

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, October 8, 2019 - 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. **APPROVAL OF MINUTES**
 - a. Minutes from the September 17, 2019 meeting
6. **NEW BUSINESS**
 - a. (2) Voluntary Annexations -
(2313-414-0001-000-5) - 1955 South Jenkins Road
(2324-111-0003-000-3) - 2925 South Jenkins Road
 - b. (3) Voluntary Annexations -
(2428-601-0264-000-3) - 3335 Sunrise Boulevard
(2428-322-0002-000-3) - 3366 South 25th Street
(2428-322-0003-000-0) - 3540 South 25th Street
 - c. (4) Voluntary Annexations -
(2428-604-0037-000-2) - 2409 Elizabeth Avenue
(2428-232-0001-000-0) - 3240 South 25th Street
(2428-233-0002-000-0) - 3306 South 25th Street
(2428-702-0042-000-1) - 3418 Sunrise Boulevard
 - d. (5) Voluntary Annexations -
(2404-213-0001-000-7) - 1810 Avenue Q
(2404-213-0001-050-2) and (2404-213-0001-030-6) - 1908 Avenue Q
(2404-213-0001-010-0) - 1910 Avenue Q
(2404-213-0001-020-3) - 1912 Avenue Q

- e. (9) Voluntary Annexations -
 (1433-701-0515-000-8) - 1706 Juanita Avenue
 (1433-701-0418-000-8) - 2000 North 19th Street
 (1433-701-0413-000-3) - 2000 Rosarita Avenue
 (1433-701-0318-000-7) - 2004 Avienda Avenue
 (1433-701-0328-000-0) - 2005 Avienda Avenue
 (1433-701-0178-000-3) - 2206 North 23rd Street
 (1433-701-0324-000-2) - 2213 North 19th Street
 (1433-701-0321-000-1) - 2305 North 19th Street
 (1433-701-0245-000-4) - 2306 North 23rd Street
- f. Voluntary Annexation - (2408-605-0001-000-2) - 3301 Avenue A
- g. Voluntary Annexation - (2433-221-0005-040-2) - 3601 West Wilderness Drive
- h. Voluntary Annexation - (2419-311-0001-000-4) - 2675 McNeil Road
- i. Voluntary Annexation - (2430-501-0003-000-6) - 4880 Edwards Road
- j. Voluntary Annexation - (2419-221-0001-000-8) - 2250 South Jenkins Road
- k. Voluntary Annexation - (1433-701-0085-000-4) - 2402 Valencia Avenue

7. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

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

5. a.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

Minutes from the September 17, 2019 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 9/17/19

Form Review

Form Started By: Alicia Rosenthal
Final Approval Date: 09/27/2019

Started On: 09/25/2019 06:14 PM

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **SEPTEMBER 17, 2019**, 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: **Jovona Parker; Michael Broderick; Gloria Johnson-Scott; Patricia Diaz; Bob Burdge; Frank Creyaufmiller, Chairman**

Absent: **Tim O'Connell**

Staff Present: **Peter Sweeney, City Attorney**
Jennifer Hofmeister, Planning Director
Rebeca Guerra, Assistant Planning Director
Ed Roseberry, Deputy Building Official
Brandon Creagan, Planner
Vennis Gilmore, Planner
Alicia Rosenthal, Executive Assistant

4. **CONSIDERATION OF ABSENCES**

Mr. O'Connell was excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the August 13, 2019 meeting

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the August 13, 2019 meeting.

AYE: Gloria Johnson-Scott, Patricia Diaz, Bob Burdge, Jovona Parker, Michael Broderick, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

Chairman Creyaufmiller welcomed the new Planning Director, Jennifer Hofmeister, and thanked Rebeca Guerra for her hardwork as the Interim Planning Director. The chairman also introduced the new Planning Board member, Patricia Diaz.

a. Conditional Use - Danaluk Vacation Rental - 715 S. Ocean Drive, Unit D

This item was moved to 6d.

Mr. Gilmore gave an overview of the application and answered questions from the Board on the transient nature of the application, handicap parking on site, fire sprinklers for entire building, homeowners association aware of changes to the common element and resolved code enforcement issues.

Michelle Longarzo, applicant, explained that the building is on one water meter and their unit, from original certificate of occupancy, was a transient daily rental, therefore the building should be grandfathered in, to having to sprinkle the entire building. Ms. Longarzo stated she has had several meetings with various departments to resolve all the issues. Ms. Longarzo said the homeowner association (HOA) documents state the residence is a single family and there is no way to change one out of 13 units to a commercial space when they are all residential units.

Chairman Creyaufmiller explained that even with City Commission approval the building and fire requirements will still need to be performed.

Ms. Longarzo stated they will be doing very few rentals per month because they intend to do respite vacations for childhood cancer. Ms. Longarzo said the funding from the rentals will promote the childhood cancer vacation program.

Mr. Broderick asked Ms. Longarzo if the HOA has approved the change of use, modifying the common element and reallocation of parking to include a handicap spot. Mr. Broderick said he would feel more comfortable if the condominium association was in agreement to all the things that need to be addressed to complete this project. Mr. Brodericks suggested that the application could be deferred to tie up some loose ends.

Ms. Longarzo said she believes the departments are not working together cohesively. Mr. Broderick stated if you came in for a standard conditional use approval for a short term rental of 31 days or more you do not have to deal with fire sprinklers, handicap parking, and modification of the common elements.

Ms. Longarzo said Mr. Danaluk has the right to use his properties as he shows fit and the by laws of the HOA says the unit can be used for guest. Ms. Longarzo noted that the by laws are so old there is not a provision for rentals or money transactions. Ms. Longarzo stated that if it remains residential, as it should, they would not have to deal with all the hurdles.

Mr. Broderick said the Department of Business and Professional Regulation is the state agency that is requiring sprinklers.

Ms. Parker disclosed she had a brief conversation with Ms. Longarzo to review the information on August 26, 2019, and she was also copied on correspondence between Ms. Longarzo, the City Manager, Nick Mimms and Commissioner Sessions regarding this matter.

Ed Roseberry, Deputy Building Official, stated this is a great project in a not so proper place.

Mr. Roseberry noted that both he and the Building Official, Paul Thomas, have done extensive research on the project. Mr. Roseberry explained there are some state laws in the building code that are required once it becomes transient lodging less than 30 days. Mr. Roseberry went on to say that the building codes determine the occupancy and the fire department bases their decision off the occupancy.

Mr. Sweeney explained to the Board that there is a very clear provision in the condo documents that references a 75% vote is needed if there is going to be modifications of an individual owner and this is outside the purview of the Planning Board.

Mr. Burdge asked Ms. Longarzo if she is okay with the eight conditions. Ms. Longarzo stated she has issues with the installation of the sidewalk because of the inconsistency with the way the sidewalk is laid out.

Ms. Hofmeister stated that a publicly funded project can create a continuous sidewalk, but in many cases individual property owners are required to add the sidewalk when they upgrade their property and that helps link the sidewalk connection. Ms. Hofmeister clarified that if there is a change in use or an expansion, the sidewalk is required.

Mr. Burdge said he remembered years ago the code instituted that if someone owned the property for a certain period, they were not required to put sidewalks in.

Ms. Longarzo stated she is willing to comply with the maximum number of occupants required for her dwelling rental.

Mr. Sweeney stated he did some research relating to when the specific subsection of the ordinance relating to the sidewalks went into effect. Mr. Sweeney explained that the ordinance has been in effect since 1981 and was amended twice in 1987 and 2012. Mr. Sweeney said it is analogous to bring buildings up to current standards when there is a change to the active building code and if you don't change anything you can keep the building the way it is.

Gus Fort, HOA President, answered questions from the Board on the number of units in the condo association, and if the association voted to modify the HOA documents. Mr. Fort said the condo documents mention nothing about rentals and some neighbors are for it and some neighbors are against it.

Nicholas Danaluk, owner, said the sidewalk makes no sense. Mr. Danaluk explained that even though they can by-pass some regulations, the reason they are not applying for a short term rental of 31 days or more is because they need the flexibility to have a weekend or weekly rental to continue to support their foundation of bringing in childhood cancer families. Mr. Danaluk stated as far as the sprinklers go, the building is on one water line and the chance of getting 100% approval from the association would be zero.

Ms. Parker states the purpose of the Conditional Use process in City Code Section 22-74 is to look at whether there is competent substantial evidence that would indicate an adverse impact to the comfort of other residents. Ms. Parker said she has difficulty with making homeowners pay an assessment that they are clearly in opposition of. Ms. Parker highlighted that the property was purchased for the purpose of the 503C organization, which means the owner purchased the property contingent on the by-laws and the owner knew what he was buying. Ms. Parker highlighted that In order for there to be code compliance there is going to be some adverse effect to the other owners.

Mr. Broderick stated there has not been a vote to modify the associations governing documents and there has not been universal approval of this type of use within the building for all 11 unit owners. Mr. Broderick suggested the applicant defer the decision to clarify and cleanup some

of the issues.

Chairman Creyaufmiller clarified to the applicant that children would be counted as occupants in a 650 square foot unit.

Chairman Creyaufmiller explained to the applicant that if they defer and solve some issues that have been raised, the chance of the board sending a motion of approval forward to the City Commission is much greater. Chairman Creyaufmiller said if the Board sends a motion of disapproval to the City Commission, it will require a 4/5 vote to override the vote in order to approve the application.

Mr. Broderick applauded the proposition but believes it is in the wrong spot. Mr. Broderick asked staff if the applicant was approved for a Conditional Use with 31 days or more rental period, would they be allowed in the future to come back and revisit the transient Conditional Use once the other issues were resolved.

Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to recommend APPROVAL with the following eight conditions:

- 1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
- 2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
- 3. The applicant shall file for and obtain the Florida Department of Business and Professional Regulation, St. Lucie County, and City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.**
- 4. There shall be a limitation of no more than two vehicles at the site.**
- 5. The City of Fort Pierce Business Tax License number shall be included on all advertising.**
- 6. The maximum occupancy of the home shall ensure compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit.**
- 7. Installation of one handicap space per City Code Section 22-60 Off-Street Parking and Loading (if not already present).**
- 8. Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages the property owner or permit applicant shall provide within 31 days of Conditional Use approval, a permit for the installation of a sidewalk along their property line that abuts Hernando Street.**

AYE: Bob Burdge, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

NAY: Patricia Diaz, Jovona Parker, Michael Broderick

Failed

Mr. Broderick suggested a motion to approve the Conditional Use for a rental period of 31 days or greater based on the standard conditions that apply. Mr. Broderick explained this would allow the applicant to utilize the unit for the rental period and garner rental income, in hopes of resolving the laundry list of other issues. Mr. Broderick said once they have made progress on those issues they can bring it back to the Planning Board.

Mr. Sweeney said the Board has the ability to make an advisory recommendation and since the application was for less than 31 days he suggested that the Board ask the applicant if they are willing to accept the change. Mr. Sweeney also explained that property owners within 500 feet will be contacted and if more than 20% of the unit owners say no, it won't matter what the Board says because it will trigger a 4/5 vote for approval. Mr. Sweeney stated the applicant will have to have 4/5 of the City Commissioners vote in favor of the application even if it has a full

recommendation of approval with all the conditions.

Mr. Sweeney said there is a separate process for a Conditional Use application for 30 or more day rentals and procedurally it is very difficult and may cause due process issues to add this as a condition. Mr. Sweeney stated the decision needs to be evaluated based on the current application. Mr. Sweeney noted that since there was not an odd number of Board members at the meeting, a deferral to the next Planning Board meeting, with a full panel, would provide an outcome one way or another.

Motion was made by Jovona Parker, and seconded by Michael Broderick to disapprove the proposed Conditional Use.

AYE: Jovona Parker, Michael Broderick, Gloria Johnson-Scott, Patricia Diaz

NAY: Bob Burdge, Chairman Frank Creyaufmiller

Passed

b. Conditional Use and Design Review - Surfside Equities, LLC - 1814 Surfside Drive

Mr. Creagan gave an overview of the application and answered questions from the Board regarding a possible dune crossover.

Chris Urban, Braden and Braden Architects, stated the owner has not expressed any interest in a dune crossover.

Motion was made by Bob Burdge, and seconded by Jovona Parker to approve the Conditional Use with New Construction and Design Review seaward of the Coastal Construction Control Line with the following condition:

Prior to construction activities the applicant shall obtain approval from the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line.

AYE: Bob Burdge, Jovona Parker, Michael Broderick, Gloria Johnson-Scott, Patricia Diaz, Chairman Frank Creyaufmiller

Passed

c. Conditional Use and Design Review - Supina/Twoey Residence - 1912 Surfside Drive

Mr. Creagan gave an overview of the application.

Mike Menard, Architectonic, stated the increased height is to allow for RV parking in the garage bay and to allow for the great room to have vaulted ceilings that go up roughly 12 feet high to take full advantage of the ocean view. Mr. Menard stated the landscape and lighting plan will be provided at the time of building permit.

Mr. Burdge suggested staff address a dune crossover on buildings that are east of the Coastal Construction Line and could have an impact on the dune line.

Ms. Hofmeister suggested considering recommendation of a dune crossover when the applicant initially comes in.

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to approve the Conditional Use with New Construction and Design Review, seaward of the Coastal Construction Control Line with the following conditions:

- 1. A landscape plan that demonstrates compliance with City Code 22-186 shall be submitted with the building permit.**
- 2. A lighting plan or photometric survey that demonstrates compliance with City Code 5-375 shall be submitted with the building permit.**
- 3. Prior to construction activities the applicant shall obtain approval from the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line.**

AYE: Michael Broderick, Gloria Johnson-Scott, Patricia Diaz, Bob Burdge, Jovona Parker, Chairman Frank Creyaufmiller

Passed

d. Text Amendment - Chapter 22 - Board of Adjustment

Ms. Guerra said the Historic Preservation Board is staying the way it is today with no changes. Ms. Guerra explained that the Board of Adjustment will remain a Quasi-Judicial Board and the changes to the Board of Adjustment will be that the Board will be composed of five members, appointed by the mayor and by each City Commissioner, with no alternates, and the terms will be tied to the mayor or commissioner, who appointed the Board member. Ms. Guerra stated that appeals to the Board decisions will go to the City Commission. Ms. Guerra said the final change is a cleanup of the Planning Department's name and the Planning Director's title.

Chairman Creyaufmiller suggested a minor change be made on page 6.

Mr. Broderick asked about the timeline on appeals, appointments being made by City Commissioners and if any modifications are being made to the alternates on the Historic Preservation Board.

Michelle Longarzo, resident, expressed concerns with appeals not going to the court.

Mr. Sweeney stated, with the restructure, a decision made by the Board of Adjustment would be appealable directly to the City Commission and if there was an issue with the ruling from the City Commission, it could be appealable to the circuit court as a 2nd level appeal.

Motion was made by Bob Burdge, and seconded by Michael Broderick to approve the text amendment with removal of the word "the" from "of the this section" on page 6.

AYE: Gloria Johnson-Scott, Patricia Diaz, Bob Burdge, Jovona Parker, Michael Broderick, Chairman Frank Creyaufmiller

Passed

7. ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to re-elect Mr. Creyaufmiller as Chairman.

AYE: Patricia Diaz, Bob Burdge, Jovona Parker, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

Motion was made by Gloria Johnson-Scott, and seconded by Jovona Parker to elect Mr. Broderick as Vice-Chair.

AYE: Bob Burdge, Jovona Parker, Michael Broderick, Gloria Johnson-Scott, Patricia Diaz, Chairman Frank Creyaufmiller

Passed

8. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. BOARD COMMENTS

Mr. Broderick asked the status of the EAR submission to the state. Mr. Creagan said the state has until October 21, 2019 to give formal responses, and from that point, changes can be made to the document and then forwarded to the City Commission for final approval. Mr. Creagan noted that the city received the receipt notice from the state, so the city is allowed to start adopting Comprehensive Plan changes. Mr. Creagan stated the consultant will be providing the finalized document.

Chairman Creyaufmiller said the Board has come a long way in the past year and it is showing up at the Commissioners level. Chairman Creyaufmiller thanked the Planning department for providing detailed information in the packets.

10. ADJOURNMENT

Planning Board

6. a.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

(2) Voluntary Annexations -
(2313-414-0001-000-5) - 1955 South Jenkins Road
(2324-111-0003-000-3) - 2925 South Jenkins Road

LOCATION

1. 1955 South Jenkins Road
2. 2295 South Jenkins Road

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial Map

1955 South Jenkins Road Supporting Documents

2295 South Jenkins Road Supporting Documents

Form Review


Form Started By: Brandon Creagan

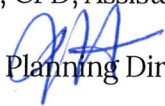
Started On: 10/01/2019 11:39 AM

Final Approval Date: 10/02/2019



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Applications for Annexation of Two (2) Parcels
1955 and 2295 South Jenkins Road**

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owners: Gus Stoncius
Barbara Stoncius
Eric A Stoncius
1955 South Jenkins Road
Fort Pierce, FL 34947

Juan Renteria
Yolanda Renteria
2295 South Jenkins Road
Fort Pierce, FL 34947

Requested Action: Approval of Voluntary Applications for Annexation of two (2) parcels of land with a change to the Future Land Use Designation of Low Density Residential (RL) and the Zoning designation of Residential Single Family Two Units Per Acre (E-2) for each parcel

Site Location: 1955 and 2295 South Jenkins Road, all in Fort Pierce, Florida

Parcel ID's: 2313-414-0001-000-5 and 2324-111-0003-000-3

Parcel Size: 5.21 and 4.45 acres

Current Zoning: Residential Single Family 2 Dwelling Units/Acre (RS-2) (St. Lucie County)

Current Future Land Use: Residential Urban 5 Dwelling Units/Acre (RU) (St. Lucie County)

Proposed Zoning: Residential Single Family Two Units Per Acre (E-2)

Proposed Future Land Use: Low Density Residential (RL)

1955 South Jenkins Road

Surrounding Zoning:

North	East	South	West
RS-2 (SLC)	R-4	C-1	RS-2 (SLC)

Surrounding FLU:

RU (SLC)	RM	RL	RU (SLC)
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2295 South Jenkins Road

Surrounding Zoning:

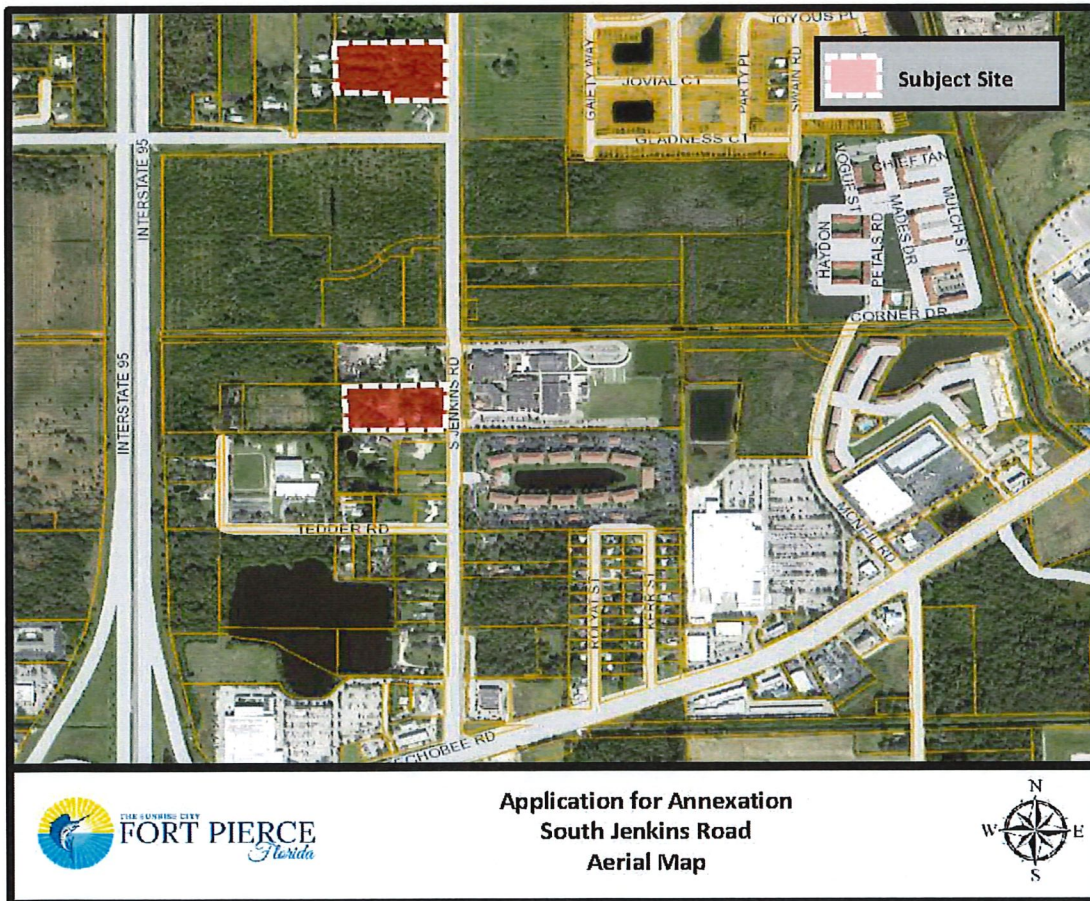
North	East	South	West
AR-1	RM-11 (SLC)	E-2	R-1

Surrounding FLU:

RL	RH (SLC)	RL	RL
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Staff Analysis:

This is a request for a voluntary annexation of two (2) properties (Parcel ID's 2313-414-0001-000-5 and 2324-111-0003-000-3) generally located on the west side of South Jenkins Road, between Ceremony Drive and Tedder Road in Fort Pierce, Florida.



The current St. Lucie County Future Land Use Designation for the subject properties on South Jenkins Road is Residential Urban 5 Dwelling Units/Acre (RU). The corresponding St. Lucie County Zoning Designations is Residential Single Family 2 Dwelling Units/Acre (RS-2). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, for each subject parcel, the proposed Future Land Use Designations is Low Density Residential (RL) with a compatible Zoning Designation of Residential Single Family 2 Units Per Acre (E-2).

Staff has confirmed that the properties are located within unincorporated St. Lucie County and, if approved simultaneously, will become contiguous to the Fort Pierce City municipal boundary. The properties are also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there are signed Annexation Agreements encompassing all of the properties from the FPUA which grant water service and/or sewer service outside the City limits of the City of Fort Pierce.

These proposed annexations are also consistent with F.S 171.044, whereas the properties will be contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of any enclaves.

The current taxable value of each of the properties are approximately \$139,900 and \$69,779. If the Applications for Annexation are approved, it would create two (2) new sources of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the two (2) proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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 property is within the FPUA service boundary. Pursuant to Policy, 1.11.1 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".

The surrounding area has an even mix of properties within both St. Lucie County and City of Fort Pierce jurisdictions. The annexation of these properties would help to continue eliminating irregularities along the City's boundary in this area. Moreover, the adoption of these properties into the City also helps to provide efficient public services.

The City of Fort Pierce Future Land Use and Zoning designations will remain consistent with the current County and City Comprehensive Plans. Further, the Future Land Use and Zoning Designations of RL and E-2, respectively, will be consistent with Policy 1.11.5.

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.

Public Notification:

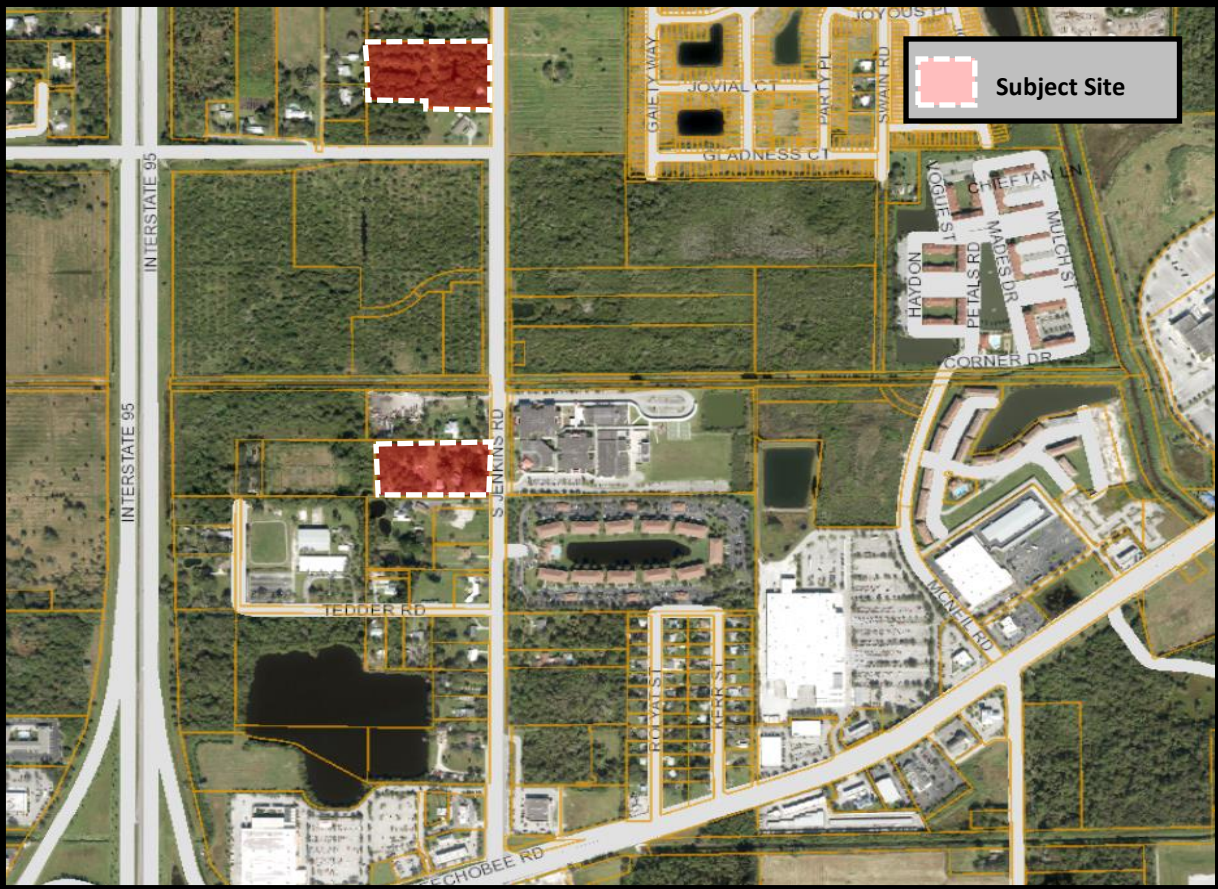
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.


Technical Review Committee:

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation applications based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation:

As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed two (2) annexations with associated changes to the Future Land Use Designation of RL and Zoning designation of E-2 for each of the subject parcels.



