREET, VERO BEACH, FL 32960</u>                  Mailing Address (if different from location address)</p>

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 ONE: A PART OF LOT 6, HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 12 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6 AS SHOWN ON THE PLAT OF HOME ACRES, RUN SOUTHEASTERLY ALONG THE ORIGINAL EAST LINE OF SAID LOT 6, 115.50 FEET TO A POINT; THENCE WEST 155.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6, WHICH POINT IS 90.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 90.50 FEET ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE EAST 103.00 FEET TO POINT OF BEGINNING, LESS THEREFROM THE RIGHT OF WAY OF ANGLE ROAD.

PARCEL TWO: LOT 7, HOME ACRES, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 12 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; EXCEPTING THEREFROM THE WEST 62.3 FEET THEREOF; AND ALSO EXCEPTING THAT PART DEEDED TO HENRY J. ALTEMUELLER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7, OF HOME ACRES, UNIT 1, THENCE RUN WEST 52 FEET; THENCE SOUTH 70 FEET; THENCE EAST 52 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT 6990 12<sup>TH</sup> STREET, VERO BEACH, FLORIDA 32960.

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, we hereunto set our hands and seals this 12<sup>th</sup> day of July, 2010.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban  
 Witness Signature

Susan M. Burban  
 Printed Witness Signature

Diane B. Sikkema  
 Witness Signature

Diane B. Sikkema  
 Printed Witness Signature

Sebastiano Gazzara  
 Signature  
 Sebastiano Gazzara, Trustee

Printed Signature  
 6990 12<sup>th</sup> Street  
 Address  
 Vero Beach, FL 32966  
 City, State, Zip

Cecilia P. Gazzara  
 Signature  
 Cecilia P. Gazzara, Trustee

Printed Signature  
 6990 12<sup>th</sup> Street  
 Address  
 Vero Beach, FL 32966  
 City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared SEBASTIANO GAZZARA and CECILIA P. GAZZARA, Trustees of the SEBASTIANO GAZZARA AND

CECILIA GAZZARA REVOCABLE LIVING TRUST DATED 3-4-09, 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 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 12<sup>th</sup> day of July, A.D. 2010.

Diane B. Sikkema  
Notary Signature

Diane B. Sikkema  
Notary Printed Signature

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: 3301 Avenue A  
 Sec/Town/Range: 08/35S/40E  
 Map ID: 24/08N  
 Zoning: CG

Parcel ID: 2408-605-0001-000-2  
 Account #: 20681  
 Use Type: 1100  
 Jurisdiction: Saint Lucie County

### Ownership

Socrate Inc  
 6990 12th St  
 Vero Beach, FL 32966

### Legal Description

HOME ACRES BEG AT NE COR OF LOT 6 RUN SELY ALG E LI OF LOT 6 115.5 FT, TH W 155 FT, TH N 90.5 FT, TH E 103 FT TO POB -LESS E 17 FT FOR RD R/W PER OR 3206-2735- AND E 90 FT OF LOT 7-LESSE 52 FT OF S 70 FT- (0.57 AC) (OR 1353-2794: 2744-269; 3066-1965 : OR 3206-148; 3292-44)

### Current Values

Just/Market Value: \$282,200  
 Assessed Value: \$282,200  
 Exemptions: \$0  
 Taxable Value: \$282,200



### Total Areas

Finished/Under Air (SF): 4,214  
 Gross Sketched Area (SF): 4,310  
 Land Size (acres): 0.57  
 Land Size (SF): 24,642

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

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

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 27, 2011	3292 / 0044	0111	QC	Socrate Inc	\$100
Jun 10, 2010	3206 / 0148	0116	QC	Gazzara (TR) Cecilia	\$100
Mar 4, 2009	3066 / 1967	0111	QC	Gazzara Sebastiano	\$100
Mar 4, 2009	3066 / 1965	0111	QC	Gazzara Cecilia	\$100
Jan 15, 2007	2744 / 0269	XX01	QC	Gibilisco Santo	\$100
Dec 14, 2000	1353 / 2794	XX00	WD	Land Restoration Inc	\$12,000
Jun 15, 1999	1229 / 2756	XX01	TD	Hopkins Despina R	\$4,300
May 15, 1992	0812 / 2903	XX01	QC	Desquina R Hopkins	\$100
Jun 17, 1991	0744 / 2035	XX01	QC		\$100

### Building Information (1 of 1)

Finished Area: 4,214 SF

Gross Sketched Area: 4,310 SF

#### Exterior Data

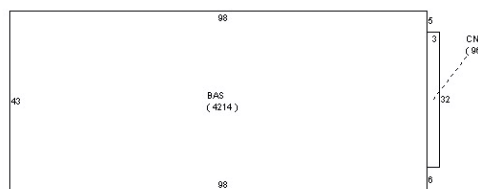
View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid
Building Type: STRL	Year Built: 2011	Frame:
Grade: Y_C	Effective Year: 2011	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 50%

Electric: MAXIMUM  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 50%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Tile-Ceramic  
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	4214	4214	282
CN2	CANOPY	96	0	70

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	9351	2011
CEMENT CURB	1	142	2011
6FT CB Wall	1	33	2011
CHAINLINK 4'	1	200	2011

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$226,800					
Land:	\$55,400					
Just/Market:	\$282,200					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$282,200					
Exemption(s):	\$0					
Taxable:	\$282,200					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.5657	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$282,200	\$282,200	\$0	\$282,200
2017	\$282,700	\$282,700	\$0	\$282,700

2016                      \$281,700                      \$281,700                      \$0                      \$281,700

**Permits**

Number	Issue Date	Description	Amount	Fee
C0802-0262	Jul 1, 2010	Commercial New Construction	\$0	\$0
C1001-0259	Jul 1, 2010	Alterations/Remodeling	\$0	\$0
C1107-0227	Aug 3, 2011	Enclosure	\$0	\$0
C1107-0039	Jul 6, 2011	Electric	\$0	\$0
C1106-0054	Jun 3, 2011	Alterations/Remodeling	\$0	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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