 Subject Site



Application for Annexation
South Jenkins Road
Aerial Map



<p>RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX</p> <p>This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950</p> <p>Property Appraisers Parcel Identification (Folio) Number(s): 2313-414-0001-000-5</p>	<p>ANNEXATION AGREEMENT INDIVIDUAL</p>
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<p>TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191</p>	<p>1955 S. JENKINS ROAD, FORT PIERCE, FL 34947 Location Address</p> <p>1955 S. JENKINS ROAD, FORT PIERCE, FL 34947 Mailing Address (if different from location address)</p>
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Dear Sir:

The undersigned, GUS STONCIUS and BARBARA STONCIUS, his wife as to an undivided one-half interest, and ERIC A. STONCIUS, a married adult, as to an undivided one-half interest, as joint tenants with rights of survivorship, do 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:

BEGINS AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AND RUN NORTH ON THE WEST SIDE OF JENKINS ROAD 270 FEET FOR THE STARTING POINT OF THE LANDS HEREIN CONVEYED AND FROM SAID STARTING POINT CONTINUE NORTH OF THE WEST SIDE OF JENKINS ROAD 390 FEET; THENCE WEST 660 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 340 FEET; THENCE EAST 300 FEET; THENCE SOUTH 50 FEET, THENCE EAST 360 FEET MORE OR LESS TO SAID STARTING POINT, LESS THE EAST 40 FEET THEREOF, SAID LANDS LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

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 hand and seal this 19th day of September, 2011.

Signed, sealed and delivered in our presence as witnesses:

Nancy Brinson
 Witness Signature
NANCY BRINSON
 Printed Witness Signature

Carol M. Heintz
 Witness Signature
CAROL M. HEINTZ
 Printed Witness Signature

Nancy Brinson
 Witness Signature
NANCY BRINSON
 Printed Witness Signature

Carol M. Heintz
 Witness Signature
CAROL M. HEINTZ
 Printed Witness Signature

Gus Stoncius
 Signature
 Gus Stoncius
 Printed Signature
 1955 S. Jenkins Road
 Address
 Fort Pierce, FL 34947
 City, State, Zip

Barbara Stoncius
 Signature
 Barbara Stoncius, his wife
 Printed Signature
 1955 S. Jenkins Road
 Address
 Fort Pierce, FL 34947
 City, State, Zip

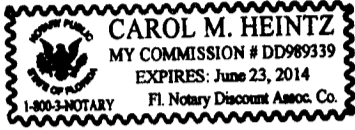
Eric A. Stoncius
 Signature
 Eric A. Stoncius
 Printed Signature
 1955 S. Jenkins Road
 Address
 Fort Pierce, FL 34947
 City, State, Zip

April C. Stoncius
 Signature
 April C. Stoncius, his wife
 Printed Signature
 1955 S. Jenkins Road
 Address
 Fort Pierce, FL 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 Gus Stoncius and Barbara Stoncius, his wife, 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: 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 19TH day of SEPTEMBER, A.D. 2011.

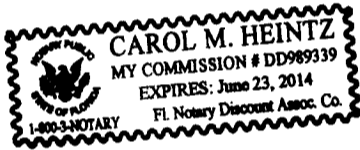
Carol M. Heintz
Notary Signature

CAROL M HEINTZ
Notary Printed 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 Eric A. Stoncius and April C. Stoncius, his wife, 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: 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 19TH day of SEPTEMBER, A.D. 2011.

Carol M. Heintz
Notary Signature

CAROL M. HEINTZ
Notary Printed Signature

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

Property Identification

Site Address: 1955 S JENKINS RD
 Sec/Town/Range: 13/35S/39E
 Map ID: 23/13S
 Zoning: RS-2

Parcel ID: 2313-414-0001-000-5
 Account #: 13762
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Gus Stoncius
 Barbara Stoncius
 Eric A Stoncius
 1955 S Jenkins Rd
 Fort Pierce, FL 34947

Legal Description

13 35 39 FROM SE COR OF SE 1/4 OF NE 1/4 OF SE 1/4 RUN N 270 FT, TH W 40 FT FOR POB, TH CONT W 320 FT, TH N 50 FT, TH W 300 FT, THN TO NW COR OF SE 1/4 OF NE 1/4 OF SE 1/4, TH E TO W R/W JENKINS RD, TH S ON R/W TO POB (5.21 AC) (OR 1063-155: 1172-1429)

Current Values

Just/Market Value: \$251,700
 Assessed Value: \$119,779
 Exemptions: \$50,000
 Taxable Value: \$69,779



Total Areas

Finished/Under Air (SF): 1,636
 Gross Sketched Area (SF): 2,976
 Land Size (acres): 5.21
 Land Size (SF): 226,947.6

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
Aug 18, 1998	1172 / 1429	XX04	QC	Stoncius Gus	\$27,700
Feb 28, 1997	1063 / 0155	XX01	WD	Laine A Drawdy	\$115,000
Oct 1, 1981	0364 / 0607	XX00	CV		\$95,000

Building Information (1 of 2)

Finished Area: 1,636 SF

Gross Sketched Area: 2,400 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Gable
Building Type: HC	Year Built: 1958	Frame:
Grade: C	Effective Year: 1958	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall: Perma Stone

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
-------------	-------------------	-------------------

Full Baths: 2
 Half Baths: 0
 A/C %: 100%

Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APOA	Aluminium Porch (Open) Average	320	0	96
BAS	BASE AREA	1636	1636	166
CLPA	Closed Porch Average	348	0	82
PATA	Patio Average (Plain Slab)	96	0	40

Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 576 SF

Exterior Data

View:
 Building Type: DGAR
 Grade: DG
 Story Height: 1 Story

Roof Cover: Tar & Gravel
 Year Built: 1999
 Effective Year: 1999
 No. Units: 0

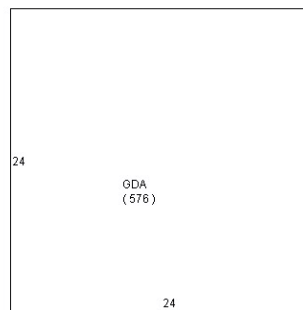
Roof Structure: Flat/Shed
 Frame:
 Primary Wall: Conc Block
 Secondary Wall:

Interior Data

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

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: %

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

GDA Garage Detached Average 576 0 96

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	300	1999

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$69,300					
Land:	\$182,400	2018	1999	0500	Homestead Exemption	\$25,000
Just/Market:	\$251,700	2018	2008	0550	Homestead Exemption over \$ 50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$131,921					
Assessed:	\$119,779					
Exemption(s):	\$50,000					
Taxable:	\$69,779					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	5.21	North St. Lucie Water Management District	\$91.18

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	\$251,700	\$119,779	\$50,000	\$69,779
2017	\$149,500	\$117,316	\$50,000	\$67,316
2016	\$124,300	\$114,904	\$50,000	\$64,904

Permits

Number	Issue Date	Description	Amount	Fee
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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

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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<p>RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX</p> <p>This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950</p> <p>Property Appraisers Parcel Identification (Folio) Number(s): 2324-111-0003-000-3</p>	<p>ANNEXATION AGREEMENT INDIVIDUAL</p>
--	--

<p>TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191</p>	<p>2295 S. JENKINS ROAD, FT. PIERCE, FL 34947 Location Address</p> <hr/> <p>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:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS THE WEST 40 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY JENKINS ROAD, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS 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 23rd day of MAY, 2017.

Signed, sealed and delivered in our presence as witnesses:

Brenda J. Keeney
 Witness Signature

Brenda J. Keeney
 Printed Witness Signature

St. L. Vancluse
 Witness Signature

St. L. Vancluse
 Printed Witness Signature

Yolanda Renteria
 Signature
 YOLANDA RENTERIA
 Printed Signature

2295 S. Jenkins Road
 Address
Ft. Pierce, FL 34947
 City, State, Zip

Juan Renteria
 Signature
 JUAN RENTERIA
 Printed Signature

2295 S. Jenkins Road
 Address
Ft. Pierce, FL 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 YOLANDA RENTERIA and JUAN RENTERIA, wife and husband, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and that I relied upon the following form of identification of the above-named persons: 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 23rd day of MAY, A.D. 2017.

Brenda J. Keeney
 Notary Signature

Brenda J. Keeney
 Notary Printed Signature

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

Property Identification

Site Address: 2295 S JENKINS RD
 Sec/Town/Range: 24/35S/39E
 Map ID: 23/24N
 Zoning: RS-2

Parcel ID: 2324-111-0003-000-3
 Account #: 14220
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Juan Renteria
 Yolanda Renteria
 2295 S Jenkins RD
 Fort Pierce, FL 34947

Legal Description

24 35 39 S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS E 40 FT AND
 LESS W 40 FT- (4.45 AC) (OR 3972-1235)



Current Values

Just/Market Value: \$189,900
 Assessed Value: \$189,900
 Exemptions: \$50,000
 Taxable Value: \$139,900

Total Areas

Finished/Under Air (SF): 1,751
 Gross Sketched Area (SF): 4,863
 Land Size (acres): 4.45
 Land Size (SF): 193,842

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
Feb 28, 2017	3972 / 1235	0112	SP	Nationstar Mortgage LLC	\$175,400
Apr 7, 2015	3733 / 0007	0112	CT	Tiwari Poornawattie	\$100
Aug 19, 2014	3664 / 1981	0116	QC	Tiwari Poornawattie	\$100
Mar 26, 2013	3500 / 0171	0111	QC	Tiwari Poornawattie	\$100
Jun 7, 2000	1306 / 0093	XX00	WD	Klausman Tommy S	\$135,000
Apr 6, 2000	1293 / 2005	XX04	QC	Klausman Tommy S	\$100
Apr 6, 2000	1293 / 2004	XX04	QC	Bennett Tina M	\$100
Apr 6, 2000	1293 / 2001	XX02	PR	Thompson (EST) Xenia M	\$0
Oct 1, 1972	0207 / 1498	XX00	CV		\$25,000

Building Information (1 of 2)

Finished Area: 1,751 SF

Gross Sketched Area: 2,783 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HC	Year Built: 1963	Frame:
Grade: C	Effective Year: 1963	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall: Wood no Sh

Interior Data

Property Card

Bedrooms: 3
 Full Baths: 2
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1751	1751	200
GAA	Garage Attached Average	528	0	92
SPAA	Screen Porch Attached Average	432	0	96
URAA	Utility Room Attached Average	72	0	34

Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 2,080 SF

Exterior Data

View:
 Building Type: DCAR
 Grade: DC
 Story Height: 1 Story

Roof Cover: Sheet Metal
 Year Built: 1975
 Effective Year: 1975
 No. Units: 0

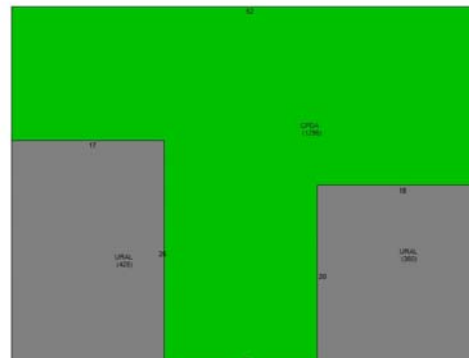
Roof Structure: Gable
 Frame:
 Primary Wall: Cor Mtl Qtr
 Secondary Wall:

Interior Data

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

Electric: MINIMUM
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: CONC GRD
 Sprinkled %: %



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
CPDA	Carport Detached Average	1295	0	184
URAL	Utility Room Attached Low	785	0	160

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	192	1999
CHAINLINK 4'	1	400	1999

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$34,100					
Land:	\$155,800	2018	2018	0500	Homestead Exemption	\$25,000
Just/Market:	\$189,900	2018	2018	0550	Homestead Exemption over \$50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$189,900					
Exemption(s):	\$50,000					
Taxable:	\$139,900					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	4.45	North St. Lucie Water Management District	\$77.88

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	\$189,900	\$189,900	\$50,000	\$139,900
2017	\$160,600	\$160,600	\$0	\$160,600
2016	\$171,500	\$171,500	\$0	\$171,500

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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

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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Planning Board

6. b.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

(3) Voluntary Annexations -
(2428-601-0264-000-3) - 3335 Sunrise Boulevard
(2428-322-0002-000-3) - 3366 South 25th Street
(2428-322-0003-000-0) - 3540 South 25th Street

LOCATION

1. 3366 South 25th Street
2. 3540 South 25th Street
3. 3335 Sunrise Boulevard

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial Map

3366 South 25th Street Supporting Documents

3540 South 25th Street Supporting Documents

3335 Sunrise Blvd Supporting Documents


Form Review

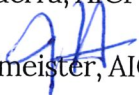
Form Started By: Brandon Creagan
Final Approval Date: 10/02/2019

Started On: 10/01/2019 07:19 PM



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Applications for Annexation of Three (3) Parcels**
3335 Sunrise Boulevard, 3366 and 3540 South 25th Street

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owners:

Francisco Godinez
2407 Blossom Court
Fort Pierce, FL 34982-5603

Storybrooke Preschool Academy LLC
2246 Ridgewood Circle
Royal Palm Beach, FL 33411

Ana Ruiz
3540 South 25th Street
Fort Pierce, FL 34981

Requested Action: Approval of Voluntary Applications for Annexation of three (3) parcels of land with associated changes to a Future Land Use Designation of Medium Density Residential (RM) and a Zoning Designation of Medium Density Residential (R-4), for each parcel

Site Location: 3335 Sunrise Boulevard, 3366 and 3540 South 25th Street, all in Fort Pierce, Florida.

Parcel ID's: 2428-601-0264-000-3, 2428-322-0002-000-3, and 2428-322-0003-000-0

Parcel Size: 0.46, 5.43, and 4.50 acres

Current Zoning: Residential Multi-Family 9 Dwelling Units/Acre (RM-9) (1 Parcel)
Agricultural Residential/ Institutional (AR-1/I) (1 Parcel/Split Zoning)
Agricultural Residential (AR-1) (1 Parcel) (St. Lucie County)

Current Future Land Use: Residential Urban 5 Dwelling Units/Acre (RU) (2 Parcels) (St. Lucie County) Medium Density Residential (RM) (1 Parcel) (St. Lucie County)

Proposed Zoning: Medium Density Residential (R-4)

Proposed Future Land Use: Medium Density Residential (RM)

3335 Sunrise Boulevard

Surrounding Zoning:

Surrounding FLU:

North	East	South	West
R-4	R-3, RM-9 (SLC)	RM-9 (SLC)	R-4
RM	RM, RM (SLC)	RM (SLC)	RM

3366 and 3540 South 25th Street

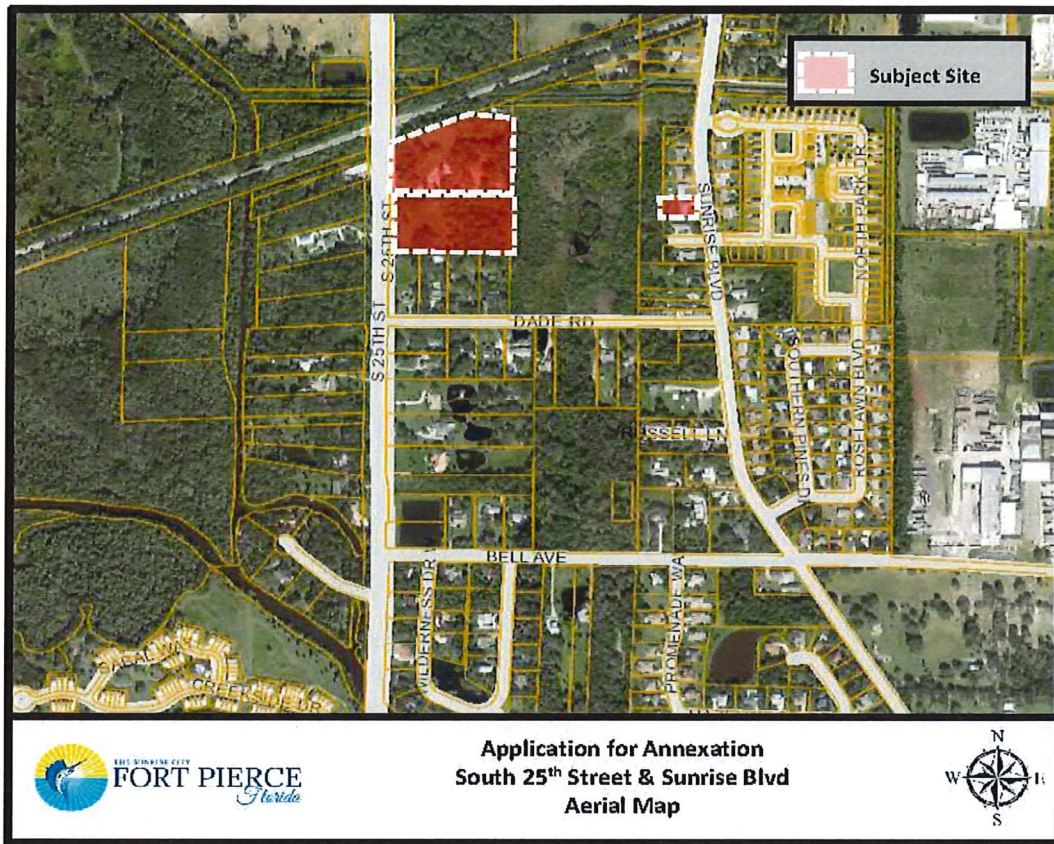
Surrounding Zoning:

Surrounding FLU:

North	East	South	West
AR-1 & I & ROW (SLC)	R-4	AR-1 (SLC)	RE-2 & AR-1 & ROW (SLC)
ROW, RU (SLC)	RM	RU (SLC)	RS (SLC)

Staff Analysis:

This is a request for a voluntary annexation of three (3) properties (Parcel ID's 2428-601-0264-000-3, 2428-322-0002-000-3, and 2428-322-0003-000-0) generally located on the east side of South 25th Street, between Elizabeth Avenue and Dade Road and 120 feet from the northwest corner of Sharon Terrace and Sunrise Boulevard in Fort Pierce, Florida.



The current St. Lucie County Future Land Use for the subject parcels are Residential Urban 5 Dwelling Units/Acre (RU) (2 Parcels) and Medium Density Residential (RM) (1 Parcel) with Zoning Designations that include Residential Multi-Family 9 Dwelling Units/Acre (1 Parcel), (RM-9), Agricultural Residential/Institutional (1 Parcel/Split Zoning), (AR-1 / I) and Agricultural Residential (1 Parcel), (AR-1). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for all parcels will be Medium Density Residential (RM) with a compatible Zoning Designation of Medium Density Residential (R-4).

Staff has confirmed that the properties are located within unincorporated St. Lucie County and, if approved simultaneously, will become contiguous to the Fort Pierce City municipal boundary. The properties are also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there are signed Annexation Agreements encompassing the subject properties from the FPUA which grant water service and/or sewer service outside the City limits of the City of Fort Pierce.

These proposed annexations are also consistent with Chapter 171.044, F.S., whereas the properties will be contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of any enclaves.

The current taxable value of each of the properties are approximately \$137,610, \$0 (this property is the site of the Storybrooke Preschool Academy), and \$76,702. If the Applications for Annexation are approved, it would create three (3) new sources of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the three (3) proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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 property is within the FPUA service boundary. Pursuant to Policy, 1.11.1 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"

The surrounding area has an even mix of properties both within St. Lucie County and the City of Fort Pierce jurisdictions. The annexation of these properties will help to continue eliminating irregularities along the City's boundary in this area and assist in providing more efficient public services.

The City of Fort Pierce Future Land Use and Zoning designations will remain consistent with the current County designation and the City's Comprehensive Plan. Additionally, the Future Land Use and Zoning Designations of RM and R-4, respectively, will be consistent with Policy 1.11.5.

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.

Public Notification:


In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee:

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation applications based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation:

As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed three (3) annexations with associated changes to the Future Land Use and Zoning Designations of RM and R-4, respectively, for each of the subject parcels.

 Subject Site



Application for Annexation
South 25th Street & Sunrise Blvd
Aerial Map



Record #10-

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): 2428-322-0002-000/3	ANNEXATION AGREEMENT INDIVIDUAL
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3366 HAWLEY ROAD Location Address 160 12 TH STREET SE, VERO BEACH, FL 32962-5701 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:

FROM THE SOUTHWEST CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTH ALONG SECTION LINE 691 FEET FOR THE POINT OF BEGINNING, THENCE EAST PARALLEL WITH THE SOUTH LINEN OF THE NW ¼ OF SW ¼ 663.29 FEET, THENCE NORTH 423.84 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY LINE 373.11 FEET TO THE POINT OF BEGINNING, **LESS** ROAD RIGHT OF WAY AND LESS ADDITIONALLY ROAD RIGHT OF WAY AS IN O.R. BOOK 722, PAGE 2972, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (5.43 ACRES).

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, GRANTOR(S) RESIDE AT 160 12TH STREET SE, VERO BEACH, FL 32962-5701.

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 1st day of November, 2007.


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

H. Wayne Harrison
 Signature
H. Wayne Harrison
 Printed Signature
 160 12TH Street SE
 Address
 Vero Beach, FL 32962-5701
 City, State, Zip
Frances Harrison
 Signature
Frances Harrison, his wife
 Printed Signature
 160 12TH Street SE
 Address
 Vero Beach, FL 32962-5701
 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 **H. Wayne Harrison and Frances Harrison, 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): Driver's License(s); and that an oath was not taken.

<p style="text-align: center;">RUBBER STAMP NOTARY SEAL</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>Diane B. Sikkema Commission # DD299733 Expires March 21, 2008 <small>Bonded by Trey Fain - Insurance, Inc. 800-385-7019</small></p> </div>	Witness my hand and official Seal in the County and State last aforesaid this <u>1st</u> day of <u>November</u> A.D. 2007. <u>Diane B. Sikkema</u> Notary Signature <u>Susan M. Burban Diane B. Sikkema</u> Notary Printed Signature
---	---

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

Property Identification

Site Address: 3366 S 25th ST
 Sec/Town/Range: 28/35S/40E
 Map ID: 24/28S
 Zoning: I

Parcel ID: 2428-322-0002-000-3
 Account #: 32176
 Use Type: 7200
 Jurisdiction: Saint Lucie County

Ownership

Storybrooke Preschool Academy LLC
 2246 Ridgewood CIR
 Royal Palm Beach, FL 33411

Legal Description

28 35 40 FROM SW COR OF NW 1/4 OF SW 1/4 OF SEC RUN N ALG SEC LI 691 FT FOR POB,TH E // WITH S LI OF NW 1/4 OF SW 1/4 663.29 FT,TH N 423.84 FT,TH W 312.6 FT TO SLY R/W LI OF FEC RR,TH SWLY ALG R/W LI 373.11 FT,TH S 301.35 FT TO POB-LESS RD R/W AND LESS ADDN RD R/W AS IN OR 722-2972- (5.43 AC) (OR 3643-933)



Current Values

Just/Market Value: \$720,700
 Assessed Value: \$567,160
 Exemptions: \$567,160
 Taxable Value: \$0

Total Areas

Finished/Under Air (SF): 6,706
 Gross Sketched Area (SF): 7,968
 Land Size (acres): 5.43
 Land Size (SF): 236,530

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
Jun 10, 2014	3643 / 0933	0001	WD	Harrison H Wayne	\$1,500,000
Jun 1, 1985	0467 / 2405	XX02	CV		\$75,000

Building Information (1 of 1)

Finished Area: 6,706 SF

Gross Sketched Area: 7,968 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: SCHL	Year Built: 1987	Frame:
Grade: Y_C	Effective Year: 1987	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

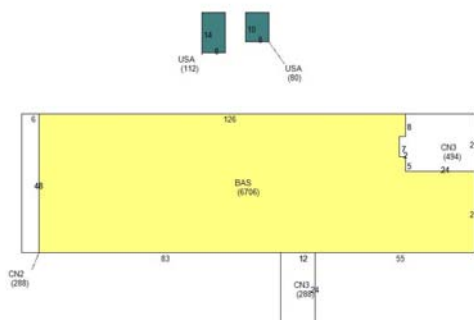
Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic

A/C %: 100%

Heated %: 100%

Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6706	6706	400
CN2	CANOPY	288	0	108
CN3	CANOPY	782	0	164
USA	Utility Shed Average	192	0	80

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	520	1982
CONCRETE LOW	1	6600	1982

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$531,500	2018	2015	3000	Education	\$567,160
Land:	\$189,200					
Just/Market:	\$720,700					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$153,540					
Assessed:	\$567,160					
Exemption(s):	\$567,160					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	5.42998	North St. Lucie Water Management District	\$95.02

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	\$720,700	\$567,160	\$567,160	\$0

2017	\$515,600	\$515,600	\$515,600	\$0
2016	\$501,000	\$501,000	\$501,000	\$0

Permits

Number	Issue Date	Description	Amount	Fee
C1408-0017	Aug 4, 2014	Air Conditioning Only	\$0	\$0
C1504-0311	Apr 16, 2015	Air Conditioning Only	\$0	\$0
C1701-0323	Feb 7, 2017	Additions to existing construction	\$0	\$0
C1707-0549	Jul 26, 2017	Electric	\$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

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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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):
2428-322-0003-000-0

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

3540 S. 25TH STREET, FORT PIERCE, FL 34981

Location Address

3540 S. 25TH STREET, 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:

SEE THE ATTACHED LEGAL DESCRIPTION

THE ABOVE-DESCRIBED PROPERTY IS 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 3rd day of ~~April~~ May, 2016.

Signed, sealed and delivered in our presence as witnesses:

Courtney A Mains
Witness Signature

Courtney a mains
Printed Witness Signature

Ana Ruiz
Signature

Ana Ruiz, a single adult

Printed Signature

3540 S. 25TH STREET

Address

FORT PIERCE, FL 34981

City, State, Zip

Leah Hubbard
Witness Signature

Leah Hubbard
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 Ana Ruiz, in whose name the foregoing instrument was executed, and that who severally acknowledged executing the same freely and voluntarily, and 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 3rd day of ~~April~~ May A.D. 2016.

Leah M. Hubbard
Notary Signature

Leah M. Hubbard
Notary Printed Signature

PARCEL 2: From the SW corner of the NW 1/4 of the SW 1/4 of Section 28, Township 35 South, Range 40 East, run North along the Section line 367 feet; thence East 25 feet to the POB; thence continue East parallel with the South line of the NW 1/4 of the SW 1/4 638.28 feet; thence North 162 feet; thence West 638.28 feet; thence South 162 feet to the POB.

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

Property Identification

Site Address: 3540 S 25th ST
 Sec/Town/Range: 28/35S/40E
 Map ID: 24/28S
 Zoning: AR-1

Parcel ID: 2428-322-0003-000-0
 Account #: 32178
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Ana Ruiz
 3540 S 25th St
 Fort Pierce, FL 34981

Legal Description

28 35 40 FROM SW COR OF NW 1/4 OF SW 1/4 OF SEC RUN N ALG SEC LI 367 FT FOR POB,TH E // WITH S LI OF NW 1/4 OF SW 1/4 663.28 FT,TH N 324 FT,TH W 663.28 FT,TH S 324 FT TO POB-LESS RD R/W AND LESS AS IN OR 630-917- (4.50 AC) (OR 3179-87)

Current Values

Just/Market Value: \$191,200
 Assessed Value: \$126,702
 Exemptions: \$50,000
 Taxable Value: \$76,702



Total Areas

Finished/Under Air (SF): 1,275
 Gross Sketched Area (SF): 2,993
 Land Size (acres): 4.5
 Land Size (SF): 196,020

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
Mar 12, 2010	3179 / 0087	0111	QC	Martinez Cesar R	\$100
Jul 10, 2007	2848 / 1046	XX01	QC	Martinez Gaspar A	\$100
Nov 18, 2002	1614 / 2481	XX02	WD	Van Wormer Norman	\$150,000
Apr 1, 1987	0541 / 0655	XX02	CV		\$125,000
Oct 1, 1983	0415 / 1205	XX01	CV		\$0

Building Information (1 of 2)

Finished Area: 1,275 SF

Gross Sketched Area: 2,075 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HC-	Year Built: 1976	Frame:
Grade: C-	Effective Year: 1976	Primary Wall: Wood/Sheath
Story Height: 1 Story	No. Units: 1	Secondary Wall:

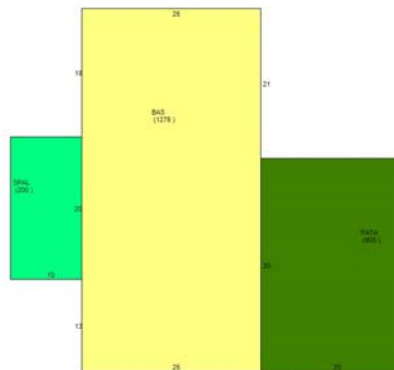
Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0

Half Baths: 0
A/C %: 100%

Heat Fuel: ELEC
Heated %: 100%

Primary Floors: Carpet
Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1275	1275	152
PATA	Patio Average (Plain Slab)	600	0	100
SPAL	Screen Porch Attached Low	200	0	60

Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 918 SF

Exterior Data

View:
Building Type: DGAR
Grade: DG
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 0

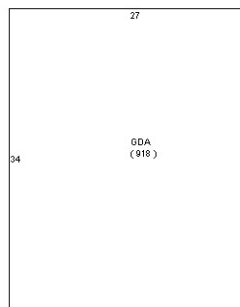
Roof Structure: Gable
Frame:
Primary Wall: Wood no Sh
Secondary Wall:

Interior Data

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

Electric:
Heat Type:
Heat Fuel:
Heated %: %

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GDA	Garage Detached Average	918	0	122

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1976
UTILITY AVG	1	160	1999

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$66,800					
Land:	\$124,400	2018	2011	0500	Homestead Exemption	\$25,000
Just/Market:	\$191,200	2018	2011	0550	Homestead Exemption over \$50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$64,498					
Assessed:	\$126,702					
Exemption(s):	\$50,000					
Taxable:	\$76,702					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	4.5	North St. Lucie Water Management District	\$78.75

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	\$191,200	\$126,702	\$50,000	\$76,702
2017	\$152,500	\$124,096	\$50,000	\$74,096
2016	\$125,000	\$121,544	\$50,000	\$71,544

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
 © Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

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):
 2428-601-0264-000-3

**ANNEXATION AGREEMENT
 INDIVIDUAL**

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

3335 SUNRISE BOULEVARD, FORT PIERCE, FLORIDA 34982

Location Address

801 S. OCEAN DRIVE, #1001, FORT PIERCE, FLORIDA 34949

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:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A", APPENDED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN .

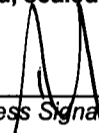
THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS. EACH OF THE SEVERAL GRANTORS RESIDE ELSEWHERE IN ST. LUCIE COUNTY, FLORIDA.

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, I hereunto set my hand and seal this 15TH day of JUNE, 2015.

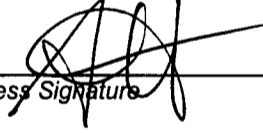
Signed, sealed and delivered in our presence as witnesses:



 Witness Signature

ROSALIE LAVERTU

 Printed Witness Signature



 Witness Signature

AMY SHEULIN

 Printed Witness Signature



 Signature

Rita B. Stikelether

 Printed Signature

801 S. Ocean Drive, #1001

 Address

Fort Pierce, Florida 34949

 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 **Rita B. Stikelether**, 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: 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 15TH day of JUNE, A.D. 2015.




 Notary Signature

ROSALIE LAVERTU

 Notary Printed Signature

Signed, sealed and delivered in our presence as witnesses:



 Witness Signature

STEPHEN COOPER

 Printed Witness Signature



 Witness Signature

ROSALIE LAVERTU

 Printed Witness Signature



 Signature

Karen Huck

 Printed Signature

13701 West Midway Road

 Address

Fort Pierce, Florida 34945

 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 **Karen Huck**, 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: 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

aforsaid this 16th day of JUNE, A.D. 2015.

Notary Signature

ROSALIE LAVERTU
Notary Printed Signature

Signed, sealed and delivered in our presence as witnesses:

[Signature]
Witness Signature

ROSALIE LAVERTU
Printed Witness Signature

[Signature]
Witness Signature

AMY SHELLIN
Printed Witness Signature

[Signature]

Signature
Kim Schelin NIKIA KIM BOUR

Printed Signature
2110 West Boothe Drive

Address
Fort Pierce, Florida 34982
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 **Kim Schelin**, 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: 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

aforsaid this 15th day of JUNE, A.D. 2015.

Notary Signature

ROSALIE LAVERTU
Notary Printed Signature

Signed, sealed and delivered in our presence as witnesses:

[Signature]
Witness Signature

ROSALIE LAVERTU
Printed Witness Signature

[Signature]
Witness Signature

AMY SHELLIN
Printed Witness Signature

[Signature]

Signature
Margaret Ewan

Printed Signature
3500 Twin Lakes Terrace, #104

Address
Fort Pierce, Florida 34951
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 **Margaret Ewan**, 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: 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

aforsaid this 15th day of JUNE, A.D. 2015.

Notary Signature

ROSALIE LAVERTU
Notary Printed Signature

From the Northwest (NW) corner of Lot 1, Block "F" MARAVILLA HEIGHTS, according to the Plat thereof as recorded in Plat Book 5, at page 1, of the Public Records of St. Lucie County, Florida, run South 87°54'40" East along the North line of said Lot 1, 130 feet; thence run South 0°17'43" West parallel with the West line of said Block "F" a distance of 600 feet to the Point of Beginning; thence continue South 0°17'43" West 100 feet; thence run South 89°42'17" East to the West right-of-way of Sunrise Boulevard; thence run Northerly along said right-of-way to a point that is 100 feet due North of the South line of this parcel; thence run North 89°42'17" West to the Point of Beginning. Parcel I.D. 2428-601-0264-000-3,

TA.
27

4 10
RD/ANSHIT
10:02

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

Property Identification

Site Address: 3335 SUNRISE BLVD
 Sec/Town/Range: 28/35S/40E
 Map ID: 24/28N
 Zoning: RM-9

Parcel ID: 2428-601-0264-000-3
 Account #: 32374
 Use Type: 0800
 Jurisdiction: Saint Lucie County

Ownership

Francisco Godinez
 2407 Blossom CT
 Fort Pierce, FL 34982-5603

Legal Description

MARAVILLA HTS BLK F FROM NW COR LOT 1 RUN S 87 DEG 54 MIN 40 SECE ALG N LI LOT 1 130 FT, TH S 0 DEG 17 MIN 43 SEC W // WITH W LIOF BLK 600 FT FOR POB, TH CONT S 0 DEG 17 MIN 43 SEC W 100 FT, TH S 89 DEG 42 MIN 17 SEC E TO W R/W SUNRISE BV, TH NLY ALG SD R/WTO PT 100 FT DUE N OF S LI OF THIS PARCEL, TH N 89 DEG 42 MIN 17 SEC W TO POB (0.46 AC) (OR 3868-148)



Current Values

Just/Market Value: \$150,900
 Assessed Value: \$137,610
 Exemptions: \$0
 Taxable Value: \$137,610

Total Areas

Finished/Under Air (SF): 2,496
 Gross Sketched Area (SF): 3,984
 Land Size (acres): 0.46
 Land Size (SF): 20,037.6

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
May 12, 2016	3868 / 0148	0001	WD	Huck Karen	\$146,900
May 12, 2016	3868 / 0148	0001	WD	Stikelether Rita B	\$146,900
Feb 3, 2011	3273 / 0838	0119	PR	Stikelether Rita B	\$0
Jan 27, 2011	3267 / 1903	0111	PB	Bolin (EST) Gregory R	\$0
Nov 1, 1973	0220 / 2362	XX00	CV		\$52,000

Building Information (1 of 1)

Finished Area: 2,496 SF

Gross Sketched Area: 3,984 SF

Exterior Data

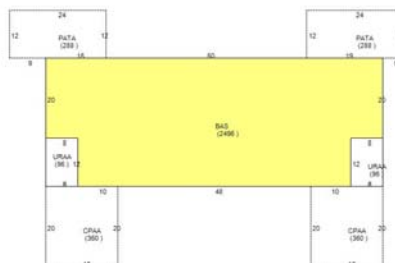
View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: MFH	Year Built: 1972	Frame:
Grade: MFFQ	Effective Year: 1972	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 4
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2496	2496	232
CPAA	Carport Attached Average	720	0	152
PATA	Patio Average (Plain Slab)	576	0	144
URAA	Utility Room Attached Average	192	0	80

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	
Driv-Concret	1	500	

Current Year Values

Current Values Breakdown

Building:	\$123,500
Land:	\$27,400
Just/Market:	\$150,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$13,290
Assessed:	\$137,610
Exemption(s):	\$0
Taxable:	\$137,610

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	24	County Solid Waste	\$552.28
2013	0054	0.46	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	\$150,900	\$137,610	\$0	\$137,610
2017	\$125,100	\$125,100	\$0	\$125,100
2016	\$107,200	\$69,300	\$0	\$69,300

Permits

Number	Issue Date	Description	Amount	Fee
MC2003-185	Jun 2, 2003	Air Conditioning Only	\$1,086	\$75
C1105-0031	May 3, 2011	Air Conditioning Only	\$0	\$0
C1107-0205	Jul 18, 2011	Air Conditioning Only	\$0	\$0
C1508-0278	Aug 20, 2015	Plumbing	\$0	\$0
C1708-0239	Oct 20, 2017	Shed	\$0	\$0
C1708-0240	Oct 20, 2017	Shed	\$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

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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Planning Board

6. c.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

(4) Voluntary Annexations -
(2428-604-0037-000-2) - 2409 Elizabeth Avenue
(2428-232-0001-000-0) - 3240 South 25th Street
(2428-233-0002-000-0) - 3306 South 25th Street
(2428-702-0042-000-1) - 3418 Sunrise Boulevard

LOCATION

1. 2409 Elizabeth Avenue
2. 3240 South 25th Street
3. 3306 South 25th Street
4. 3418 Sunrise Boulevard

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial Map

2409 Elizabeth Avenue Supporting Documents

3240 South 25th Street Supporting Documents

3306 South 25th Street Supporting Documents

3418 Sunrise Blvd Supporting Documents


Form Review

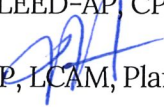
Form Started By: Brandon Creagan
Final Approval Date: 10/02/2019

Started On: 10/01/2019 11:35 AM



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Applications for Annexation of Four (4) Parcels**
2409 Elizabeth Avenue, 3418 Sunrise Boulevard, 3240 and 3306 South 25th
Street

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owners:

Jorge R. Ortiz Jr.
2409 Elizabeth Avenue
Fort Pierce, FL 34982

Linda Broome
Justina Connelly
3418 Sunrise Boulevard
Fort Pierce, FL 34982

Iglesia Biblica de Fort Pierce Inc
5309 San Diego Avenue
Fort Pierce, FL 34946

Pamela J. Raab (TR)
4310 North Highway A1A, Apt 301
Fort Pierce, FL 34949

Requested Action: Approval of Voluntary Applications for Annexation of four (4) parcels of land with a change to the Future Land Use Designation to Residential Low Density (RL) and a change to the Zoning designation to Single-Family Low Density (R-1) for each parcel.

Site Location: 2409 Elizabeth Avenue, 3418 Sunrise Boulevard, 3240 and 3306 South 25th Street, all in Fort Pierce, Florida.

Parcel ID's: 2428-604-0037-000-2, 2428-702-0042-000-1, 2428-232-0001-000-0, and 2428-233-0002-000-0

Parcel Size: 0.38, 0.34, 4.75, and 0.72 acres

Current Zoning: Religious Facility (RF) (1 Parcel) (St. Lucie County)
 Single Family, 4 Dwelling Units/Acre (RS-4) (3 Parcels) (St. Lucie County)

Current Future Land Use: Residential Urban 5 Dwelling Units/Acre (RU) (St. Lucie County)

Proposed Zoning: Single-Family Low Density (R-1)

Proposed Future Land Use: Low Density Residential (RL)

2409 Elizabeth Avenue

	North	East	South	West
Surrounding Zoning:	RS-4 (SLC)	RS-4 (SLC)	RF(SLC)	OS-1, PUD (SLC)
Surrounding FLU:	RU (SLC)	RU (SLC)	RU (SLC)	INST, RM (SLC)

3418 Sunrise Boulevard

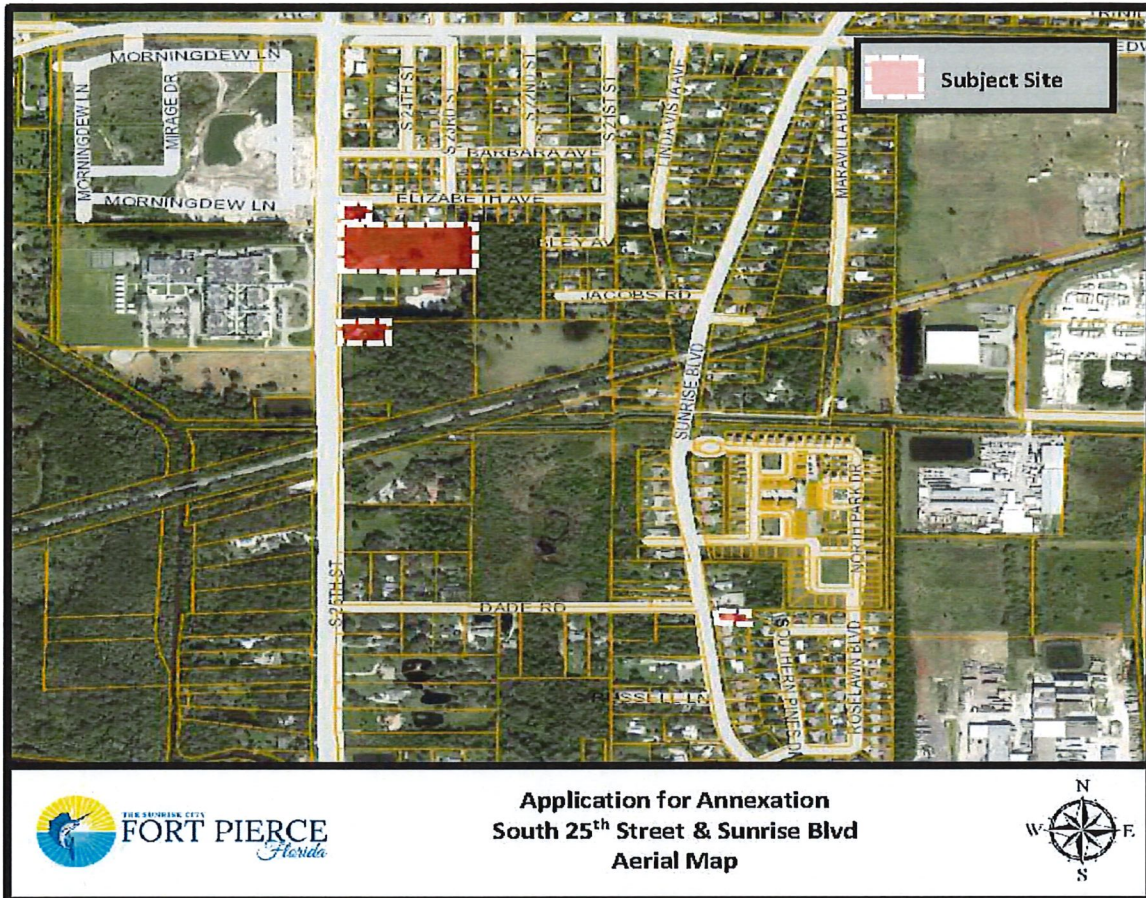
	North	East	South	West
Surrounding Zoning:	R-1	RS-4 (SLC)	RS-4 (SLC)	R-3, AR-1 (SLC)
Surrounding FLU:	INST	RU (SLC)	RU (SLC)	RM, RU (SLC)

3240 and 3306 South 25th Street

	North	East	South	West
Surrounding Zoning:	RS-4 (SLC)	RM-5 (SLC)	R-1, RS-4 (SLC)	OS-1
Surrounding FLU:	RU (SLC)	RU (SLC)	RL, RU (SLC)	INST, RM (SLC)

Staff Analysis:

This is a request for a voluntary annexation of four (4) properties (Parcel ID's 2428-604-0037-000-2, 2428-702-0042-000-1, 2428-232-0001-000-0, and 2428-233-0002-000-0) generally located on the southeast corner of South 25th Street and Elizabeth Avenue, the southeast corner of Dade Road and Sunrise Boulevard, and 130 feet from the southeast intersection of South 25th Street and Elizabeth Avenue in Fort Pierce, Florida.



The current St. Lucie County Future Land Use for the subject parcels on South Jenkins Road is Residential Urban 5 Dwelling Units/Acre (RU). The corresponding St. Lucie County Zoning is Religious Facility (RF) (1 Parcel) and Single Family, 4 Dwelling Units/Acre (RS-4) (3 Parcels). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, for all parcels, the proposed Future Land Use designation will be Low Density Residential (RL) and the proposed Zoning designation will be Single-Family Low Density (R-1).

Staff has confirmed that the properties are located within unincorporated St. Lucie County and, if approved simultaneously, will become contiguous to the Fort Pierce City municipal boundary. The subject properties are also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there are signed Annexation Agreements encompassing all of the properties from the FPUA which grant water service and/or sewer service outside the City limits of the City of Fort Pierce.

These proposed annexations are also consistent with Chapter 171.044, F.S., whereas the properties will be contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of any enclaves.

The current taxable value of each of the properties are approximately \$142,900, \$122,700, \$0 (this is the site of a church), and \$54,780. Should the Applications for Annexation be approved, it would create four (4) new sources of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the four (4) proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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 property is within the FPUA service boundary. Pursuant to Policy, 1.11.1 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"

The surrounding area has an even mix of properties within both St. Lucie County and the City of Fort Pierce jurisdictions. The annexation of these properties would help to continue eliminating irregularities along the City's boundary in this area. Moreover, the adoption of these properties into the City also aids in providing more efficient public services. The City of Fort Pierce Future Land Use and Zoning designations will remain consistent with the current County designation and the City's Comprehensive Plan. The Future Land Use and Zoning Designations of RL and R-1, respectively would also be consistent with Policy 1.11.5.

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.

Public Notification:

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.


Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation applications based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation:

As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed four (4) annexations along with the Future Land Use designation of RL and Zoning designation of R-1 for each of the parcels.



 Subject Site



Application for Annexation
South 25th Street & Sunrise Blvd
Aerial Map



RETURN TO: R.N. KOBLEGARD, III, ESQ., CH 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): 2428-604-0037-000-2	ANNEXATION AGREEMENT INDIVIDUAL
---	--

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2409 ELIZABETH AVE, 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:

LOTS 1 AND 2, BLOCK 3, FLEETWOOD ACRES, ACCORDING TO THE PLAT THEREOF, FILED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS 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 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 12th day of July, 2016.


Signed, sealed and delivered in our presence as witnesses:

[Handwritten Signature]
 Witness Signature
Lisa G. dos Santos
 Printed Witness Signature
[Handwritten Signature]
 Witness Signature
Nkol Martin
 Printed Witness Signature

[Handwritten Signature]
 Signature
 Abadesa Flores, a single adult
 Printed Signature
 2409 Elizabeth Avenue
 Address
 Fort Pierce, Florida 34982
 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 **Abadesa Flores, a single adult**, 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: Driver's License; and that an oath was not taken.

<p>RUBBER STAMP NOTARY SEAL</p>  <p>Nikol Martin NOTARY PUBLIC STATE OF FLORIDA Comm# FF210427 Expires 3/16/2019</p>	Witness my hand and official Seal in the County and State last aforesaid this <u>12th</u> day of July, A.D. 2016. <u><i>[Handwritten Signature]</i></u> Notary Signature <u>Nikol Martin</u> Notary Printed Signature
---	--

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

Property Identification

Site Address: 2409 ELIZABETH AVE
 Sec/Town/Range: 28/35S/40E
 Map ID: 24/28N
 Zoning: RS-4

Parcel ID: 2428-604-0037-000-2
 Account #: 32465
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Jorge R Ortiz Jr
 2409 Elizabeth AVE
 Fort Pierce, FL 34982

Legal Description

FLEETWOOD ACRES BLK 3 LOTS 1 AND 2(0.38 AC) (OR 4008-2599)

Current Values

Just/Market Value: \$142,900
 Assessed Value: \$142,900
 Exemptions: \$0
 Taxable Value: \$142,900



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.

Total Areas

Finished/Under Air (SF): 1,645
 Gross Sketched Area (SF): 3,586
 Land Size (acres): 0.38
 Land Size (SF): 16,552.8

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
Jun 1, 2017	4008 / 2599	0001	WD	Flores Abadesa	\$145,000
Jun 23, 2016	3886 / 0959	0112	SP	Federal National Mortgage Assoc	\$85,000
Dec 11, 2015	3817 / 0301	0112	CT	Walker (EST) Diana L	\$0
Mar 1, 1981	0350 / 2549	XX00	CV		\$42,500

Building Information (1 of 1)

Finished Area: 1,645 SF

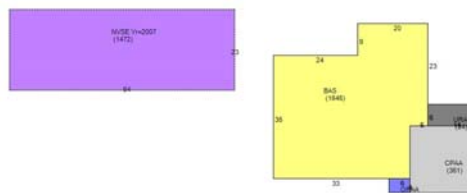
Gross Sketched Area: 3,586 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HC-	Year Built: 1958	Frame:
Grade: C-	Effective Year: 1978	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1645	1645	176
CPAA	Carport Attached Average	361	0	76
NVSE	Screen Enclosure for Sketch Only (Valued in SFY1)	1472	0	174
OPAA	Open Porch Attached Average	24	0	20
URAA	Utility Room Attached Average	84	0	40

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	450	2007
UTILITY AVG	1	170	2007
POOL DK-AVG	1	1022	2007
POOL ENC-AVG	1	1472	2007
VINYLFENCE6'	1	197	2016

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$112,700					
Land:	\$30,200					
Just/Market:	\$142,900					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$142,900					
Exemption(s):	\$0					
Taxable:	\$142,900					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	0.38	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	\$142,900	\$142,900	\$0	\$142,900
2017	\$123,100	\$84,205	\$50,000	\$34,205
2016	\$92,400	\$92,400	\$0	\$92,400

Permits

Number	Issue Date	Description	Amount	Fee
C06110358	Feb 8, 2007	Pool	\$33,633	\$0
C06110359	Feb 8, 2007	Enclosure	\$33,633	\$0
C0908-0155	Aug 20, 2009	Alterations/Remodeling	\$0	\$0
C1606-0521	Jun 24, 2016	Fence	\$0	\$0
C1607-0236	Jul 12, 2016	Plumbing	\$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](#)

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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Record # 18.50

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):
2428-232-0001-000-0

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

TBD - SO. 25TH STREET, FORT PIERCE, FL 34982
Location Address

4699 OLEANDER AVENUE, FORT PIERCE, FL 34982
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 North 1/2 of the NW 1/4 of the SW 1/4 of the NW 1/4 of Section 28, Township 35 South, Range 40 East, of the Public Records of St. Lucie County, Florida, less the West 40 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.

(Corporate Seal)

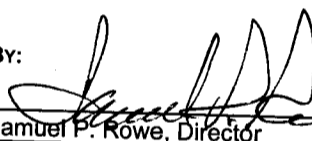
In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 8th day of October, 2008.

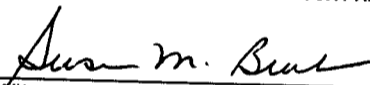
Attest:

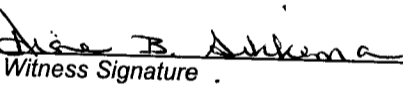
Secretary

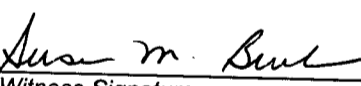
**COVENANT REFORMED PRESBYTERIAN CHURCH OF FORT PIERCE,
FLORIDA, INC., a Florida Non Profit Corporation**
GRANTOR

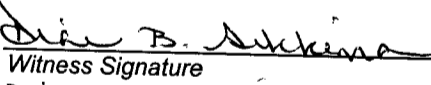
SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

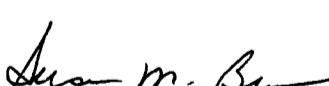
BY: 
Samuel P. Rowe, Director
Printed Signature
4699 Oleander Avenue
Address
Fort Pierce, FL 34982
City, State, Zip

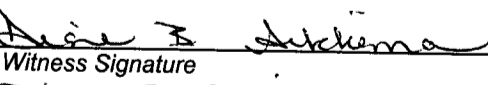

Witness Signature
Susan M. Burban
Printed Witness Signature

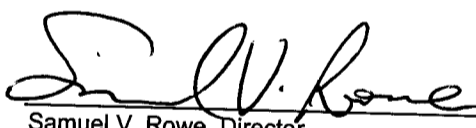

Witness Signature
Diane B. Sikkema
Printed Witness Signature

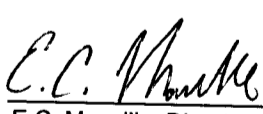

Witness Signature
Susan M. Burban
Printed Witness Signature


Witness Signature
Diane B. Sikkema
Printed Witness Signature


Witness Signature
Susan M. Burban
Printed Witness Signature


Witness Signature
Diane B. Sikkema
Printed Witness Signature



Samuel V. Rowe, Director
Printed Signature
2012 Winding Creek Lane
Address
Fort Pierce, FL 34981
City, State, Zip


E.C. Manville, Director
Printed Signature
5500 Teal Terrace
Address
Fort Pierce, FL 34982
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 SAMUEL P. ROWE, known to me to be one of the Directors of COVENANT REFORMED PRESBYTERIAN CHURCH OF FORT PIERCE, FLORIDA, 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.

<p>RUBBER STAMP NOTARY SEAL</p> 	<p>Witness my hand and official Seal in the County and State last aforesaid this <u>9th</u> day of <u>October</u> A.D. 2008.</p> <p><u>Diane B. Sikkema</u> Notary Signature</p> <p><u>Diane B. Sikkema</u> Notary Printed Signature</p>
--	---


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 SAMUEL V. ROWE, known to me to one of the Directors of COVENANT REFORMED PRESBYTERIAN CHURCH OF FORT PIERCE, FLORIDA, 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 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.

<p>RUBBER STAMP NOTARY SEAL</p> 	<p>Witness my hand and official Seal in the County and State last aforesaid this <u>9th</u> day of <u>October</u> A.D. 2008.</p> <p><u>Diane B. Sikkema</u> Notary Signature</p> <p><u>Diane B. Sikkema</u> Notary Printed Signature</p>
--	---

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 E. C. MANVILLE, known to me to be one of the Directors of COVENANT REFORMED PRESBYTERIAN CHURCH OF FORT PIERCE, FLORIDA, 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 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.

<p>RUBBER STAMP NOTARY SEAL</p> 	<p>Witness my hand and official Seal in the County and State last aforesaid this <u>13th</u> day of <u>October</u> A.D. 2008.</p> <p><u>Diane B. Sikkema</u> Notary Signature</p> <p><u>Diane B. Sikkema</u> Notary Printed Signature</p>
--	--

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

Property Identification

Site Address: 3240 S 25th ST
 Sec/Town/Range: 28/35S/40E
 Map ID: 24/28N
 Zoning: RF

Parcel ID: 2428-232-0001-000-0
 Account #: 32158
 Use Type: 1000
 Jurisdiction: Saint Lucie County

Ownership

Iglesia Biblica de Fort Pierce Inc
 5309 San Diego AVE
 Fort Pierce, FL 34946

Legal Description

28 35 40 N 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4-LESS RD R/W (4.75 AC) (OR 3818-940)

Current Values

Just/Market Value: \$250,400
 Assessed Value: \$250,400
 Exemptions: \$250,400
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 4.75
 Land Size (SF): 206,910

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
Dec 16, 2015	3818 / 0940	0117	QC	Merino Salvador	\$100
Jul 9, 2013	3536 / 2671	0117	WD	Covenant Reformed Presbyterian	\$130,000
Apr 5, 2001	1381 / 0635	XX01	WD	Treasure Coast Mortgage Corp	\$128,000
Mar 24, 1989	0629 / 2126	XX00	WD	Embry Thomas D	\$69,900

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$250,400
Just/Market:	\$250,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$250,400
Exemption(s):	\$250,400
Taxable:	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2018	2016	3600	Church	\$250,400

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	4.75	North St. Lucie Water Management District	\$83.13

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	\$250,400	\$250,400	\$250,400	\$0
2017	\$250,400	\$250,400	\$250,400	\$0
2016	\$250,400	\$250,400	\$250,400	\$0

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

RETURN TO: R.N. KOBLEGARD, III, ESQ., CH 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): 2428-233-0002-000-0	ANNEXATION AGREEMENT INDIVIDUAL
--	--

To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3306 S. 25TH STREET, FORT PIERCE, FL 34981 Location Address 4310 N HIGHWAY A1A, APT. 301, FORT PIERCE, FL 34949 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:

LEGAL DESCRIPTION ATTACHED AND MARKED AS EXHIBIT "A"

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT 4310 N. HIGHWAY A1A, A PT. 301, FORT PIERCE, FLORIDA 34949.

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, I hereunto set my hand and seal this 12th day of January, 2017.

Signed, sealed and delivered in our presence as witnesses:

[Signature]
 Witness Signature
Lisa G. dos Santos
 Printed Witness Signature
[Signature]
 Witness Signature
Nikel Martin
 Printed Witness Signature

[Signature]
 Signature
 Pamela J. Raab, as Co-Trustee of The James P. Raab and Pamela J. Raab Revocable Trust Dated May 20, 2009
 Printed Signature
 4310 N Highway A1A, Apt. 301
 Address
 Fort Pierce, Florida 34949
 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 **PAMELA J. RAAB, as Co-Trustee of James P. Raab and Pamela J. Raab Revocable Trust dated May 20, 2009**, 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.


RUBBER STAMP NOTARY SEAL  Nikol Martin NOTARY PUBLIC STATE OF FLORIDA Comm# FF210427 Expires 3/16/2019	Witness my hand and official Seal in the County and State last aforesaid this <u>12th</u> day of <u>January</u> , A.D. 2017. <u>[Signature]</u> Notary Signature <u>Nikel Martin</u> Notary Printed Signature
---	--

Exhibit "A"

A part of the SW 1/4 of the SW 1/4 of the NW 1/4 of Section 28, Township 35 South, Range 40 East, more particularly described as follows, to wit:

Commence at a point where the North line of the SW 1/4 of the SW 1/4 of the NW 1/4 of Section 28, Township 35 South, Range 40 East intersects with the East right-of-way line of Hawley Road, thence run South along the East right-of-way line of Hawley Road 150 feet to a point, thence run East, and parallel to said above North line 250 feet to a point, thence run North on a line parallel with the said East right-of-way line of Hawley Road for a distance of 150 to a point on the above described North line, thence run West along said North line for a distance of 250 feet to the Point of Beginning.

Less and excepting therefrom road rights of way.

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

Property Identification

Site Address: 3306 S 25th ST
 Sec/Town/Range: 28/35S/40E
 Map ID: 24/28N
 Zoning: RS-4

Parcel ID: 2428-233-0002-000-0
 Account #: 32162
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Pamela J Raab (TR)
 4310 N Highway A1A Apt 301
 Fort Pierce, FL 34949

Legal Description

28 35 40 N 150 FT OF W 250 FT OF SW 1/4 OF SW 1/4 OF NW 1/4-LESS
 RD R/W- (15) (0.72 AC) (OR 3095-1436)

Current Values

Just/Market Value: \$55,000
 Assessed Value: \$54,780
 Exemptions: \$0
 Taxable Value: \$54,780



Total Areas

Finished/Under Air (SF): 978
 Gross Sketched Area (SF): 1,398
 Land Size (acres): 0.72
 Land Size (SF): 31,363.2

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
May 20, 2009	3095 / 1436	0130	WD	Raab James P	\$100
Dec 15, 2000	1356 / 2533	XX01	QC	Raab James P	\$100
Feb 1, 1981	0348 / 2840	XX00	CV		\$40,800
Jan 1, 1981	0347 / 2482	XX01	CV		\$0
Mar 1, 1979	0305 / 0811	XX00	CV		\$35,000

Building Information (1 of 1)

Finished Area: 978 SF

Gross Sketched Area: 1,398 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HD+	Year Built: 1961	Frame:
Grade: D+	Effective Year: 1977	Primary Wall: Cone Block
Story Height: 1 Story	No. Units: 1	Secondary Wall:

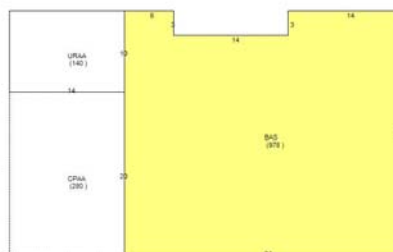
Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet

A/C %: 100%

Heated %: 100%

Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	978	978	134
CPAA	Carport Attached Average	280	0	68
URAA	Utility Room Attached Average	140	0	48

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$37,000					
Land:	\$18,000					
Just/Market:	\$55,000					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$220					
Assessed:	\$54,780					
Exemption(s):	\$0					
Taxable:	\$54,780					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	0.72	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	\$55,000	\$54,780	\$0	\$54,780
2017	\$49,800	\$49,800	\$0	\$49,800
2016	\$46,700	\$46,700	\$0	\$46,700

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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

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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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):
 2428-702-0042-000/1

ANNEXATION AGREEMENT
 INDIVIDUAL
 LINDA BROOME
 JUSTINA CONNELLY
 3418 SUNRISE BLVD.
 FORT PIERCE, FLORIDA 34947

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

3418 SUNRISE BLVD., FT PIERCE, FLORIDA 34947
 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 1, BLOCK 3, SUNRISE HOMESITES, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRAN

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 18 day of August, 2017.

Signed, sealed and delivered in our presence as witnesses:

Brian Hargrave
 Witness Signature
Brian Hargrave
 Printed Witness Signature

Linda Broome
 Linda Broome, a single woman
Linda Broome
 Printed Signature

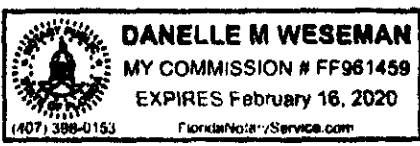
Fred Davis
 Witness Signature
Fred Davis
 Printed Witness Signature

3418 Sunrise Blvd, Ft. Pierce, Florida 34947
 Address
Justina Connelly
 Justina Connelly, a single woman
Justina Connelly
 3418 Sunrise Blvd, Ft. Pierce, Florida 34947
 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 acknowledgments, personally appeared, Linda Broome, in whose name the foregoing instrument was executed, and that who severally acknowledged executing the same freely and voluntarily, and 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



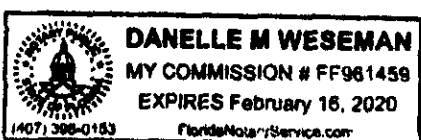
Witness my hand and official Seal in the County and State last aforesaid this 18th day of August A.D. 2017.

Danelle M Weeseman
 Notary Signature
Danelle M Weeseman
 Notary Printed 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 Justina Connelly, in whose name the foregoing instrument was executed, and that who severally acknowledged executing the same freely and voluntarily, and 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 18th day of August A.D. 2017.

Danelle M Weeseman
 Notary Signature
Danelle M Weeseman
 Notary Printed Signature

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

Property Identification

Site Address: 3418 SUNRISE BLVD
 Sec/Town/Range: 28/35S/40E
 Map ID: 24/28S
 Zoning: RS-4

Parcel ID: 2428-702-0042-000-1
 Account #: 32532
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Linda Broome
 Justina Connelly
 3418 Sunrise BLVD
 Fort Pierce, FL 34982

Legal Description

SUNRISE HOMESITES S/D BLK 3 LOT 1 (0.34 AC) (OR 3994-202)

Current Values

Just/Market Value: \$172,700
 Assessed Value: \$172,700
 Exemptions: \$50,000
 Taxable Value: \$122,700



Total Areas

Finished/Under Air (SF): 1,842
 Gross Sketched Area (SF): 3,846
 Land Size (acres): 0.34
 Land Size (SF): 14,810.4

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, 2017	3994 / 0202	0001	WD	Tankersley Harry	\$219,000
Jul 27, 2011	3313 / 0377	0001	WD	Covarrubias Emiliano	\$69,900
Feb 9, 2007	2760 / 2343	XX00	WD	Pouliot Christopher S	\$237,500
Apr 8, 2004	1939 / 2400	XX00	WD	Unity Of Ft Pierce Inc	\$132,000
Apr 27, 1995	0952 / 2953	XX00	WD	James H Rhoat	\$72,000
Jun 1, 1973	0215 / 1110	XX00	CV		\$44,000

Building Information (1 of 1)

Finished Area: 1,842 SF

Gross Sketched Area: 3,846 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HC	Year Built: 1972	Frame:
Grade: C	Effective Year: 1980	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

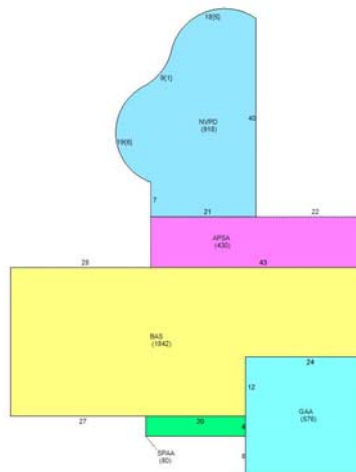
Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 1	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic

A/C %: 100%

Heated %: 100%

Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APSA	Aluminium Porch (Screen) Average	430	0	106
BAS	BASE AREA	1842	1842	202
GAA	Garage Attached Average	576	0	96
NVPD	Pool Deck for Sketch Only (Valued in SFYI)	918	0	123
SPAA	Screen Porch Attached Average	80	0	48

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1972
UTILITY AVG	1	324	1999
WOOD FEN 6'	1	200	1999
RES POOL AVG	1	200	2015
POOL DK-AVG	1	718	2015

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$145,700					
Land:	\$27,000	2018	2018	0500	Homestead Exemption	\$25,000
Just/Market:	\$172,700	2018	2018	0550	Homestead Exemption over \$50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$172,700					
Exemption(s):	\$50,000					
Taxable:	\$122,700					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	0.34	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	\$172,700	\$172,700	\$50,000	\$122,700
2017	\$143,300	\$87,648	\$50,500	\$37,148
2016	\$107,200	\$85,846	\$50,500	\$35,346

Permits

Number	Issue Date	Description	Amount	Fee
C1311-0127	Nov 20, 2013	Concrete	\$0	\$0
C1402-0380	Feb 27, 2014	Window replacement	\$0	\$0
C1503-0010	Apr 8, 2015	Pool	\$0	\$0
C1803-0711	Mar 27, 2018	Air Conditioning Only	\$0	\$0
C1710-0089	Oct 5, 2017	Plumbing	\$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](#)

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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Planning Board

6. d.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

(5) Voluntary Annexations -
(2404-213-0001-000-7) - 1810 Avenue Q
(2404-213-0001-050-2) and (2404-213-0001-030-6) - 1908 Avenue Q
(2404-213-0001-010-0) - 1910 Avenue Q
(2404-213-0001-020-3) - 1912 Avenue Q

LOCATION

1. 1810 Avenue Q
2. 1908 Avenue Q (2 Parcels)
3. 1910 Avenue Q
4. 1912 Avenue Q

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Planning Assistant Director

RECOMMENDATION

Approval

Attachments

Staff Report
Aerial Map
1810 Avenue Q Supporting Documents
1808 Avenue Q Supporting Documents
1910 Avenue Q Supporting Documents
1912 Avenue Q Supporting Documents


Form Review

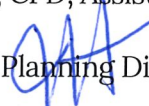
Form Started By: Brandon Creagan
Final Approval Date: 10/02/2019

Started On: 10/01/2019 11:33 AM



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Applications for Annexation of Five (5) Parcels
1810, 1910, 1912 Avenue Q and two parcels addressed 1908 Avenue Q**

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owners:

Cherry Saylor
Christine Tucker (EST)
1810 Avenue Q.
Fort Pierce, FL 34950

Leroy & Cynthia Matthews
1910 Avenue Q.
Fort Pierce, FL 34950

Gwendolyn Matthews
PO Box 3274
Fort Pierce, FL 34948

Cheryl M Handy
8650 Pine Martin Lane
Fort Pierce, FL 34947

Requested Action:

Approval of Voluntary Applications for Annexation of five (5) parcels of land with associated changes to the Future Land Use Designation of Low Density Residential (RL) and a Zoning Designation of Single-Family Moderate Density (R-3) for each parcel

Site Location:

1810, 1910, 1912 Avenue Q and two parcels addressed 1908 Avenue Q, all in Fort Pierce, Florida

Parcel ID's:

2404-213-0001-000-7, 2404-213-0001-010-0, 2404-213-0001-020-3, 2404-213-0001-050-2, and 2404-213-0001-030-6

Parcel Size:

1.58, 0.37 acres, 0.37 acres, 0.26, and 0.61 acres

Current Zoning: Single Family (RS-4) 4 Dwelling Units/Acre (St. Lucie County)

Current Future Land Use: Residential Urban 5 Dwelling Units/Acre (RU) (St. Lucie County)

Proposed Zoning: Single Family Moderate Density (R-3)

Proposed Future Land Use: Low Density Residential (RL)

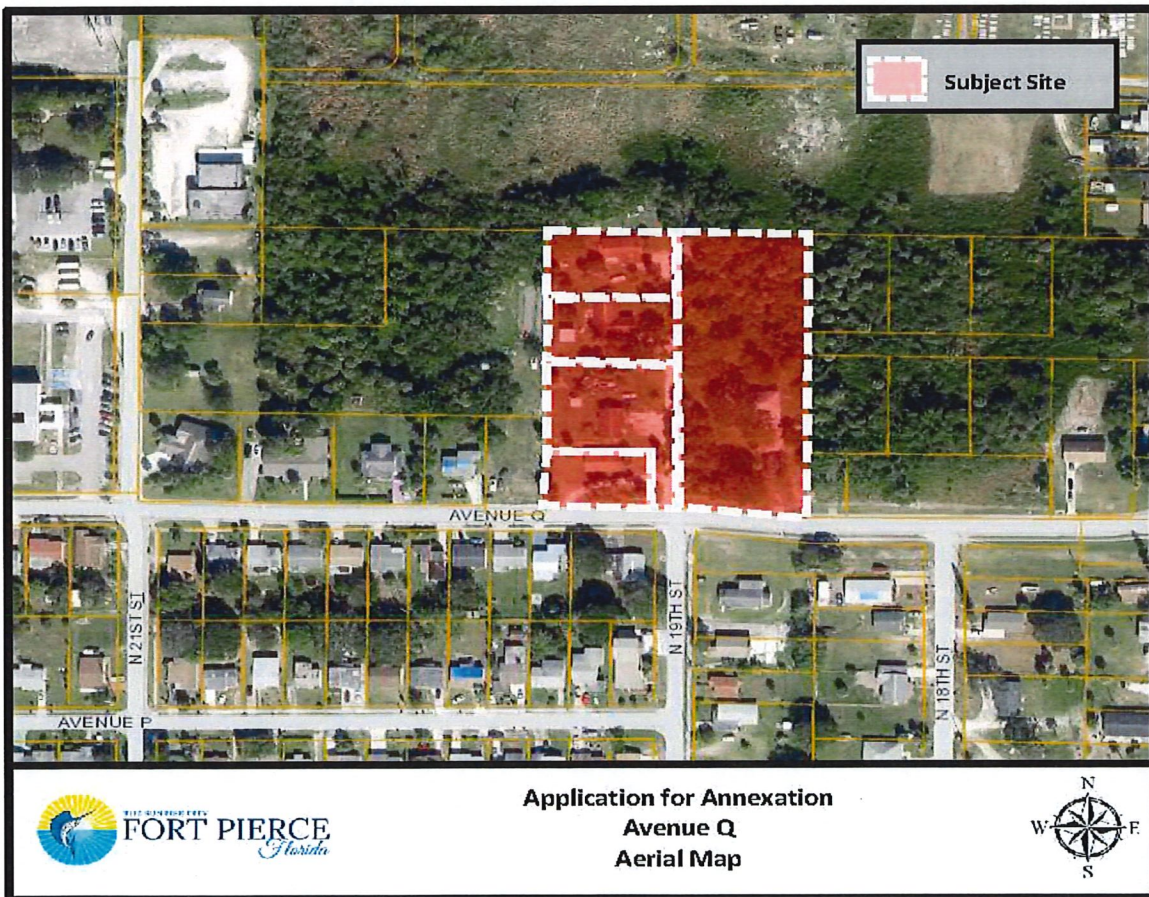
Surrounding Zoning:

North	East	South	West
I (SLC)	RS-4 (SLC)	R-3	RS-4 (SLC)
P/F (SLC)	RU (SLC)	RL	RU (SLC)

Surrounding FLU:

Staff Analysis:

This is a request for a voluntary annexation of five (5) properties (Parcel ID's 2404-213-0001-000-7, 2404-213-0001-010-0, 2404-213-0001-020-3, 2404-213-0001-050-2, and 2404-213-0001-030-6) generally located on the north side of Avenue Q, between North 21st Street and North 17th Street in Fort Pierce, Florida.



For all of these parcels on Avenue Q, the current St. Lucie County Future Land Use Designation is Residential Urban 5 Dwelling Units/Acre (RU) and the St. Lucie County Zoning is 4 Dwelling Units/Acre (RS-4). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for all parcels will be Low Density Residential (RL) with a compatible Zoning Designation of Single-Family Moderate Density (R-3).

Staff has confirmed that the properties are located within unincorporated St. Lucie County and, if approved simultaneously, will become contiguous to the Fort Pierce City municipal boundary. The properties are also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there are signed Annexation Agreements encompassing all of the properties from the FPUA which grant water service and/or sewer service outside the City limits of the City of Fort Pierce.

These proposed annexations are also consistent with Chapter 171.044, F.S., whereas the properties will be contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of any enclaves.

The current taxable value of each of the properties are approximately \$74,353, \$25,000, \$46,464, \$45,859, and \$51,810. Should the Applications for Annexation be approved, it would create five (5) new sources of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the five (5) proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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 property is within the FPUA service boundary. Pursuant to Policy, 1.11.1 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".

The surrounding area has an even mix of properties within both St. Lucie County and the City of Fort Pierce jurisdictions. The annexation of these properties would help to continue eliminating irregularities along the City's boundary in this area and also assist in providing more efficient public services.

The City of Fort Pierce Future Land Use and Zoning Designations will remain consistent with the current County designation and the City's Comprehensive Plan. The Future Land Use and Zoning Designations of RL and R-3, respectively, are also consistent with Policy 1.11.5.

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.

Public Notification:


In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

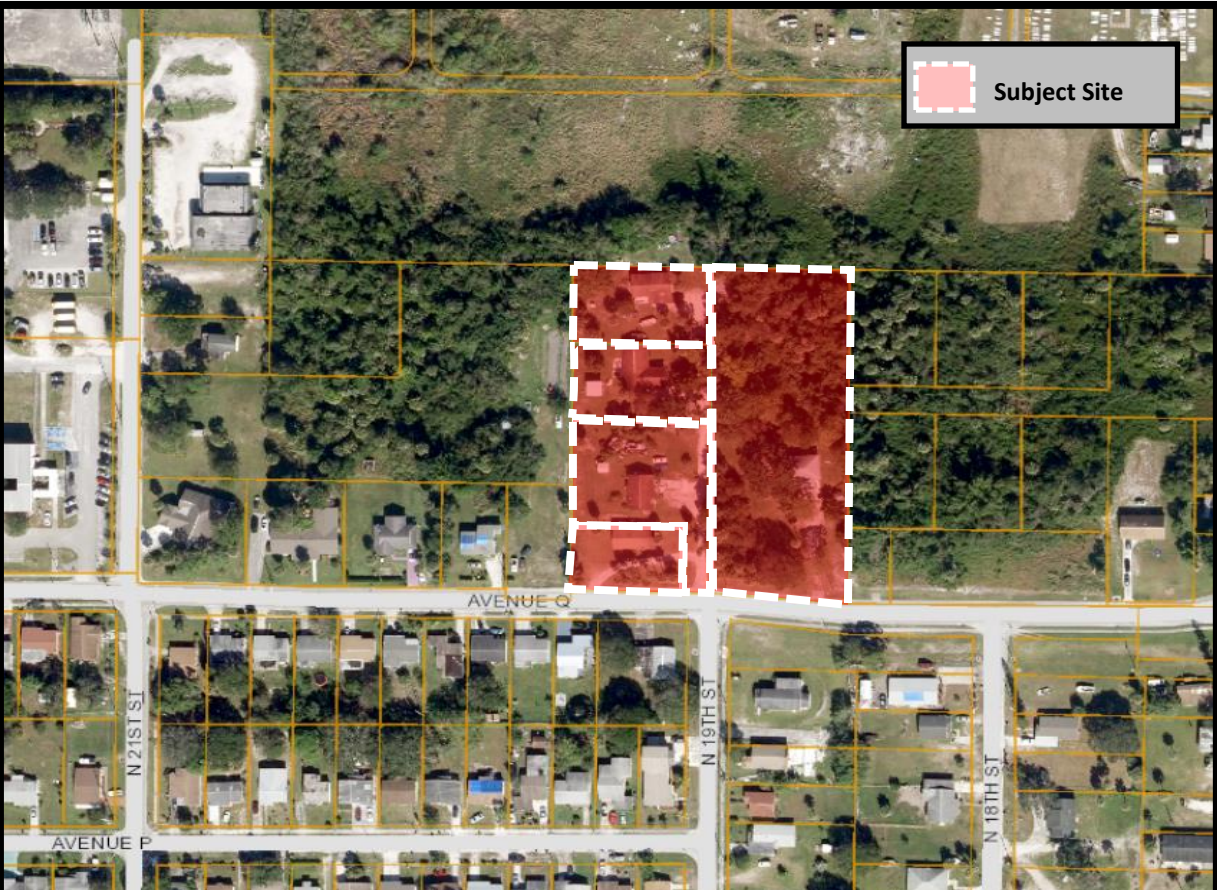
Technical Review Committee:

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation applications based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation:

As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed five (5) annexations with the accompanying change to the Future Land Use and Zoning designation of RL and R-3, respectively, for each of the parcels.

 Subject Site



**Application for Annexation
Avenue Q
Aerial Map**



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):
2404-213-0001-000-7

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

1810 AVENUE Q, FORT PIERCE, FLORIDA 34950

Location Address

1810 AVENUE Q, FORT PIERCE, FLORIDA 34950

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 500 feet East of the SW corner of the NE ¼ of the NW ¼ of Section 4, Township 35 South, Range 40 East, run from thence North 436 feet; thence East 320 feet; more or less, to land formerly owned by Jake Sikes; thence South 436 feet; thence West 320 feet, more or less, to the point of beginning, containing 3 acres, more or less.

THE ABOVE-DESCRIBED PROPERTY IS 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 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 and seal this 2 day of 17, 2015.

Signed, sealed and delivered in our presence as witnesses:

[Handwritten Signature]

 Witness Signature

Cheryl Matthews

 Printed Witness Signature

[Handwritten Signature]

 Signature

Willie Mae Tucker, a/k/a Willa Mae Tucker, a single adult

Printed Signature

1810 Avenue Q

Address

Fort Pierce, Florida 34950

City, State, Zip

[Handwritten Signature]

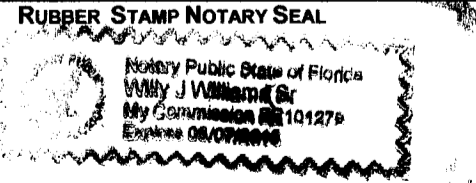
 Witness Signature

John H. Saylor

 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 **Willie Mae Tucker, a/k/a Willa Mae Tucker, a single adult**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she 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 17TH day of FEBRUARY, A.D. 2015.

[Handwritten Signature]

 Notary Signature

WILLIE J. WILLIAMS, SR.

 Notary Printed Signature

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

Property Identification

Site Address: 1810 Avenue Q
 Sec/Town/Range: 04/35S/40E
 Map ID: 24/04N
 Zoning: RS-4

Parcel ID: 2404-213-0001-000-7
 Account #: 16254
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Cherry Saylor
 Christine Tucker (EST)
 1810 Avenue Q
 Fort Pierce, FL 34950

Legal Description

4 35 40 COM 660 FT E OF SW COR OF NE 1/4 OF NW 1/4, TH N 12.50 FT FOR POB, TH N 423.50 FT, TH E 160 FT, TH S 436 FT, TH NW 160.49 FT TO POB (1.58 AC) (ORD NO ADMINISTRATION NECESSARY)(OR 519-1207; 4031-1173)

Current Values

Just/Market Value: \$77,500
 Assessed Value: \$74,353
 Exemptions: \$0
 Taxable Value: \$74,353



Total Areas

Finished/Under Air (SF): 1,008
 Gross Sketched Area (SF): 1,143
 Land Size (acres): 1.58
 Land Size (SF): 68,824.8

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
Feb 16, 2015	4031 / 1173	0111	QC	Tucker (EST) Willie Mae	\$100
Sep 18, 1986	0519 / 1207	XX04	QC		\$100

Building Information (1 of 1)

Finished Area: 1,008 SF
 Gross Sketched Area: 1,143 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HC	Year Built: 2008	Frame:
Grade: C	Effective Year: 2008	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

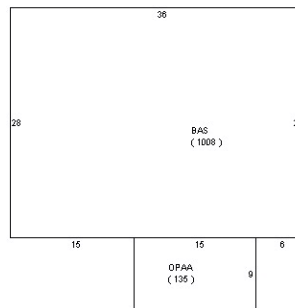
Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet

A/C %: 100%

Heated %: 100%

Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1008	1008	128
OPAA	Open Porch Attached Average	135	0	48

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	600	2008

Current Year Values

Current Values Breakdown

Building:	\$66,000
Land:	\$11,500
Just/Market:	\$77,500
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$3,147
Assessed:	\$74,353
Exemption(s):	\$0
Taxable:	\$74,353

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14

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	\$77,500	\$74,353	\$0	\$74,353
2017	\$71,300	\$67,594	\$0	\$67,594
2016	\$60,500	\$53,664	\$24,624	\$29,040

Permits

Number	Issue Date	Description	Amount	Fee
P08030245	Mar 24, 2008	Demolition	\$0	\$0
C08030303	Apr 4, 2008	Unknown	\$300	\$0
C08030209	Apr 4, 2008	Residential New Construction	\$109,625	\$0
C08090110	Sep 17, 2008	Driveway	\$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

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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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):
2404-213-0001-010-0

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

1908 AVENUE Q, FORT PIERCE, FLORIDA 34950

Location Address

1910 AVENUE Q, FORT PIERCE, FLORIDA 34950

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" appended hereto and by this reference incorporated herein.


THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

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.

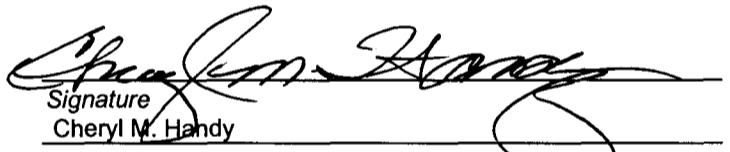
In Witness Whereof, I hereunto set my hand and seal this 6th day of OCT., 2015.

Signed, sealed and delivered in our presence as witnesses:



Witness Signature
Rosalie Lavertu

Printed Witness Signature




Signature
Cheryl M. Handy

Printed Signature
1809 SW Drive

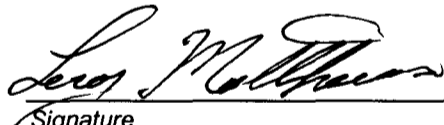
Address
Fort Pierce, FL 34947

City, State, Zip



Witness Signature
Amy Shark

Printed Witness Signature



Signature
Leroy Matthews

Printed Signature
1908 Avenue Q

Address
Fort Pierce, FL 34950

City, State, Zip

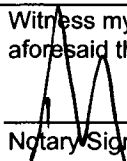
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Leroy Matthews** and **Cynthia Ann Matthews, his wife**, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed same, 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 6th day of OCT., A.D. 2015.



Notary Signature
Rosalie Lavertu

Notary Printed Signature

EXHIBIT "A" - LEGAL DESCRIPTION

and quit claim
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
St. Lucie, State of Florida, to-wit:

Real Property located at 1908 Avenue Q, Fort
Pierce, Florida 34950 A/K/A Parcel ID# 2404-213-
0001-030-6, with legal description of Section
04 Township 35 S, Range 40 E beginning 500 ft. E of
SW corner of NE 1/4 & NW 1/4, then Run N 12.5 ft. to POB,
then N 223.5 ft., then E 160 ft., then S 223.5 ft., then
W 160 ft. to POB (OB 2751-2429)

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

Property Identification

Site Address: 1908 Avenue Q
 Sec/Town/Range: 04/35S/40E
 Map ID: 24/04N
 Zoning: RS-4

Parcel ID: 2404-213-0001-050-2
 Account #: 174087
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Cheryl M Handy
 8650 Pine Martin Ln
 Fort Pierce, FL 34947

Legal Description

04 35 40 BEG 500 FT E OF SW COR OF NE 1/4 OF NW 1/4 RUN N 12.5 FT TO POB:TH N 85 FT,TH E 130 FT,TH S 85.70 FT,TH W 130 FT TO POB (0.26 AC) (OR 2952-1888)

Current Values

Just/Market Value: \$47,700
 Assessed Value: \$45,859
 Exemptions: \$0
 Taxable Value: \$45,859



Total Areas

Finished/Under Air (SF): 1,125
 Gross Sketched Area (SF): 1,125
 Land Size (acres): 0.26
 Land Size (SF): 11,141

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
Mar 17, 2008	2952 / 1888	XX01	QC	Matthews Leroy	\$100
Dec 7, 2006	2751 / 2429	XX01	QC	Matthews (EST) Charlie B	\$100
Aug 1, 1983	0401 / 0887	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 1,125 SF

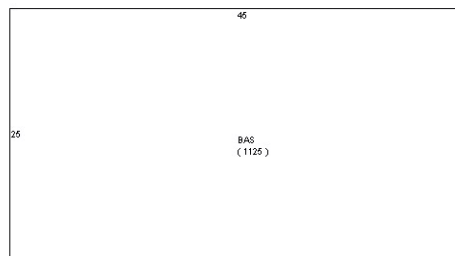
Gross Sketched Area: 1,125 SF

Exterior Data

View:	Roof Cover: Asph Shingle	Roof Structure: Gable
Building Type: HD+	Year Built: 1987	Frame:
Grade: D+	Effective Year: 1987	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1125	1125	140

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$42,700
Land:	\$5,000
Just/Market:	\$47,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$1,841
Assessed:	\$45,859
Exemption(s):	\$0
Taxable:	\$45,859

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14

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	\$47,700	\$45,859	\$0	\$45,859
2017	\$44,100	\$41,690	\$0	\$41,690
2016	\$37,900	\$37,900	\$0	\$37,900

Permits

Number	Issue Date	Description	Amount	Fee
C91-07045	Dec 26, 1991	Residential New Construction	\$49,392	\$49,392

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

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

Property Identification

Site Address: 1908 Avenue Q
 Sec/Town/Range: 04/35S/40E
 Map ID: 24/04N
 Zoning: RS-4

Parcel ID: 2404-213-0001-030-6
 Account #: 16257
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Leroy Matthews
 Cynthia A Matthews
 1910 Avenue Q
 Fort Pierce, FL 34950-1903

Legal Description

04 35 40 BEG 500 FT E OF SW COR OF NE 1/4 OF NW 1/4 RUN N 97.5 FT TO POB, TH N 138.5 FT, TH E 160 FT, TH S 223.5 FT, TH W 30 FT, TH N 85.70 FT, TH W 130 FT TO POB (0.61 AC) (OR 2751-2429: 2746-1961; 2817-1363; 3890-716, 718)

Current Values

Just/Market Value: \$52,400
 Assessed Value: \$51,810
 Exemptions: \$0
 Taxable Value: \$51,810



Total Areas

Finished/Under Air (SF): 1,131
 Gross Sketched Area (SF): 1,216
 Land Size (acres): 0.61
 Land Size (SF): 26,572

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
Jul 8, 2016	3890 / 0716	0111	QC	Matthews Leroy	\$100
Jul 7, 2016	3890 / 0718	0111	QC	Matthews Leroy	\$100
Dec 7, 2006	2751 / 2429	XX01	QC	Matthews (EST) Charlie B	\$100
Aug 1, 1983	0401 / 0887	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 1,131 SF

Gross Sketched Area: 1,216 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HD+	Year Built: 1992	Frame:
Grade: D+	Effective Year: 1992	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

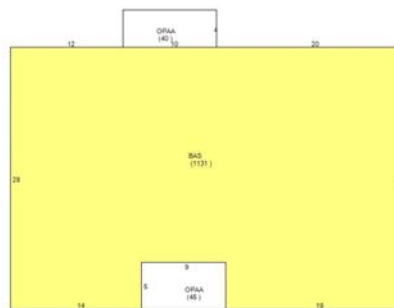
Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0

Half Baths: 0
A/C %: 100%

Heat Fuel: ELEC
Heated %: 100%

Primary Floors: Carpet
Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1131	1131	150
OPAA	Open Porch Attached Average	85	0	56

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	
UTILITY AVG	1	120	

Current Year Values

Current Values Breakdown

Building:	\$47,100
Land:	\$5,300
Just/Market:	\$52,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$590
Assessed:	\$51,810
Exemption(s):	\$0
Taxable:	\$51,810

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	2009	12	County Solid Waste	\$276.14

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	\$52,400	\$51,810	\$0	\$51,810
2017	\$47,100	\$47,100	\$0	\$47,100
2016	\$40,600	\$40,600	\$0	\$40,600

Permits

Number	Issue Date	Description	Amount	Fee
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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

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

© Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

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): 2404-213-0001-010-0	ANNEXATION AGREEMENT INDIVIDUAL
--	--

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	1910 AVENUE Q, FORT PIERCE, FLORIDA 34950 Location Address 1910 AVENUE Q, FORT PIERCE, FLORIDA 34950 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:

That part of Parcel A, per unrecorded sketch of survey described as follows:

Begin 500 feet East of the SW corner of the NE ¼ of the NW ¼ of Section 4, Township 35 South, Range 40 East, thence run North 336 feet; thence run East 160 feet; thence run South 336 feet; thence run West 160 feet to the Point of Beginning.


THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

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 OCTOBER, 2015.

Signed, sealed and delivered in our presence as witnesses:



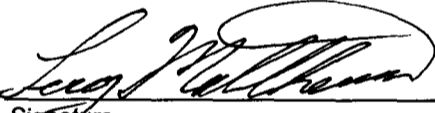
 Witness Signature
 Rosalie Lavertu

 Printed Witness Signature



 Witness Signature
 Amy STEVLIN

 Printed Witness Signature

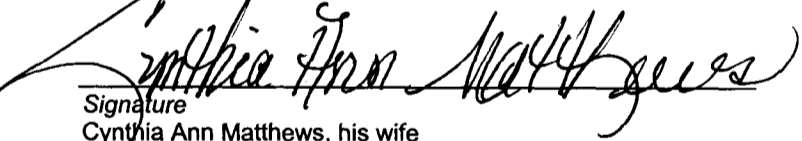


 Signature
 Leroy Matthews

 Printed Signature
 1908 Avenue Q

 Address
 Fort Pierce, Florida 34950

 City, State, Zip



 Signature
 Cynthia Ann Matthews, his wife

 Printed Signature
 1908 Avenue Q

 Address
 Fort Pierce, Florida 34950

 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 **Leroy Matthews** and **Cynthia Ann Matthews, his wife**, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed same, 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 1st day of OCTOBER, A.D. 2015.

 Notary Signature
 Rosalie Lavertu

 Notary Printed Signature

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

Property Identification

Site Address: 1910 Avenue Q
 Sec/Town/Range: 04/35S/40E
 Map ID: 24/04N
 Zoning: RS-4

Parcel ID: 2404-213-0001-010-0
 Account #: 16255
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Leroy Matthews
 Cynthia A Matthews
 1910 Ave Q
 Fort Pierce, FL 34950

Legal Description

04 35 40 FROM A PT 500 FT E OF SW COR OF NE 1/4 OF NW 1/4 RUN N236 FT FOR POB, TH E 160 FT, TH N 100 FT, TH W 160 FT, TH S 100 FT TO POB (OR 378-123: 385-3000)

Current Values

Just/Market Value: \$75,800
 Assessed Value: \$64,767
 Exemptions: \$39,767
 Taxable Value: \$25,000



Total Areas

Finished/Under Air (SF): 1,870
 Gross Sketched Area (SF): 2,546
 Land Size (acres): 0.37
 Land Size (SF): 16,117.2

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
Mar 1, 1981	0351 / 0147	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 1,870 SF

Gross Sketched Area: 2,546 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HD+	Year Built: 1986	Frame:
Grade: D+	Effective Year: 1986	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 4	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 3	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1870	1870	206
OPAA	Open Porch Attached Average	10	0	14
PATA	Patio Average (Plain Slab)	666	0	148

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	
UTILITY AVG	1	225	

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$70,200					
Land:	\$5,600	2018	1999	0500	Homestead Exemption	\$25,000
Just/Market:	\$75,800	2018	2008	0550	Homestead Exemption over \$ 50,000	\$14,767
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$11,033					
Assessed:	\$64,767					
Exemption(s):	\$39,767					
Taxable:	\$25,000					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14

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	\$75,800	\$64,767	\$39,767	\$25,000
2017	\$70,100	\$63,435	\$38,435	\$25,000
2016	\$62,200	\$62,131	\$37,131	\$25,000

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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

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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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):
2404-213-0001-020-3

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

1912 AVENUE Q, FORT PIERCE, FLORIDA 34950

Location Address

P. O. BOX 3274, FORT PIERCE, FLORIDA 34948

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 100 FEET OF THE FOLLOWING PROPERTY TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS IN AND OVER THE EAST 20 FEET, ALL BEING A PART OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING 500 FEET EAST OF THE SW CORNER OF THE NE ¼ OF THE NW ¼ OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 436 FEET; THENCE RUN EAST 160 FEET; THENCE RUN SOUTH 436 FEET; THENCE RUN WEST 160 FEET TO THE POINT OF BEGINNING
THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT
1720 TIMBERLAKE DRIVE, FORT PIERCE, FLORIDA 34947

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 OCT., 2015.

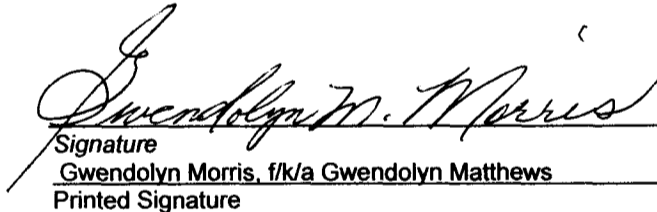
Signed, sealed and delivered in our presence as witnesses:


Witness Signature

Rosalie Lavertu
Printed Witness Signature


Witness Signature

Amy Shevlin
Printed Witness Signature


Signature
Gwendolyn Morris, f/k/a Gwendolyn Matthews
Printed Signature

P. O. Box 3274
Address
Fort Pierce, Florida 34948
City, State, Zip

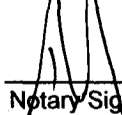
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Gwendolyn Morris, f/k/a Gwendolyn Matthews, a married adult, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she 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 1st day of OCT., A.D. 2015.


Notary Signature

Rosalie Lavertu
Notary Printed Signature

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

Property Identification

Site Address: 1912 Avenue Q
 Sec/Town/Range: 04/35S/40E
 Map ID: 24/04N
 Zoning: RS-4

Parcel ID: 2404-213-0001-020-3
 Account #: 16256
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Gwendolyn Matthews
 PO Box 3274
 Fort Pierce, FL 34948

Legal Description

04 35 40 FROM A PT 500 FT E OF SW COR OF NE 1/4 OF NW 1/4 RUN N336 FT FOR POB, TH CONT N 100 FT, TH E 160 FT, TH S 100 FT, TH W 160 FT TO POB (OR 378-124)

Current Values

Just/Market Value: \$47,800
 Assessed Value: \$46,464
 Exemptions: \$0
 Taxable Value: \$46,464



Total Areas

Finished/Under Air (SF): 1,040
 Gross Sketched Area (SF): 1,440
 Land Size (acres): 0.37
 Land Size (SF): 16,117.2

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
Jun 1, 1982	0378 / 0124	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 1,040 SF

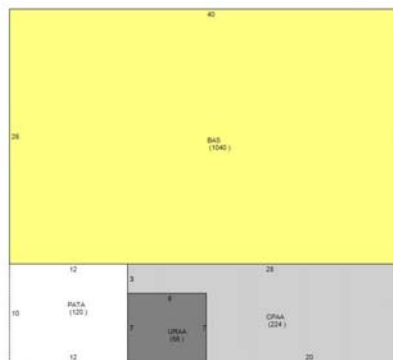
Gross Sketched Area: 1,440 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HD+	Year Built: 1983	Frame:
Grade: D+	Effective Year: 1983	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1040	1040	132
CPAA	Carport Attached Average	224	0	76
PATA	Patio Average (Plain Slab)	120	0	44
URAA	Utility Room Attached Average	56	0	30

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$42,200
Land:	\$5,600
Just/Market:	\$47,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$1,336
Assessed:	\$46,464
Exemption(s):	\$0
Taxable:	\$46,464

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14

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	\$47,800	\$46,464	\$0	\$46,464
2017	\$43,800	\$42,240	\$0	\$42,240
2016	\$38,400	\$38,400	\$0	\$38,400

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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

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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Information

REQUESTED ACTION

- (9) Voluntary Annexations -
- (1433-701-0515-000-8) - 1706 Juanita Avenue
- (1433-701-0418-000-8) - 2000 North 19th Street
- (1433-701-0413-000-3) - 2000 Rosarita Avenue
- (1433-701-0318-000-7) - 2004 Avienda Avenue
- (1433-701-0328-000-0) - 2005 Avienda Avenue
- (1433-701-0178-000-3) - 2206 North 23rd Street
- (1433-701-0324-000-2) - 2213 North 19th Street
- (1433-701-0321-000-1) - 2305 North 19th Street
- (1433-701-0245-000-4) - 2306 North 23rd Street

LOCATION

1. 1706 Juanita Avenue
2. 2000 North 19th Street
3. 2000 Rosarita Avenue
4. 2004 Avienda Avenue
5. 2005 Avienda Avenue
6. 2206 North 23rd Street (2 Parcels)
7. 2213 North 19th Street
8. 2305 North 19th Street
9. 2306 North 23rd Street

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

- Staff Report
- Aerial Map
- 1706 Juanita Avenue Supporting Documents
- 2000 North 19th Street Supporting Documents
- 2000 Rosarita Avenue Supporting Documents
- 2004 Rosarita Avenue Supporting Documents
- 2005 Avienda Avenue Supporting Documents

2206 North 23rd Street Supporting Documents
2213 North 19th Street Supporting Documents
2305 North 19th Street Supporting Documents
2306 North 19th Street Supporting Documents

Form Review


Form Started By: Brandon Creagan


Started On: 10/01/2019 11:27 AM

Final Approval Date: 10/02/2019



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Applications for Annexation of Nine (9) Parcels**
1706 Juanita Avenue, 2000 Rosarita Avenue, 2000, 2213, and 2305 North 19th Street, 2004 and 2005 Avienda Avenue, and 2206 and 2306 North 23rd Street

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owners:

Sandra L. Jenkins
1706 Juanita Avenue
Fort Pierce, FL 34946

Christine Gagnon
Pierre LaLiberte
121 112E Avenue
Saint-Jerome, QC J7Y 4J7
CANADA

Gwendolyn Bennett
2000 North 19th Street
Fort Pierce, FL 34946

Leroy Lewis
Gerald A. Lewis
Clarence Zackery Jr.
2213 North 19th Street
Fort Pierce, FL 34946

Meinardo Galarza
Rosa Elena Reyes Galarza
2305 North 19th Street
Fort Pierce, FL 34946-5504

Courtney Gallimore
Crystal Gallimore
2004 Avienda Avenue
Fort Pierce, FL 34946

Usani E. Phillips
 8130 Mountain View Drive #D
 Pleasanton, CA 94588

Sandra Sessom-Penny
 109 Fielding Lewis Drive
 Yorktown, VA 23692

Vinson T. McCarty Sr.
 PO Box 1213
 Fort Pierce, FL 34954

Requested Action: Approval of Voluntary Applications for Annexation of nine (9) parcels of land with an accompanying change to the Residential Low (RL) Future Land Use Designation of and Zoning designation changes to Single-Family Low Density (R-1,) for each parcel

Site Location: 1706 Juanita Avenue, 2000 Rosarita Avenue, 2000, 2213, and 2305 North 19th Street, 2004 and 2005 Avienda Avenue, and 2206 and 2306 North 23rd Street, located within in Fort Pierce, Florida

Parcel ID's: 1433-701-0515-000-8, 1433-701-0413-000-3, 1433-701-0418-000-8, and 1433-701-0324-000-2, 1433-701-0321-000-1, 1433-701-0318-000-7, 1433-701-0328-000-0, 1433-701-0178-000-3, and 1433-701-0245-000-4

Parcel Size: 0.37, 0.37, 0.22, 0.40, 0.26, 0.28, 0.19, 0.93, and 0.22 acres

Current Zoning: Single Family (RS-4), 4 Dwelling Units/Acre (St. Lucie County)

Current Future Land Use: Residential Urban (RU), 5 Dwelling Units/Acre (St. Lucie County)

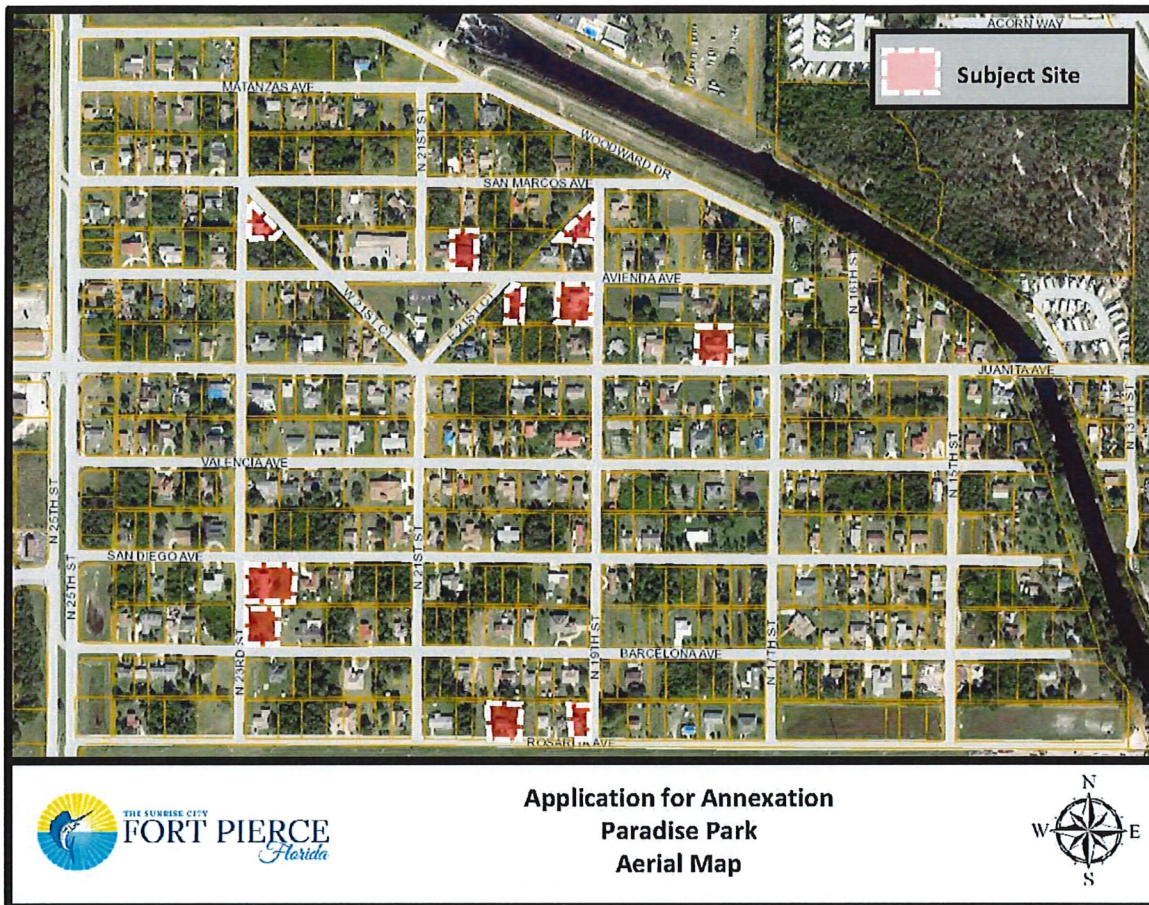
Proposed Zoning: Single-Family Low Density (R-1)

Proposed Future Land Use: Residential Low Density (RL)

	North	East	South	West
Surrounding Zoning:	ROW, R-1, RS-4 (SLC)	ROW, R-1, RS-4 & CG (SLC)	ROW, R-1, RS-4 & CG (SLC)	ROW, R-1, RS-4 (SLC)
Surrounding FLU:	ROW, RL, RU (SLC)	ROW, RL, RU & COM (SLC)	ROW, RL, RU & COM (SLC)	ROW, RL, RU (SLC)

Staff Analysis:

The subject request for voluntary annexations of nine (9) properties (Parcel ID's 1433-701-0515-000-8, 1433-701-0413-000-3, 1433-701-0418-000-8, and 1433-701-0324-000-2, 1433-701-0321-000-1, 1433-701-0318-000-7, 1433-701-0328-000-0, 1433-701-0178-000-3, and 1433-701-0245-000-4) that are generally located northeast of the intersection of Rosarita Avenue and South 25th Street in Fort Pierce, Florida.



The current St. Lucie County Zoning for 2402 Valencia Avenue is Single Family, 4 Dwelling Units/Acre (RS-4), with a St. Lucie County Future Land Use of Residential Urban 5 Dwelling Units/Acre (RU). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation for all parcels will be Single-Family Low Density (R-1), and the proposed Future Land Use designation for all parcels will be Residential Low Density (RL).

Staff has confirmed that the properties are located within unincorporated St. Lucie County and, if approved simultaneously, will become contiguous to the Fort Pierce City municipal boundary. The properties are also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there are signed Annexation Agreements encompassing all of the properties from the FPUA which grant water service and/or sewer service outside the City limits of the City of Fort Pierce.

These proposed annexations are also consistent with F.S 171.044, whereas the properties will be contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of any enclaves.

The current taxable value of each of the properties are approximately \$25,000, \$64,300, \$13,593, \$54,278, \$102,300, \$48,037, \$33,700, \$82,122, and \$40,656. If the Applications for Annexation are approved, it would create nine (9) new sources of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the nine (9) proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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 property is within the FPUA service boundary. Pursuant to Policy, 1.11.1 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"

The surrounding area has an even mix of properties that are within both St. Lucie County and the City of Fort Pierce jurisdictions. The annexation of these properties would help to continue eliminating irregularities along the City's boundary in this area. Furthermore, the adoption of these properties into the City also helps to provide efficient public services. The City of Fort Pierce Future Land Use and Zoning designations will remain consistent with the current County designation and the City's Comprehensive Plan. The Future Land Use designation of RL and the Zoning Designation of R-1 will also be consistent with Policy 1.11.5.

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.

Public Notification:

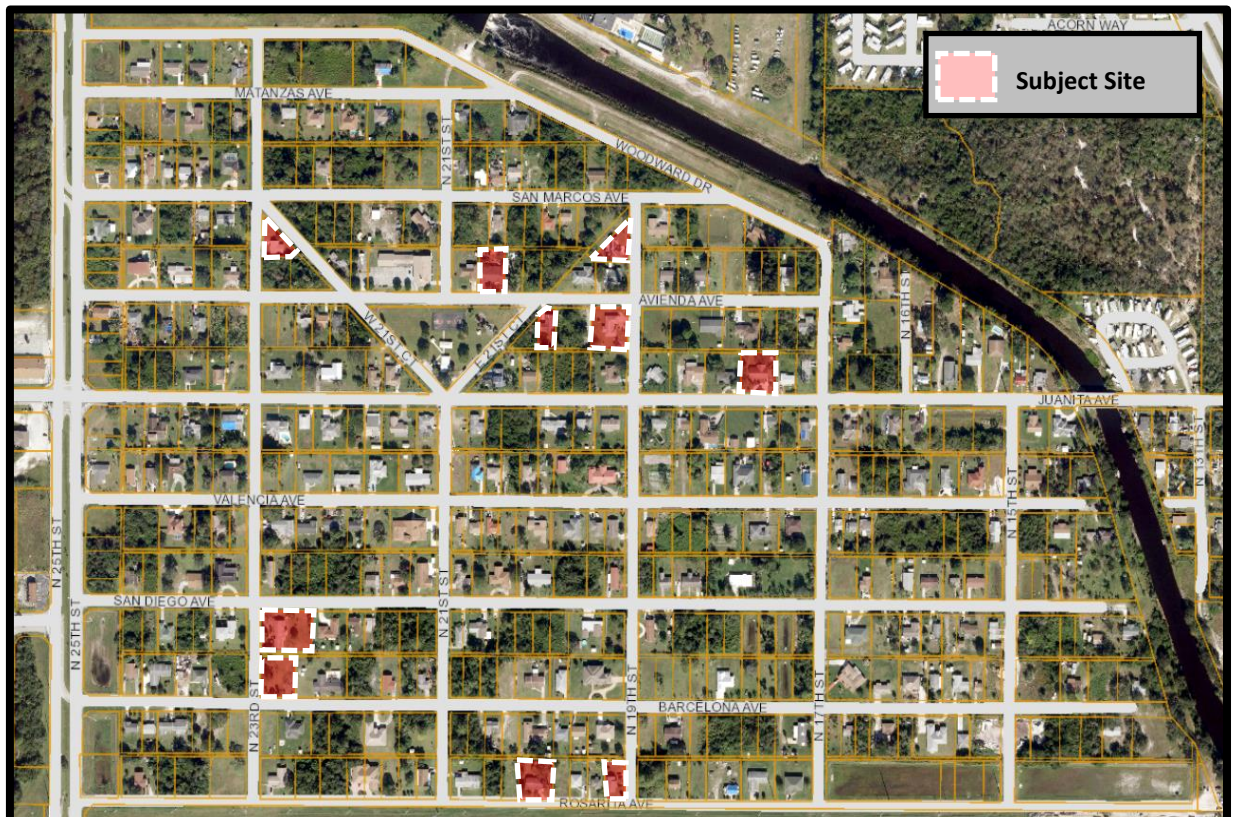
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation applications based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation:

As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed nine (9) annexations along with the change of the Future Land Use designations to Residential Low Density (RL) and to the R-1 Zoning designation for each of the parcels.



Application for Annexation
Paradise Park
Aerial Map



<p>RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX</p> <p>This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950</p> <p>Property Appraisers Parcel Identification (Folio) Number(s): 1433-701-0515-000-8</p>	<p>ANNEXATION AGREEMENT INDIVIDUAL</p>
--	---

<p>TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191</p>	<p><u>1706 JUANITA AVENUE, FORT PIERCE, FLORIDA 34946</u> Location Address</p> <p><u>1706 JUANITA AVENUE, FORT PIERCE, FLORIDA 34946</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:

LOTS 17 AND 18, BLOCK 30, OF PARADISE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS 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 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 and seal this 7th day of MAY, 2012.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
 Witness Signature

Susan M. Burban
 Printed Witness Signature

Rosalie Lavertu
 Witness Signature

Rosalie Lavertu
 Printed Witness Signature

Sandra L. Jenkins
 Signature


Sandra L. Jenkins, a single adult

Printed Signature
 1706 Juanita Avenue

Address
 Fort Pierce, Florida 34946
 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 Sandra L. Jenkins, 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: Driver's License; and that an oath was not taken.

<p>RUBBER STAMP NOTARY SEAL</p> 	<p>Witness my hand and official Seal in the County and State last aforesaid this <u>7th</u> day of <u>MAY</u>, A.D. 2012.</p> <p><u><i>Susan M. Burban</i></u> Notary Signature</p> <p>Susan M. Burban Notary Printed Signature</p>
--	--

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

Property Identification

Site Address: 1706 JUANITA AVE
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: RS-4

Parcel ID: 1433-701-0515-000-8
 Account #: 11974
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Sandra L Jenkins
 1706 Juanita Ave
 Fort Pierce, FL 34946

Legal Description

PARADISE PARK BLK 30 LOTS 17 AND 18 (OR 750-2795)

Current Values

Just/Market Value: \$105,000
 Assessed Value: \$64,977
 Exemptions: \$39,977
 Taxable Value: \$25,000



Total Areas

Finished/Under Air (SF): 1,582
 Gross Sketched Area (SF): 2,392
 Land Size (acres): 0.37
 Land Size (SF): 16,200

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
Aug 13, 1991	0750 / 2796	XX01	WD	Isaiah Lucas	\$10,000
Jul 2, 1991	0745 / 1336	XX02	WD	SUN BANK/TREASURE COAST N A	\$7,000
May 30, 1991	0740 / 1926	XX02	CT	Jacquelyn Anthony	\$100
Apr 1, 1987	0539 / 2295	XX02	CV		\$7,500
Feb 1, 1983	0394 / 0313	XX02	CV		\$8,000

Building Information (1 of 1)

Finished Area: 1,582 SF

Gross Sketched Area: 2,392 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HC-	Year Built: 1991	Frame:
Grade: C-	Effective Year: 1991	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

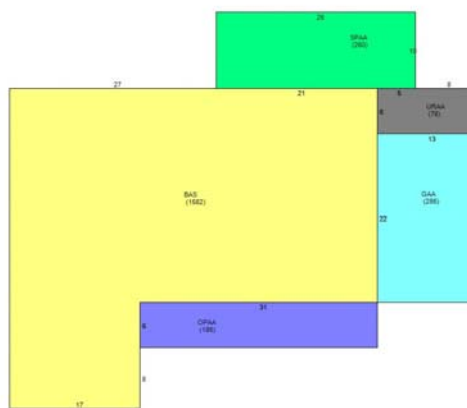
Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet

A/C %: 100%

Heated %: 100%

Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1582	1582	180
GAA	Garage Attached Average	286	0	70
OPAA	Open Porch Attached Average	186	0	74
SPAA	Screen Porch Attached Average	260	0	72
URAA	Utility Room Attached Average	78	0	38

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	120	2000
CHAINLINK 6'	1	315	2017

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$97,500					
Land:	\$7,500	2018	1999	0500	Homestead Exemption	\$25,000
Just/Market:	\$105,000	2018	2008	0550	Homestead Exemption over \$50,000	\$14,977
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$40,023					
Assessed:	\$64,977					
Exemption(s):	\$39,977					
Taxable:	\$25,000					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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	\$105,000	\$64,977	\$39,977	\$25,000
2017	\$76,700	\$63,641	\$38,641	\$25,000
2016	\$66,700	\$62,333	\$37,333	\$25,000

Permits

Number	Issue Date	Description	Amount	Fee
C91-03911	Jul 18, 1991	Residential New Construction	\$99,624	\$99,624
C1709-0044	Sep 5, 2017	Fence	\$0	\$0
C1811-0108	Nov 7, 2018	Roof	\$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](#)

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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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): 1433-701-0418-000-8	ANNEXATION AGREEMENT INDIVIDUAL
---	--

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2000 N. 19 TH STREET, FORT PIERCE, FL 34946 Location Address 2000 N. 19 TH STREET, FORT PIERCE, FL 34946 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 20, BLOCK 25, PARADISE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

THE ABOVE-DESCRIBED PROPERTY IS 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 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 and seal this 16th day of FEBRUARY, 2011.

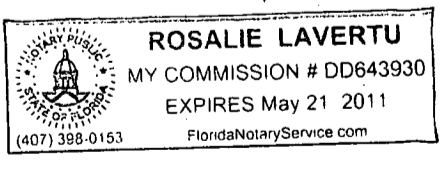
Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
 Witness Signature
 Susan M. Burban
 Printed Witness Signature
Rosalie Lavertu
 Witness Signature
 Rosalie Lavertu
 Printed Witness Signature

Gwendolyn Bennett
 Signature
 Gwendolyn Bennett
 Printed Signature
 2000 N. 19th Street
 Address
 Fort Pierce, FL 34946
 City, State, Zip
Leonard Washington
 Signature
 Leonard Washington, her husband
 Printed Signature
 2000 N. 19th Street
 Address
 Fort Pierce, FL 34946
 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 Gwendolyn Bennett and Leonard Washington, her husband,, known to me to be the person 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: Driver's License; and that an oath was not taken.

<p style="text-align: center;">RUBBER STAMP NOTARY SEAL</p> 	Witness my hand and official Seal in the County and State last aforesaid this <u>16th</u> day of <u>FEBRUARY</u> , A.D. 2011. <u>Rosalie Lavertu</u> Notary Signature Rosalie Lavertu Notary Printed Signature
--	--

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

Property Identification

Site Address: 2000 N 19th ST
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: RS-4

Parcel ID: 1433-701-0418-000-8
 Account #: 11904
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Gwendolyn Bennett
 2000 N 19th ST
 Fort Pierce, FL 34946

Legal Description

PARADISE PARK BLK 25 LOT 20 (OR 1171-1169)

Current Values

Just/Market Value: \$68,800
 Assessed Value: \$39,093
 Exemptions: \$25,500
 Taxable Value: \$13,593



Total Areas

Finished/Under Air (SF): 1,152
 Gross Sketched Area (SF): 1,326
 Land Size (acres): 0.22
 Land Size (SF): 9,450

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
Jul 29, 1998	1171 / 1169	XX01	WD	MID-STATE TRUST VI	\$64,000
Jul 29, 1998	1171 / 1166	XX04	WD	MID-STATE TRUST VI	\$500
Jul 17, 1998	1163 / 1839	XX01	CT	Willie Works	\$68,900
Oct 23, 1995	0988 / 0257	XX01	QC	Willie D Tillman	\$4,100
Jun 1, 1988	0590 / 0111	XX01	CV		\$3,000

Building Information (1 of 1)

Finished Area: 1,152 SF

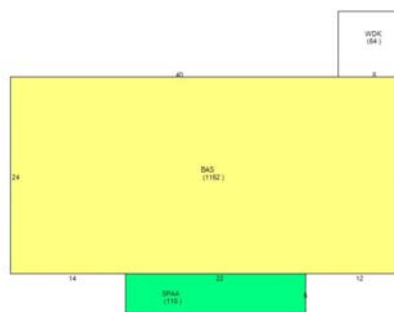
Gross Sketched Area: 1,326 SF

Exterior Data

View:	Roof Cover: Asph Shingle	Roof Structure: Gable
Building Type: HC-	Year Built: 1998	Frame:
Grade: C-	Effective Year: 1998	Primary Wall: Frm Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1152	1152	144
SPAA	Screen Porch Attached Average	110	0	54
WDK	WOOD DECK	64	0	32

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$64,400
Land:	\$4,400
Just/Market:	\$68,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$29,707
Assessed:	\$39,093
Exemption(s):	\$25,500
Taxable:	\$13,593

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2018	2001	0500	Homestead Exemption	\$25,000
2018	2008	0550	Homestead Exemption over \$50,000	\$0
2018	2017	4000	Widow's Exemption	\$500

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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	\$68,800	\$39,093	\$25,500	\$13,593
2017	\$64,300	\$38,289	\$25,500	\$12,789
2016	\$51,300	\$37,502	\$25,000	\$12,502

Permits

Number	Issue Date	Description	Amount	Fee
C96-110197	Nov 14, 1996	Residential New Construction	\$60,160	\$60,160
C24020610	Mar 9, 2004	Alterations/Remodeling	\$1,000	\$77

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

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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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): 1433-701-0413-000-3	ANNEXATION AGREEMENT INDIVIDUAL
--	--

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191 Dear Sir:	2000 ROSARITA AVENUE, FORT PIERCE, FLORIDA 34946 Location Address 1020 RUE BELANGER, ST. JEROME, PQ CANADA G7Y 4Y1 Mailing Address (if different from location address)
---	--

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:

Lots 15 and 16, Block 25, of Paradise Park, according to the Plat thereof, as recorded in Plat Book 8, at Page 17, of the Public Records of St. Lucie County, Florida.


THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT 1020 RUE BELANGER, ST. JEROME, PQ, CANADA G7Y 4Y1

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, I hereunto set my hand and seal this 13TH day of FEBRUARY 2015.

Signed, sealed and delivered in our presence as witnesses:



Witness Signature

AMY SHOULIN


Printed Witness Signature



Witness Signature

ROSALIE LAVERTU

Printed Witness Signature



Signature

Christine Gagnon

Printed Signature
1020 Rue Belanger


Address
St. Jerome, PQ, Canada G7Y 4Y1

City, State, Zip

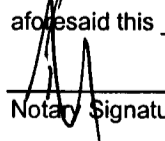
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Christine Gagnon**, 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: 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 13TH day of FEBRUARY, A.D. 2015.



Notary Signature

ROSALIE LAVERTU

Notary Printed Signature

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

Property Identification

Site Address: 2000 ROSARITA AVE
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: RS-4

Parcel ID: 1433-701-0413-000-3
 Account #: 11900
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Christine Gagnon
 Pierre LaLiberte
 121 112E Ave
 Saint-Jerome, QC J7Y 4J7
 CANADA

Legal Description

PARADISE PARK BLK 25 LOTS 15 AND 16 (OR 3464-751; 3720-922;
 3967-1010)

Current Values

Just/Market Value: \$64,300
 Assessed Value: \$64,300
 Exemptions: \$0
 Taxable Value: \$64,300



Total Areas

Finished/Under Air (SF): 1,390
 Gross Sketched Area (SF): 1,882
 Land Size (acres): 0.37
 Land Size (SF): 16,200

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
Feb 23, 2017	3967 / 1010	0111	QC	LaLiberte Pierre	\$100
Feb 23, 2017	3967 / 1010	0111	QC	LaLiberte Nadine	\$100
Feb 23, 2017	3967 / 1010	0111	QC	LaLiberte Melanie	\$100
Feb 23, 2017	3967 / 1010	0111	QC	LaLiberte Marianne	\$100
Feb 23, 2017	3967 / 1010	0111	QC	Gagnon Christine	\$100
Feb 23, 2015	3720 / 0922	0111	QC	Gagnon Christine	\$100
Dec 6, 2012	3464 / 0751	0001	WD	Orchard Bay Holdings LLC	\$28,000
Aug 3, 2012	3417 / 2221	0111	TD	Bodden (LF EST) Hennes	\$26,800
Nov 2, 2006	2701 / 0219	XX01	PB	Bodden (EST) Morita Crumpler	\$0
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 1,390 SF

Gross Sketched Area: 1,882 SF

Exterior Data

View:	Roof Cover: Asph Shingle	Roof Structure: Gable
Building Type: HC-	Year Built: 1972	Frame:
Grade: C-	Effective Year: 1972	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3
 Full Baths: 2
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1390	1390	172
CPAA	Carport Attached Average	240	0	64
OPAA	Open Porch Attached Average	156	0	76
URAA	Utility Room Attached Average	96	0	40

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building:	\$56,800
Land:	\$7,500
Just/Market:	\$64,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$64,300
Exemption(s):	\$0
Taxable:	\$64,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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	\$64,300	\$64,300	\$0	\$64,300
2017	\$56,700	\$39,160	\$0	\$39,160
2016	\$35,600	\$35,600	\$0	\$35,600

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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](#)

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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<p>RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX</p> <p>This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950</p> <p>Property Appraisers Parcel Identification (Folio) Number(s): 1433-701-0318-000-7</p>	<p>ANNEXATION AGREEMENT INDIVIDUALS</p>
---	--

<p>TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191</p>	<p>2004 AVIENDA AVENUE, FORT PIERCE, FLORIDA 34946 Location Address</p> <p>2004 AVIENDA AVENUE, FORT PIERCE, FLORIDA 34946 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:

THE EAST ONE-HALF OF LOT 10, AND ALL OF LOT 11, BLOCK 19, OF PARADISE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

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 24th day of APRIL, 2015.

Signed, sealed and delivered in our presence as witnesses:

M
 Witness Signature

Rosalie Lavertu
 Printed Witness Signature

Collette Boyer
 Witness Signature

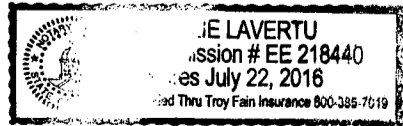
Collette Boyer
 Printed Witness Signature

C. Gallimore
 Signature
 Courtney Gallimore
 Printed Signature
 2004 Avienda Avenue
 Address
 Fort Pierce, Florida 34946

Crystal Gallimore
 Signature
 Crystal Gallimore, his wife
 Printed Signature
 2004 Avienda Avenue
 Address
 Fort Pierce, Florida 34946
 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 **Courtney Gallimore and Crystal Gallimore, his wife**, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed same, that I relied upon the following form of identification of the above-named person: Driver's Licenses; and that an oath was not taken.

<p>RUBBER STAMP NOTARY SEAL</p> 	<p>Witness my hand and official Seal in the County and State last aforesaid this <u>24th</u> day of <u>APRIL</u>, A.D. 2015.</p> <p><u>M</u> Notary Signature</p> <p>Rosalie Lavertu Notary Printed Signature</p>
--	--



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

Property Identification

Site Address: 2004 AVIENDA AVE
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: RS-4

Parcel ID: 1433-701-0318-000-7
 Account #: 11827
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Courtney Gallimore
 Crystal Gallimore
 2004 Avienda AVE
 Fort Pierce, FL 34946

Legal Description

PARADISE PARK BLK 19 E 1/2 OF LOT 10 AND ALL LOT 11 (OR 3732-339)

Current Values

Just/Market Value: \$59,600
 Assessed Value: \$48,037
 Exemptions: \$0
 Taxable Value: \$48,037



Total Areas

Finished/Under Air (SF): 2,164
 Gross Sketched Area (SF): 3,202
 Land Size (acres): 0.28
 Land Size (SF): 12,150

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
Mar 4, 2015	3732 / 0339	0001	SP	US Bank National Assoc (TR)	\$50,000
Nov 21, 2014	3706 / 2230	0111	QC	US Bank National Assoc (TR)	\$100
Oct 6, 2014	3689 / 1928	0111	SP	Nationstar Mortgage LLC	\$100
Sep 26, 2014	3675 / 1365	0112	CT	Scott Joseph L	\$40,100
Jul 1, 1984	0440 / 2416	XX00	CV		\$27,500
Jul 1, 1972	0203 / 2771	XX01	CV		\$5,000

Building Information (1 of 1)

Finished Area: 2,164 SF

Gross Sketched Area: 3,202 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HD+	Year Built: 1951	Frame:
Grade: D+	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

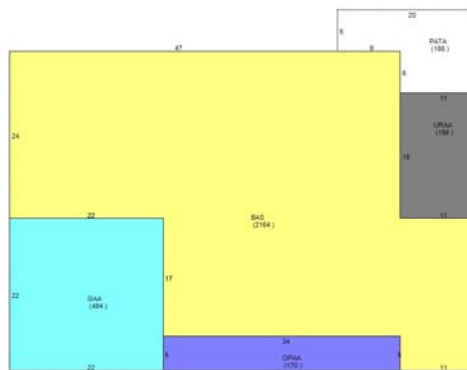
Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0

Half Baths: 0
A/C %: 100%

Heat Fuel: ELEC
Heated %: 100%

Primary Floors: Tile-Ceramic
Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2164	2164	226
GAA	Garage Attached Average	484	0	88
OPAA	Open Porch Attached Average	170	0	78
PATA	Patio Average (Plain Slab)	186	0	64
URAA	Utility Room Attached Average	198	0	58

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building:	\$54,500
Land:	\$5,100
Just/Market:	\$59,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$11,563
Assessed:	\$48,037
Exemption(s):	\$0
Taxable:	\$48,037

Current Year Exemption Value Breakdown

Tax Year Grant Year Code Description Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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	\$59,600	\$48,037	\$0	\$48,037
2017	\$43,800	\$43,670	\$0	\$43,670
2016	\$39,700	\$39,700	\$0	\$39,700

Permits

Number	Issue Date	Description	Amount	Fee
FL-0006	Jan 2, 2004	Property Off '03 Fire List St Lucie Co Fire Dept	\$0	\$0
C91-01486	Mar 27, 1991	Additions to existing construction	\$63,756	\$63,756

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](#)

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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<p>RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX</p> <p>This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950</p> <p>Property Appraisers Parcel Identification (Folio) Number(s): 1433-701-0328-0000-0</p>	<p>ANNEXATION AGREEMENT INDIVIDUAL</p>
--	---

<p>To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191</p>	<p>2005 AVIENDA AVENUE, FORT PIERCE, FLORIDA 34946 Location Address</p> <p>2002 AVIENDA AVENUE, FORT PIERCE, FLORIDA 34946 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:

Lot 5, Block 21, PLAT OF PARADISE PARK, according to the plat thereof recorded at Plat Book 8, Page 17, in the Public Records of St. Lucie County, Florida.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT 2002 AVIENDA AVENUE, FORT PIERCE, FLORIDA 34946.

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, I hereunto set my hand and seal this 16th day of APRIL, 2014.

Signed, sealed and delivered in our presence as witnesses:

[Signature]
 Witness Signature

Rosalie Lavertu
 Printed Witness Signature

[Signature]
 Witness Signature

AMY SHEVLIN
 Printed Witness Signature

[Signature]
 Signature


Alvin Phillips
 Printed Signature

2002 Avienda Avenue
 Address

Fort Pierce, Florida 34946
 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 **Alvin Phillips**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she 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.

<p>RUBBER STAMP NOTARY SEAL</p> 	<p>Witness my hand and official Seal in the County and State last aforesaid this <u>16th</u> day of <u>APRIL</u>, A.D. 2014.</p> <p><u>[Signature]</u> Notary Signature</p> <p>Rosalie Lavertu Notary Printed Signature</p>
--	--

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Property Identification

Site Address: 2005 AVIENDA AVE
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: RS-4

Parcel ID: 1433-701-0328-000-0
 Account #: 11835
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Usani E Phillips
 8130 Mountain View Dr #D
 Pleasanton, CA 94588

Legal Description

PARADISE PARK BLK 21 LOT 5 (OR 3620-562; 3672-2766)

Current Values

Just/Market Value: \$33,700
 Assessed Value: \$33,700
 Exemptions: \$0
 Taxable Value: \$33,700



Total Areas

Finished/Under Air (SF): 1,298
 Gross Sketched Area (SF): 1,708
 Land Size (acres): 0.19
 Land Size (SF): 8,100

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
Sep 10, 2014	3672 / 2766	0111	QC	Phillips Alvin	\$100
Mar 28, 2014	3620 / 0562	0001	WD	Owens Sr Larry	\$29,900
Apr 30, 1999	1221 / 1029	XX00	WD	Alston Katie B	\$53,000
Nov 1, 1987	0565 / 2376	XX00	CV		\$38,500
Jun 1, 1977	0270 / 1460	XX00	CV		\$36,000
Apr 1, 1975	0239 / 1549	XX00	CV		\$950

Building Information (1 of 1)

Finished Area: 1,298 SF

Gross Sketched Area: 1,708 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HC	Year Built: 1975	Frame:
Grade: C	Effective Year: 1975	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

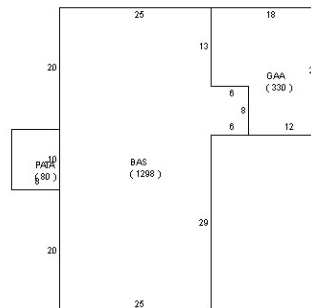
Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet

A/C %: N/A%

Heated %: N/A%

Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1298	1298	162
GAA	Garage Attached Average	330	0	78
PATA	Patio Average (Plain Slab)	80	0	36

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	700	1975
CHAINLINK 6'	1	234	1999
CHAINLINK 4'	1	90	1999

Current Year Values

Current Values Breakdown

Building:	\$30,000
Land:	\$3,700
Just/Market:	\$33,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$33,700
Exemption(s):	\$0
Taxable:	\$33,700

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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	\$33,700	\$33,700	\$0	\$33,700
2017	\$45,800	\$44,440	\$0	\$44,440
2016	\$40,400	\$40,400	\$0	\$40,400

Permits

Number	Issue Date	Description	Amount	Fee
C1004-0181	Apr 16, 2010	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

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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<p>RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX</p> <p>This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950</p> <p>Property Appraisers Parcel Identification (Folio) Number(s): 1433-701-0178-000-3</p>	<p>ANNEXATION AGREEMENT INDIVIDUAL</p>
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<p>TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191</p>	<p><u>2206 N. 23RD STREET, FORT PIERCE, FL 34946</u> Location Address</p> <p><u>109 FIELDING LEWIS DRIVE, YORKTOWN, VA 23692</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:

LOTS 8, 9, 10, 11 AND 12, BLOCK 10, PARADISE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT 109 FIELDING LEWIS DRIVE, YORKTOWN, VA 23692.

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, I hereunto set my hand and seal this 1ST day of SEPT., 2011.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
 Witness Signature

Susan M. Burban
 Printed Witness Signature

Rosalie Lavertu
 Witness Signature

Rosalie Lavertu
 Printed Witness Signature

Sandra Sessoms-Penny
 Signature
 Sandra Sessoms-Penny, a married adult
 Printed Signature
 109 Fielding Lewis Drive
 Address
 Yorktown, VA 23692
 City, State, Zip

 Signature


 Printed Signature

 Address

 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 Sandra Sessoms-Perry, a married adult, 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: Driver's License; and that an oath was not taken.

<p>RUBBER STAMP NOTARY SEAL</p> 	<p>Witness my hand and official Seal in the County and State last aforesaid this <u>1ST</u> day of <u>September</u>, A.D. 2011.</p> <p><u><i>Susan M. Burban</i></u> Notary Signature</p> <p>Susan M. Burban Notary Printed Signature</p>
--	--

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Property Identification

Site Address: 2206 N 23rd ST
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: RS-4

Parcel ID: 1433-701-0178-000-3
 Account #: 11732
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Sandra Sessom-Penny
 109 Fielding Lewis Dr
 Yorktown, VA 23692

Legal Description

PARADISE PARK BLK 10 LOTS 8, 9, 10, 11 AND 12 (MAP 14/33S) (OR 3248-1974)

Current Values

Just/Market Value: \$100,000
 Assessed Value: \$82,122
 Exemptions: \$0
 Taxable Value: \$82,122



Total Areas

Finished/Under Air (SF): 1,938
 Gross Sketched Area (SF): 2,868
 Land Size (acres): 0.93
 Land Size (SF): 40,500

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
Nov 10, 2010	3248 / 1974	0001	WD	Fastrac Investment Corp	\$57,000
Nov 18, 2009	3153 / 1687	0111	CT	Robinson Geneva	\$27,000
Dec 1, 1999	1269 / 1234	XX01	QC	Beasley Geneva	\$100
Sep 4, 1997	1098 / 1832	XX00	WD	FLORIDA BAPTIST RETIREMENT	\$55,000
Feb 21, 1997	1064 / 2486	XX01	DE	NORTHERN TRUST BK (SUCC TR)	\$100
Sep 16, 1996	1035 / 1798	XX01	CT	Juanita Snow	\$1,000
Jul 28, 1988	0596 / 2269	XX00	DE	THE BEACH BANK OF VERO BEACH	\$87,600
May 1, 1988	0590 / 2457	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 1,938 SF

Gross Sketched Area: 2,868 SF

Exterior Data

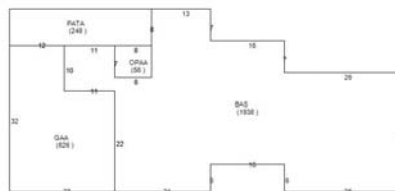
View:	Roof Cover: Asb Shingles	Roof Structure: Gable
Building Type: HC-	Year Built: 1970	Frame:
Grade: C-	Effective Year: 1970	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2
 Full Baths: 2
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1938	1938	254
GAA	Garage Attached Average	626	0	110
OPAA	Open Porch Attached Average	56	0	30
PATA	Patio Average (Plain Slab)	248	0	78

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	42	1970
CHAINLINK 6'	1	51	1999

Current Year Values

Current Values Breakdown

Building:	\$86,900
Land:	\$13,100
Just/Market:	\$100,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$17,878
Assessed:	\$82,122
Exemption(s):	\$0
Taxable:	\$82,122

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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	\$100,000	\$82,122	\$0	\$82,122
2017	\$84,700	\$74,657	\$0	\$74,657
2016	\$75,600	\$67,870	\$0	\$67,870

Permits

Number	Issue Date	Description	Amount	Fee
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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

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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RETURN TO: R.N. KOBLEGARD, III, ESQ., CCOURTHOUSE 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): 1433-701-0324-000-2	ANNEXATION AGREEMENT INDIVIDUAL
--	------------------------------------

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2213 N. 19 TH STREET, FORT PIERCE, FL 34946 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 1 AND 2, BLOCK 21, PARADISE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

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 17 day of Nov., 2016.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Rufus Alexander
 Witness Signature
RUFUS ALEXANDER
 Printed Witness Signature

Leroy Lewis
 Signature
 Leroy Lewis, a single adult
 Printed Signature
 2213 N. 19th Street
 Address
 Fort Pierce, Florida 34946
 City, State, Zip

Rufus Alexander
 Witness Signature
RUFUS ALEXANDER
 Printed Witness Signature

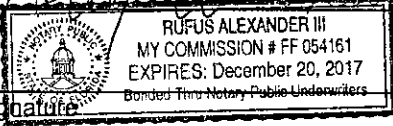
Gerald A. Lewis
 Signature
 Gerald A. Lewis, a single adult
 Printed Signature
 2213 N. 19th Street
 Address
 Fort Pierce, FL 34946
 City, State, Zip

Rufus Alexander
 Witness Signature
RUFUS ALEXANDER
 Printed Witness Signature

Clarence Zackery
 Signature
 Clarence Zackery, Jr., a single adult
 Printed Signature
 2213 N. 19th Street
 Address
 Fort Pierce, FL 34946
 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 **Leroy Lewis, a single adult, Gerald A. Lewis, a single adult and Clarence Zackery, Jr., a single adult** in whose names the foregoing instrument was executed, and that they severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named persons: 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 _____ day of _____ A.D. 2016. <u>Rufus Alexander</u> Notary Signature  Notary Printed Signature
--------------------------	--

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

Property Identification

Site Address: 2213 N 19th ST
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: RS-4

Parcel ID: 1433-701-0324-000-2
 Account #: 11833
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Leroy Lewis
 Gerald A Lewis
 Clarence Zackery Jr
 2213 N 19th St
 Fort Pierce, FL 34946

Legal Description

PARADISE PARK BLK 21 LOTS 1 AND 2 (OR 653-1019; 2135-2410)

Current Values

Just/Market Value: \$104,700
 Assessed Value: \$79,778
 Exemptions: \$25,500
 Taxable Value: \$54,278



Total Areas

Finished/Under Air (SF): 1,657
 Gross Sketched Area (SF): 2,306
 Land Size (acres): 0.4
 Land Size (SF): 17,550

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
Jan 6, 2005	2135 / 2410	XX01	WD	Lewis Louise	\$100
Aug 30, 1989	0653 / 1019	XX05	WD	Leonardis Fannie	\$5,500

Building Information (1 of 1)

Finished Area: 1,657 SF

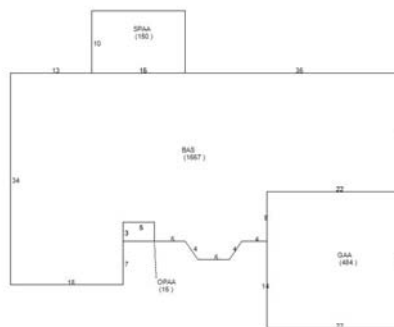
Gross Sketched Area: 2,306 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HC-	Year Built: 1990	Frame:
Grade: C-	Effective Year: 1990	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1657	1657	204
GAA	Garage Attached Average	484	0	88
OPAA	Open Porch Attached Average	15	0	16
SPAA	Screen Porch Attached Average	150	0	50

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$96,600					
Land:	\$8,100	2018	2014	0500	Homestead	\$25,000
Just/Market:	\$104,700	2018	2014	0550	Exemption Homestead	\$0
Ag Credit:	\$0				Exemption over \$50,000	
Save Our Homes or 10% Cap:	\$24,922	2018	2014	2300	Total & Permanent Disability	\$500
Assessed:	\$79,778					
Exemption(s):	\$25,500					
Taxable:	\$54,278					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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	\$104,700	\$79,778	\$25,500	\$54,278
2017	\$99,700	\$75,933	\$25,500	\$50,433
2016	\$88,600	\$72,367	\$25,500	\$46,867

Permits

Number	Issue Date	Description	Amount	Fee
C52467	Apr 1, 1990	Residential New Construction	\$95,256	\$95,256
C0902-0089	Feb 9, 2009	Storm Shutters	\$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

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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RETURN TO: R.N. KOBLEGARD VIA COURTHOUSE 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): 1433-701-0321-000-1	ANNEXATION AGREEMENT INDIVIDUAL
--	--

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2305 N 19 TH STREET, FORT PIERCE, FL 34946 Location Address 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:

LOT 1, BLOCK 20, PARADISE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 17,
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO 2014 AND CURRENT TAXES, EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

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 hands and seal this 1st day of June, 2016.

Signed, sealed and delivered in our presence as witnesses:

[Signature]
 Witness Signature
Jose Alberto Dubon
 Printed Witness Signature


[Signature]
 Witness Signature
Mariem Santamaria
 Printed Witness Signature

[Signature]
 Signature
Meinardo Galarza
 Printed Signature
2305 N 19th Street
 Address
Fort Pierce, FL 34946
 City, State, Zip

[Signature]
 Signature
Rosa Elena Reyes Galarza, his wife
 Printed Signature
2305 N 19th Street
 Address
Fort Pierce, FL 34946
 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 Meinardo Galarza and Rosa Elena Reyes Galarza, his wife, 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 forms of identification of the above-named persons: Driver's Licenses; and that an oath was not taken.

<p>RUBBER STAMP NOTARY SEAL</p> 	Witness my hand and official Seal in the County and State last aforesaid this <u>1st</u> day of <u>June</u> A.D. 2016. <u>[Signature]</u> Notary Signature <u>Jessica Luna</u> Notary Printed Signature
---	--

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

Property Identification

Site Address: 2305 N 19th ST
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: RS-4

Parcel ID: 1433-701-0321-000-1
 Account #: 11830
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Meinardo Galarza
 Rosa Elena Reyes Galarza
 2305 N 19th ST
 Fort Pierce, FL 34946-5504

Legal Description

PARADISE PARK BLK 20 LOT 1 (0.26 AC - 11,318 SF) (OR 3758-2704)

Current Values

Just/Market Value: \$102,300
 Assessed Value: \$102,300
 Exemptions: \$0
 Taxable Value: \$102,300



Total Areas

Finished/Under Air (SF): 1,460
 Gross Sketched Area (SF): 2,258
 Land Size (acres): 0.26
 Land Size (SF): 11,318

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
May 24, 2015	3758 / 2704	0111	QC	Pep Financial LLC (TR)	\$60,000
May 5, 2014	3627 / 2751	0112	CT	Johnson Bernita A	\$39,700
May 8, 2001	1395 / 1362	XX04	QC	Carswell Charles E	\$100
May 13, 1991	0738 / 1690	XX00	WD	Williams Eddie L	\$4,500
Jan 1, 1986	0490 / 1456	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 1,460 SF

Gross Sketched Area: 2,258 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HC	Year Built: 1993	Frame:
Grade: C	Effective Year: 1993	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

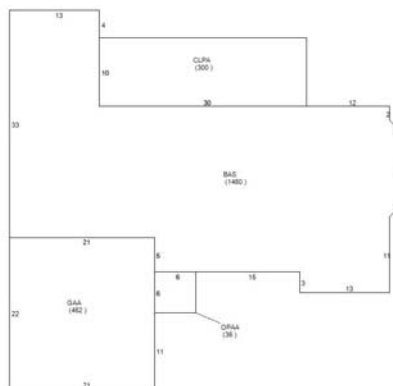
Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet

A/C %: 100%

Heated %: 100%

Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1460	1460	194
CLPA	Closed Porch Average	300	0	80
GAA	Garage Attached Average	462	0	86
OPAA	Open Porch Attached Average	36	0	24

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building:	\$98,200
Land:	\$4,100
Just/Market:	\$102,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$102,300
Exemption(s):	\$0
Taxable:	\$102,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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	\$102,300	\$102,300	\$0	\$102,300
2017	\$102,400	\$99,330	\$0	\$99,330

2016 \$90,300 \$90,300 \$0 \$90,300

Permits

Number	Issue Date	Description	Amount	Fee
C93-00109	Jan 13, 1993	Residential New Construction	\$102,816	\$102,816
C1606-0054	Jun 2, 2016	Plumbing	\$0	\$0
C1711-0501	Nov 20, 2017	Roof	\$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](#)

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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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):
 1433-701-0245-000-4

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

2306 NORTH 23RD STREET, FORT PIERCE, FLORIDA 34946

Location Address

1135 - 12TH STREET, LAUREL, MARYLAND 20707

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 1, Block 14, PARADISE PARK, as per plat thereof on file in Plat Book 8 at page 17 of the Public Records of St. Lucie County, Florida

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT 1135 - 12TH STREET, LAUREL, MARYLAND 20707

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, I hereunto set my hand and seal this 27th day of April, 2012.

Signed, sealed and delivered in our presence as witnesses:

Angela Moore Cook
 Witness Signature

Angela Moore Cook
 Printed Witness Signature

Vinson T. McCarty, Sr.
 Signature

Vinson T. McCarty, Sr., a married adult

Printed Signature

1135 - 12th Street

Address

Laurel, Maryland 20707

City, State, Zip

Adrienne Y. Jones
 Witness Signature

Adrienne Y. Jones
 Printed Witness Signature

STATE OF Maryland
 COUNTY OF Baltimore
 City

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Vinson T. McCarty, Sr., 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 (State of MD); 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 27th day of April, A.D. 2012.

Angela Moore Cook
 Notary Signature

Angela Moore Cook
 Notary Printed Signature

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

Property Identification

Site Address: 2306 N 23rd ST
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: RS-4

Parcel ID: 1433-701-0245-000-4
 Account #: 11779
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Vinson T McCarty Sr
 PO Box 1213
 Fort Pierce, FL 34954

Legal Description

PARADISE PARK BLK 14 LOT 1 (OR 842-2798)

Current Values

Just/Market Value: \$42,400
 Assessed Value: \$40,656
 Exemptions: \$0
 Taxable Value: \$40,656



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.

Total Areas

Finished/Under Air (SF): 1,092
 Gross Sketched Area (SF): 1,596
 Land Size (acres): 0.22
 Land Size (SF): 9,675

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
May 21, 1993	0842 / 2798	XX01	WD	McCarty Savannah	\$16,700
Feb 1, 1977	0264 / 1296	XX00	CV		\$29,000

Building Information (1 of 1)

Finished Area: 1,092 SF

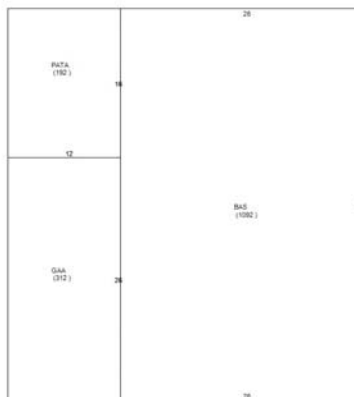
Gross Sketched Area: 1,596 SF

Exterior Data

View:	Roof Cover: Asph Shingle	Roof Structure: Gable
Building Type: HD	Year Built: 1976	Frame:
Grade: D	Effective Year: 1976	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1092	1092	136
GAA	Garage Attached Average	312	0	76
PATA	Patio Average (Plain Slab)	192	0	56

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building:	\$37,900
Land:	\$4,500
Just/Market:	\$42,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$1,744
Assessed:	\$40,656
Exemption(s):	\$0
Taxable:	\$40,656

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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	\$42,400	\$40,656	\$0	\$40,656
2017	\$39,300	\$36,960	\$0	\$36,960
2016	\$33,600	\$33,600	\$0	\$33,600

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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

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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Planning Board

6. f.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

Voluntary Annexation - (2408-605-0001-000-2) - 3301 Avenue A

LOCATION

3301 Avenue A

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial Map

3301 Avenue A Supporting Documents

Form Review

Form Started By: Brandon Creagan

Started On: 10/01/2019 11:20 AM

Final Approval Date: 10/02/2019



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director *RA*

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

RE: **Application for Annexation**
3301 Avenue A

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owner: Socrate Inc.
 6990 12th Street
 Vero Beach, FL 32966

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land with a change to the Future Land Use Designation to General Commercial (GC) and a Zoning designation to General Commercial (C-3)

Site Location: 3301 Avenue A, Fort Pierce, Florida

Parcel ID: 2408-605-0001-000-2

Parcel Size: 0.57 acres

Current Zoning: Commercial General (CG) (St. Lucie County)

Current Future Land Use: Commercial (COM) (St. Lucie County)

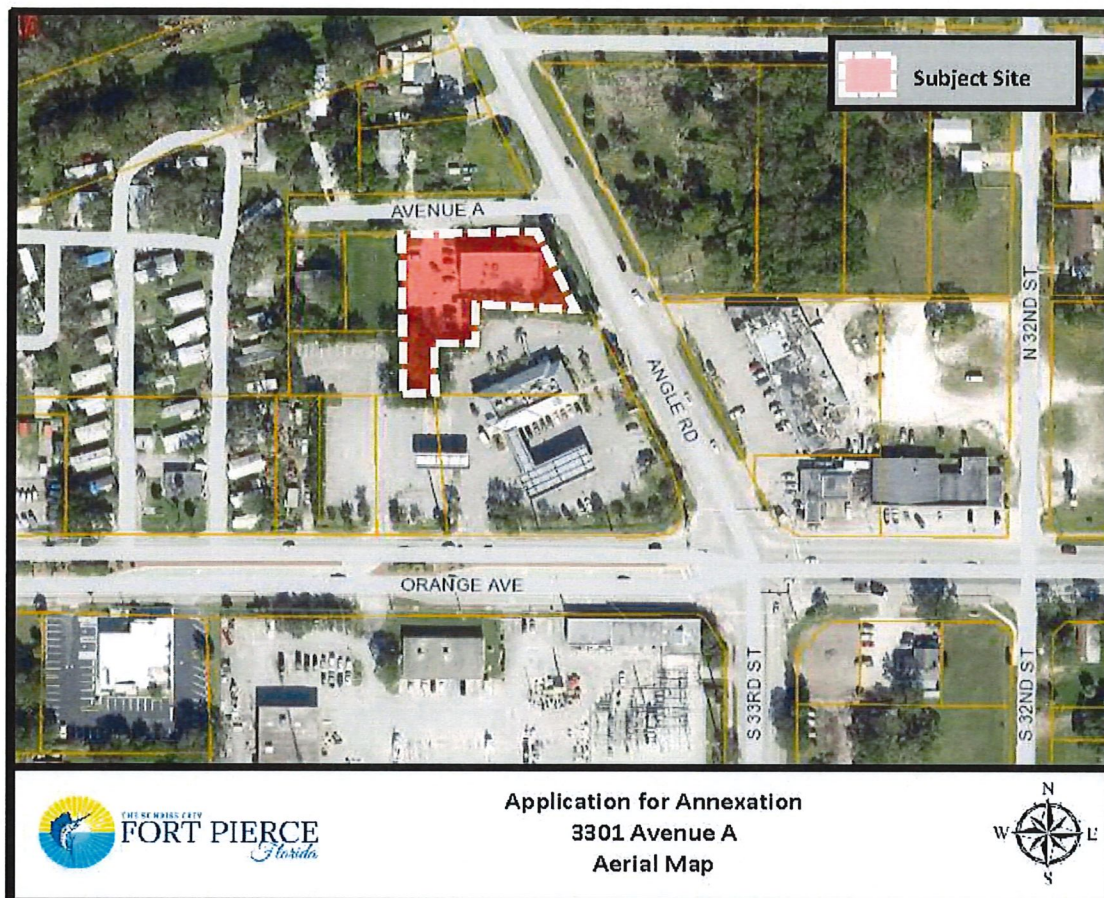
Proposed Zoning: General Commercial (C-3)

Proposed Future Land Use: General Commercial (GC)

Surrounding Zoning:	North	East	South	West
	CG (SLC)	C-3	RS-3 (SLC)	CG (SLC)
Surrounding FLU:	COM (SLC)	GC	RU (SLC)	COM (SLC)

Staff Analysis:

This is a request for a voluntary annexation of property (Parcel ID 2408-605-0001-000-2) located at 3301 Avenue A in Fort Pierce, Florida.



The current St. Lucie County Zoning for 3301 Avenue A is Commercial General (CG), with a St. Lucie County Future Land Use of Commercial (COM). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation will be General Commercial (C-3), and the proposed Future Land Use designation will be General Commercial (GC).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also within the Fort Pierce Utilities Authority (FPUA) service area. There is a signed Annexation Agreement for this property from the FPUA which grants water service and/or sewer service outside the City limits of the City of Fort Pierce.

This proposed annexation is consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately \$282,200. If the Application for Annexation is approved it would create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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 property is within the FPUA service boundary. As stated in Policy, 1.11.1 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"

The surrounding area has an even mix of properties that are within both St. Lucie County jurisdiction as well as within the City of Fort Pierce jurisdiction. The annexation of this property would help to continue eliminating irregularities along the City's boundary in this area. The adoption of this property into the City will also serve to provide efficient public services.

The City of Fort Pierce Future Land Use and Zoning designations will remain consistent with the current County designation and the City's Comprehensive Plan. The Future Land Use designation of GC and Zoning Designation of C-3 are also consistent with Policy 1.11.5.


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.

Public Notification:

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provided notice of this annexation by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

Staff Recommendation:

The request meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends that the Planning Board forward the proposed annexation application which includes a change to the Future Land Use designation of GC and a Zoning designation of C-3 to the City Commission for approval.

 Subject Site



Application for Annexation
301 Avenue A
Aerial Map



Rec. # 18-50

<p>RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145 This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950</p> <p>Property Appraisers Parcel Identification (Folio) Number(s): <u>2408-605-0001-000-2 & 2408-605-0003-000-6</u></p>	<p>ANNEXATION AGREEMENT INDIVIDUAL</p>
<p>To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191</p>	<p><u>3301 AND 3311 AVENUE A, FORT PIERCE, FL</u> Location Address</p> <p><u>6990 12TH 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 12TH 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 12th 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 12th Street
 Address
 Vero Beach, FL 32966
 City, State, Zip

Cecilia P. Gazzara
 Signature
 Cecilia P. Gazzara, Trustee

Printed Signature
 6990 12th 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 12th 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

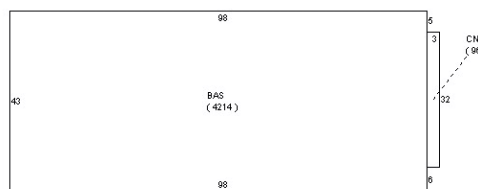
View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid
Building Type: STRL	Year Built: 2011	Frame:
Grade: Y_C	Effective Year: 2011	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

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

Planning Board

6. g.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

Voluntary Annexation - (2433-221-0005-040-2) - 3601 West Wilderness Drive

LOCATION

3601 West Wilderness Drive

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial Map

3601 West Wilderness Drive Supporting Documents

Form Review


Form Started By: Brandon Creagan


Started On: 10/01/2019 07:28 PM

Final Approval Date: 10/02/2019



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Application for Annexation**
3601 West Wilderness Drive

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owner: Richard A. Cotton
3601 West wilderness Drive
Fort Pierce, FL 34982

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land with associated change to the Future Land Use Designation to Low-Density Residential (RL) and a Zoning Designation of Residential Single Family 3 Units Per Acre (E-3)

Site Location: 3601 West Wilderness Drive, Fort Pierce, Florida

Parcel ID: 2433-221-0005-040-2

Parcel Size: 0.50 acres

Current Zoning: Residential Single Family 3 Dwelling Units/Acre (RS-3) (St. Lucie County)

Current Future Land Use: Residential Urban 5 Dwelling Units/Acre (RU) (St. Lucie County)

Proposed Zoning: Residential Single Family Three Units Per Acre (E-3)

Proposed Future Land Use: Low Density Residential (RL)

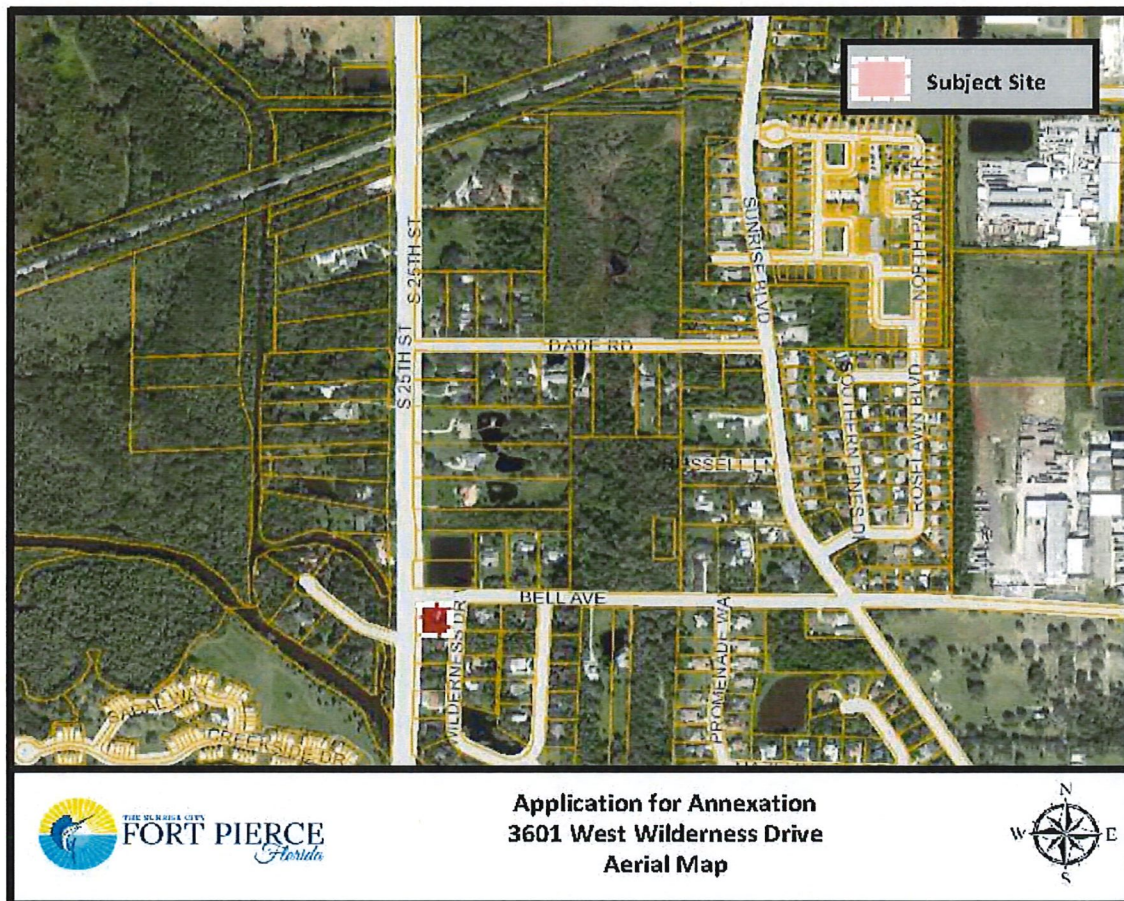
Surrounding Zoning:

North	East	South	West
AR-1 (SLC)	E-3	E-3	AR-1 & CPUB (SLC)
RU (SLC)	RL	RL	CPUB & RS (SLC)

Surrounding FLU:

Staff Analysis:

The subject request is for a voluntary annexation of property (Parcel ID 2433-221-0005-040-2) located at 3601 West Wilderness Drive in Fort Pierce, Florida.



The current St. Lucie County Future Land Use Designation for 3601 West Wilderness Drive is Residential Urban 5 Dwelling Units/Acre (RU) and a Zoning Designation of Residential Single Family 3 Dwelling Units/Acre (RS-4). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use and Zoning Designations are Low Density Residential (RL) and Residential Single Family 3 Units Per Acre (E-3), respectively.

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there is a signed Annexation Agreement for this property from the FPUA which grants water service and/or sewer service outside the City limits of the City of Fort Pierce.

This proposed annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately \$50,248. Should the Application for Annexation be approved, it would create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: “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 property is within the FPUA service boundary. Pursuant to Policy, 1.11.1 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”

The surrounding area has an even mix of properties within both St. Lucie County and the City of Fort Pierce jurisdictions. The annexation of this property will help to continue eliminating irregularities along the City’s boundary in this area and assist in providing efficient public services.

The City of Fort Pierce Future Land Use and Zoning designations will remain consistent with the current County designation and the City’s Comprehensive Plan. The Future Land Use and Zoning Designations of RL and (E-3), respectively, will also be consistent with Policy 1.11.5.

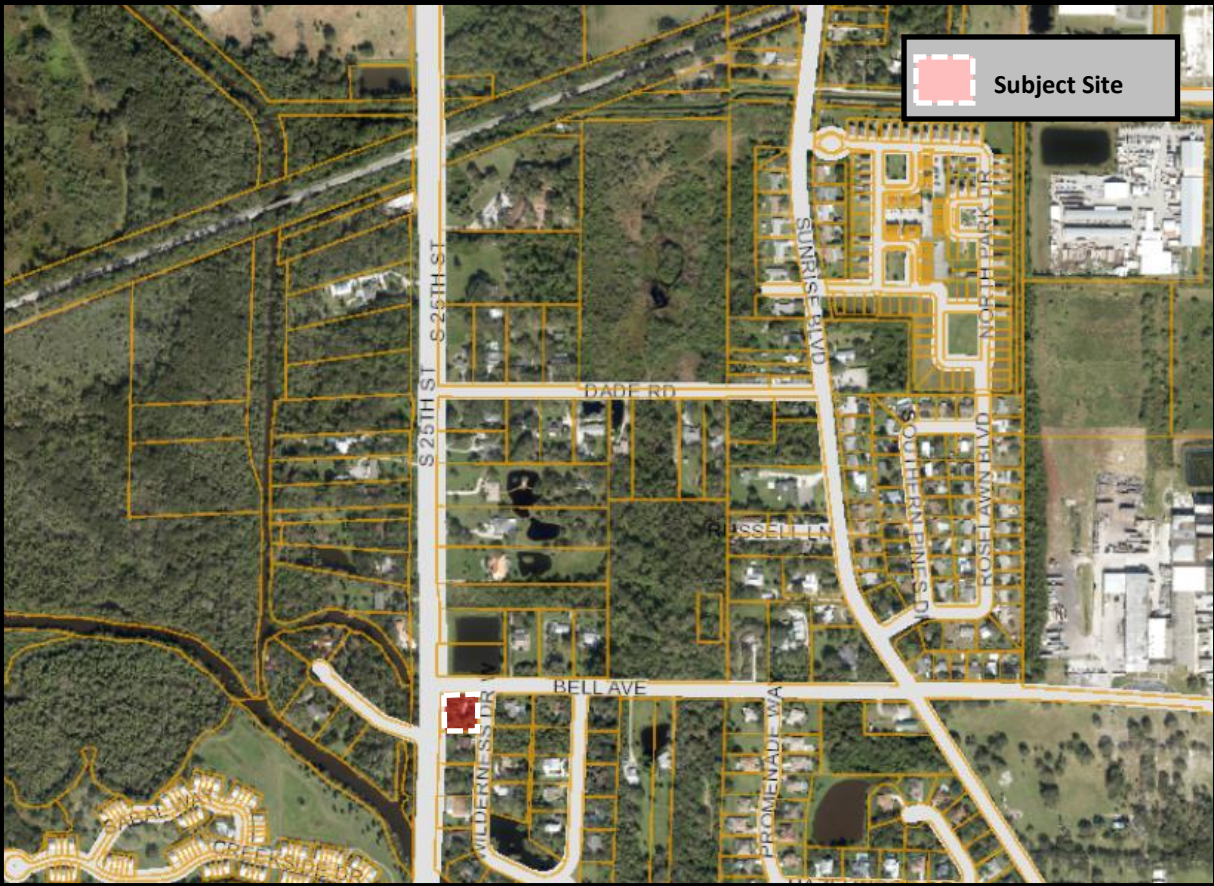
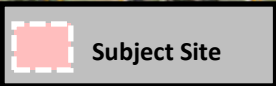
Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification:

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provided notice of this annexation by mail to the St. Lucie County Administrator’s Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

Staff Recommendation:

The subject request meets the above standards of the City’s Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends that the Planning Board recommend approval of the proposed annexation application with associated changes to the Future Land Use and Zoning Designations to RL and E-3 to the City Commission for approval.



Application for Annexation
3601 West Wilderness Drive
Aerial Map



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):

2433-221-0005-040-2

ANNEXATION AGREEMENT
INDIVIDUAL

RONALD M. DILLON, AN UN-REMARIED WIDOWER
3601 W. WILDERNESS DRIVE
FORT PIERCE, FLORIDA 34982

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

3601 W. WILDERNESS DRIVE, FT. PIERCE, FLORIDA 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:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

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 14 day of Sept, 2018.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Rachel Ragan
Witness Signature

Rachel Ragan
Printed Witness Signature

Ronald M. Dillon
Signature-Ronald M. Dillon, an un-remarried widower

Printed Signature

3601 W. Wilderness Drive, Ft. Pierce, Florida 34982
Address

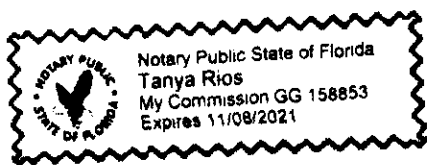
Tanya Rios
Witness Signature

Tanya Rios
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 Ronald M. Dillon, in whose names the foregoing instrument was executed, and that he severally acknowledged executing the same freely and voluntarily, and 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 14th day of Sept A.D. 2018.

Tanya Rios
Notary Signature

Tanya Rios
Notary Printed Signature

OR BOOK 4209

File No. 00-010-402835
Title Order No. 00402835

OR BOOK 1390 Page 2640

EXHIBIT ONE

Lot 1, Block 1, Raintree Forest, an unrecorded plat more particularly described as follows:

Beginning at a point that is 30 feet South of and 75 feet East of the Northwest corner of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run South $89^{\circ} 34' 48''$ East, parallel to the North line of said Section 33, a distance of 124.40 feet, to the Point of Curvature of a radially tangent curve; thence Easterly and Southerly along the arc of said curve being concave to the Southwest, having a radius of 25.00 feet, a delta of $92^{\circ} 02' 01''$ an arc distance of 40.16 feet; thence tangent to said curve South $02^{\circ} 27' 15''$ West, parallel to the West line of said Section 33, a distance of 119.10 feet, thence North $89^{\circ} 34' 48''$ West, a distance of 150.30 feet; thence North $02^{\circ} 27' 15''$ East, a distance of 145.00 feet, to the Point of Beginning.

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

Property Identification

Site Address: 3601 W WILDERNESS DR
 Sec/Town/Range: 33/35S/40E
 Map ID: 24/33N
 Zoning: RS-3

Parcel ID: 2433-221-0005-040-2
 Account #: 33043
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Richard A Cotton
 3601 W WILDERNESS DR
 Fort Pierce, FL 34982

Legal Description

33 35 40 FROM PT 30 FT S AND 75 FTE OF NW COR OF SEC RUN S 89 DEG 34 MIN 46 SEC E // TO N SEC LI 124.40 FT TO PC OF CURVE CONC SWLY, R 25 FT, DELTA 92 DEG 02 MIN01 SEC, TH ELY AND SLY ALG ARC OF CURVE 40.16 FT, TH S 02 DEG 27 MIN 15 SEC W // TO W SEC LI 119.10 FT, TH N 89 DEG 34 MIN 46 SEC W 150.30 FT, TH N 02 DEG 27 MIN 15 SEC E 145 FT TO POB (KNOWN AS LOT 1 BLK 1 UNREC RAIN TREE FOREST) (0.50 AC) (OR 4240-2545)

Current Values

Just/Market Value: \$131,100
 Assessed Value: \$100,248
 Exemptions: \$50,000
 Taxable Value: \$50,248



Total Areas

Finished/Under Air (SF): 1,664
 Gross Sketched Area (SF): 3,832
 Land Size (acres): 0.5
 Land Size (SF): 21,780

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
Mar 1, 2019	4240 / 2545	0001	WD	Dillon Ronald M	\$150,000
Jan 31, 2001	1390 / 2638	XX00	WD	Jones William D	\$90,000
May 16, 2000	1301 / 2135	XX04	FJ	Jones William D	\$0
Apr 1, 1999	1214 / 0787	XX00	WD	White Mark E	\$85,000
Sep 29, 1992	0809 / 0043	XX00	WD	Danny L Minix	\$97,800
Jul 6, 1990	0698 / 2760	XX00	WD	Patrick V Ludovico	\$96,800
Feb 1, 1987	0532 / 2376	XX01	CV		\$0
Dec 1, 1980	0345 / 0025	XX00	CV		\$76,500

Building Information (1 of 1)

Finished Area: 1,664 SF

Gross Sketched Area: 3,832 SF

Exterior Data

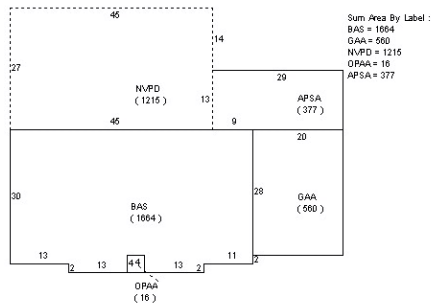
View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HC	Year Built: 1980	Frame:
Grade: C	Effective Year: 1980	Primary Wall: Brk/Wd Frame
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3
 Full Baths: 2
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APSA	Aluminium Porch (Screen) Average	377	0	84
BAS	BASE AREA	1664	1664	180
GAA	Garage Attached Average	560	0	96
NVPD	Pool Deck for Sketch Only (Valued in SFYI)	1215	0	144
OPAA	Open Porch Attached Average	16	0	16

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	450	1965
POOL DK-AVG	1	853	1965
Driv-Concret	1	740	1980
VINYLFENCE6'	1	90	1999

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$94,600					
Land:	\$36,500	2018	2002	0500	Homestead Exemption	\$25,000
Just/Market:	\$131,100	2018	2008	0550	Homestead Exemption over \$50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$30,852					
Assessed:	\$100,248					
Exemption(s):	\$50,000					
Taxable:	\$50,248					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	0.5	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assesments 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	\$131,100	\$100,248	\$50,000	\$50,248
2017	\$121,000	\$98,187	\$50,000	\$48,187
2016	\$100,900	\$96,168	\$50,000	\$46,168

Permits

Number	Issue Date	Description	Amount	Fee
C22-100691	Oct 24, 2002	Alterations/Remodeling	\$1,167	\$77
C1710-0774	Nov 3, 2017		\$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](#)

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
 © Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

Planning Board

6. h.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

Voluntary Annexation - (2419-311-0001-000-4) - 2675 McNeil Road

LOCATION

2675 McNeil Road

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial Map

2765 McNeil Road Supporting Documents

Form Review

Form Started By: Brandon Creagan

Started On: 10/01/2019 07:33 PM

Final Approval Date: 10/02/2019



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director *RA*

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

RE: **Application for Annexation**
2675 McNeil Road

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owner: Rebekah Dubel
 2675 McNeil Road
 Fort Pierce, FL 34981

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land with associated change to the Future Land Use and Zoning Designations to Office Professional (OP) and Neighborhood Commercial (C-2), respectively

Site Location: 2675 McNeil Road, Fort Pierce, Florida

Parcel ID: 2419-311-0001-000-4

Parcel Size: 0.49 acres

Current Zoning: Commercial Office (CO) (St. Lucie County)

Current Future Land Use: Commercial (COM) (St. Lucie County)

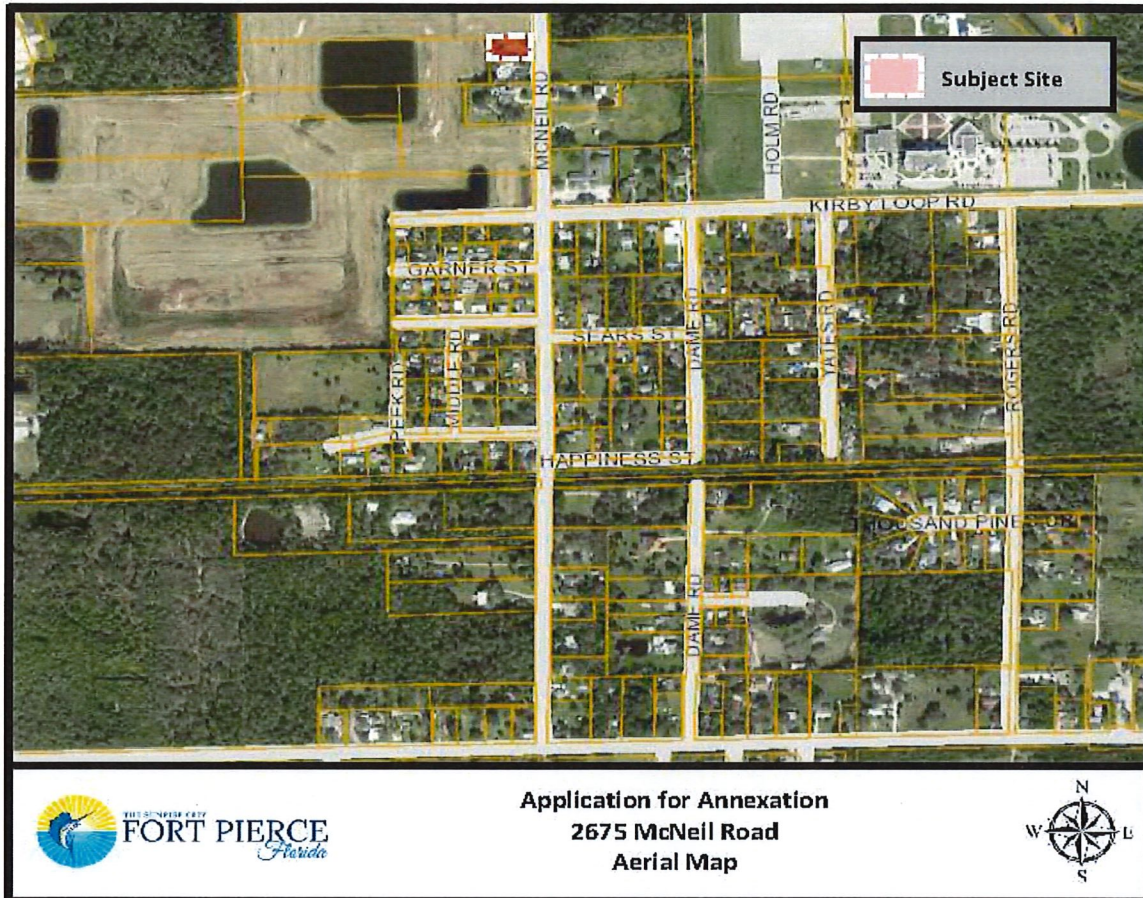
Proposed Zoning: Neighborhood Commercial (C-2)

Proposed Future Land Use: Office Professional (OP)

Surrounding Zoning:	North	East	South	West
	R-4	C-3 & CO (SLC)	R-3	R-4
Surrounding FLU:	RM	GC & COM (SLC)	RL	RM

Staff Analysis:

This is a request for a voluntary annexation of property (Parcel ID 2419-311-0001-000-4) located at 2675 McNeil Road in Fort Pierce, Florida.



The current St. Lucie County Future Land Use Designation for 2675 McNeil Road is Commercial (COM) with the Zoning Classification of General Office (CO). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation is Office Professional (OP) with a compatible Zoning Designation of Neighborhood Commercial (C-2).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there is a signed Annexation Agreement for this property from the FPUA which grants water service and/or sewer service outside the City limits of the City of Fort Pierce.

This proposed annexation is also consistent with Chapter 171.044, F.S, whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately \$6,168. If the Application for Annexation is approved it would create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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 property is within the FPUA service boundary. Pursuant to Policy, 1.11.1 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".

The surrounding area has an even mix of properties both within St. Lucie County and City of Fort Pierce jurisdictions. The annexation of this property will help to continue eliminating irregularities along the City's boundary in this area and provide more efficient public services.

The City of Fort Pierce proposed Future Land Use and Zoning designations will remain consistent with the current County and City's Comprehensive Plans. The Future Land Use designation of Office Professional (OP) and Zoning Designation of Neighborhood Commercial (C-2) will also be consistent with Policy 1.11.5.

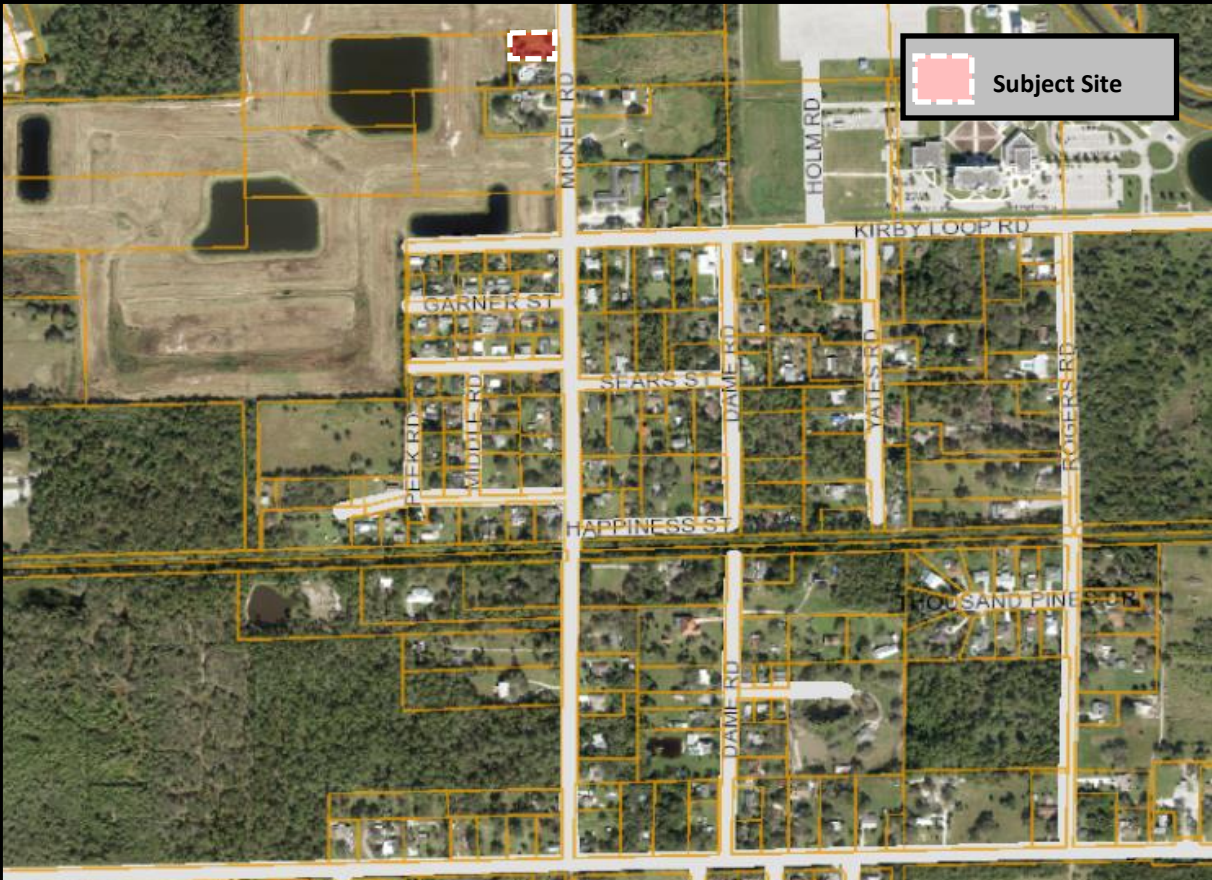
Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.


Public Notification:

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provided notice of this annexation by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

Staff Recommendation:

The subject request meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends that the Planning Board recommend approval of the proposed annexation application with associated changes to the Future Land Use and Zoning designations of OP and C-2, respectively.



 Subject Site



Application for Annexation
2675 McNeil Road
Aerial Map



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): 2419-311-0001-000-4	ANNEXATION AGREEMENT INDIVIDUAL
--	--

TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	<u>2675 MCNEIL ROAD, FORT PIERCE, FL 34981</u> Location Address <u>2675 MCNEIL ROAD, FORT PIERCE, FL 34981</u> 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 the attached legal description

THE ABOVE-DESCRIBED PROPERTY IS 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 15th day of April, 2016.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

[Signature]
 Witness Signature
R.N. Koblegard III
 Printed Witness Signature


[Signature]
 Witness Signature
Leah Hubbard
 Printed Witness Signature

[Signature]
 Signature
 Rebekah Dubel, his wife
 Printed Signature
 2675 MCNEIL ROAD
 Address
 FORT PIERCE, FL 34981
 City, State, Zip

[Signature]
 Signature
 Wayne Dubel
 Printed Signature
 2675 MCNEIL ROAD
 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 Wayne Dubel and Rebekah Dubel, in whose names the foregoing instrument was executed, and that they severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named persons: Driver's Licenses, and that an oath was not taken.

<p>RUBBER STAMP NOTARY SEAL</p> 	Witness my hand and official Seal in the County and State last aforesaid this <u>15th</u> day of April A.D. 2016. <u>[Signature]</u> Notary Signature <u>Leah M. Hubbard</u> Notary Printed Signature
--	--

Legal 19 35 40 N1/2 of W 190 FT of E 223 FT OF S 7.88
AC OF N 1/2 OF NE 1/4 OF SW 1/4 (o.49 AC)

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

Property Identification

Site Address: 2675 MCNEIL RD
 Sec/Town/Range: 19/35S/40E
 Map ID: 24/19S
 Zoning: CO

Parcel ID: 2419-311-0001-000-4
 Account #: 27350
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Rebekah Dubel
 2675 McNeil RD
 Fort Pierce, FL 34981

Legal Description

19 35 40 N 1/2 OF W 190 FT OF E 223 FT OF S 7.88 AC OF N 1/2 OF NE 1/4 OF SW 1/4 (0.49 AC) (OR 327-2487; 3092-2853)

Current Values

Just/Market Value: \$51,800
 Assessed Value: \$31,168
 Exemptions: \$25,000
 Taxable Value: \$6,168



Total Areas

Finished/Under Air (SF): 976
 Gross Sketched Area (SF): 976
 Land Size (acres): 0.49
 Land Size (SF): 21,344.4

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
May 26, 2009	3092 / 2853	0116	QC	Sharp Janice E	\$100
Mar 1, 1980	0327 / 2487	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 976 SF

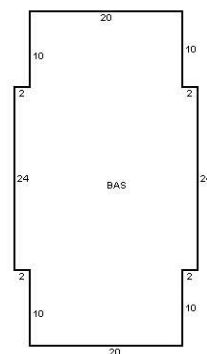
Gross Sketched Area: 976 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HD	Year Built: 1949	Frame:
Grade: D	Effective Year: 1960	Primary Wall: Frm Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Sing Pine
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	976	976	136

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	100	1999

Current Year Values

Current Values Breakdown

Building:	\$25,000
Land:	\$26,800
Just/Market:	\$51,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$20,632
Assessed:	\$31,168
Exemption(s):	\$25,000
Taxable:	\$6,168

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2018	1999	0500	Homestead Exemption	\$25,000
2018	2008	0550	Homestead Exemption over \$50,000	\$0

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	0.49	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	\$51,800	\$31,168	\$25,000	\$6,168
2017	\$43,500	\$30,527	\$25,000	\$5,527
2016	\$29,900	\$29,900	\$25,000	\$4,900

Permits

Number	Issue Date	Description	Amount	Fee
C164-0407	Apr 21, 2016	Plumbing	\$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

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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Planning Board

6. i.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

Voluntary Annexation - (2430-501-0003-000-6) - 4880 Edwards Road

LOCATION

4880 Edwards Road

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial Map

4880 Edwards Road Supporting Documents

Form Review


Form Started By: Brandon Creagan


Started On: 10/01/2019 07:43 PM

Final Approval Date: 10/02/2019



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Application for Annexation
 4880 Edwards Road**

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owner: Roger B Miller
 4880 Edwards Road
 Fort Pierce, FL 34981

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land with an associated change to the Future Land Use Designation of Low-Density Residential (RL) and the Zoning Designation of Single-Family Low Density (R-1),

Site Location: 4880 Edwards Road, Fort Pierce, Florida

Parcel ID: 2430-501-0003-000-6

Parcel Size: 0.88 acres

Current Zoning: Residential Single Family 3 Dwelling Units/Acre (RS-3) (St. Lucie County)

Current Future Land Use: Residential Urban 5 Dwelling Units/Acre (RU) (St. Lucie County)

Proposed Zoning: Single-Family Low Density (R-1)

Proposed Future Land Use: Low Density Residential (RL)

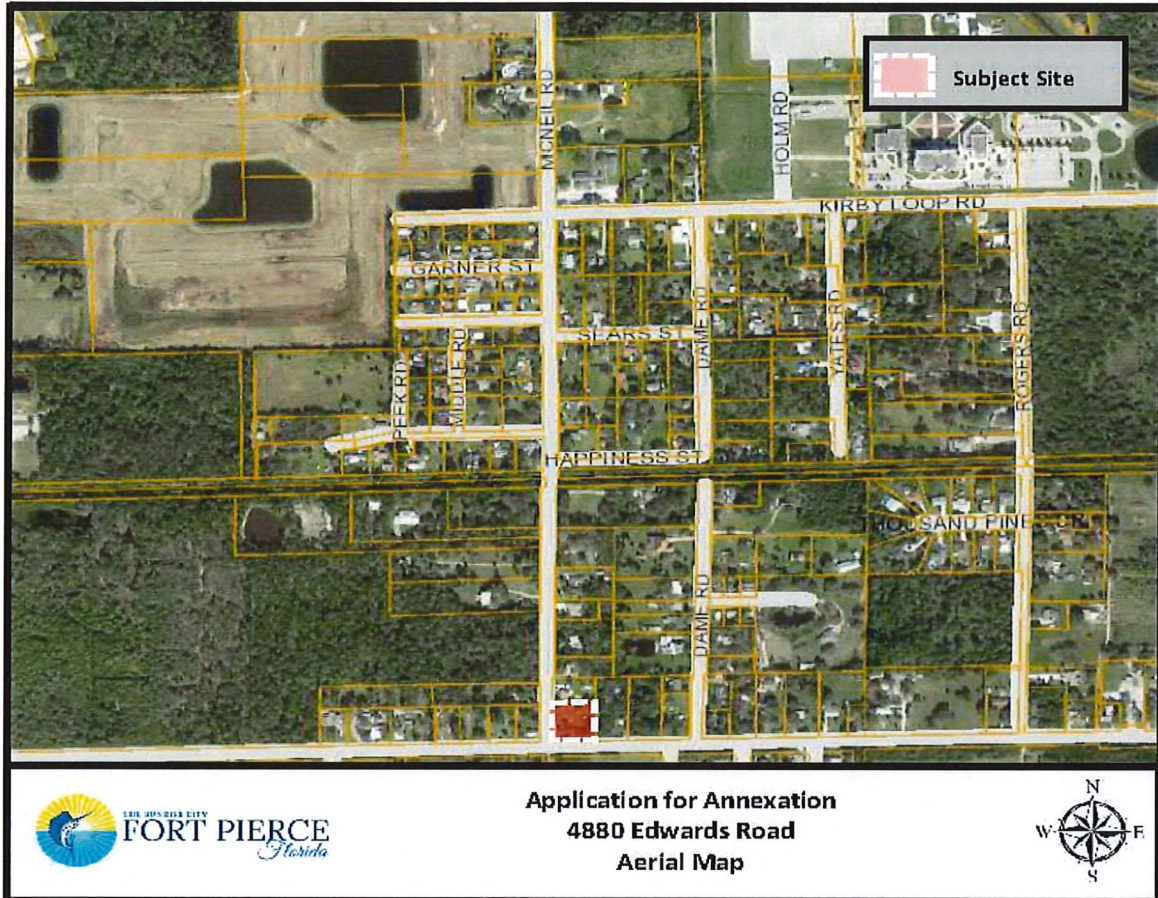
Surrounding Zoning:

North	East	South	West
R-4	RS-3 (SLC)	R-3	R-4
R-1	RU (SLC)	R-2	R-2

Surrounding FLU:

Staff Analysis:

The subject request is for a voluntary annexation of property (Parcel ID 2430-501-0003-000-6) located at 4880 Edwards Road in Fort Pierce, Florida.



The current St. Lucie County Future Land Use Designation for 3601 West Wilderness Drive is Residential Urban 5 Dwelling Units/Acre (RU) with a St. Lucie County Zoning Designation of Single Family 3 Dwelling Units/Acre (RS-3). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the Future Land Use Designation of Residential Urban 5 Dwelling Units/Acre (RU) and compatible Zoning Designation of Single-Family Low Density (R-1), is proposed.

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there is a signed Annexation Agreement for this property from the FPUA which grants water service and/or sewer service outside the City limits of the City of Fort Pierce.

This proposed annexation is also consistent with Chapter 171.044, F.S, whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately \$17,513. If the Application for Annexation is approved it would create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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 property is within the FPUA service boundary. Pursuant to Policy, 1.11.1 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"

The surrounding area has an even mix of properties within both St. Lucie County and City of Fort Pierce jurisdictions. The annexation of this property will help to continue eliminating irregularities along the City's boundary in this area and assist in providing more efficient public services.

The City of Fort Pierce Future Land Use and Zoning designations will remain consistent with the current County designation and the City's Comprehensive Plan. The Future Land Use and Zoning Designations of RL and R-1, respectively, will be consistent with Policy 1.11.5.

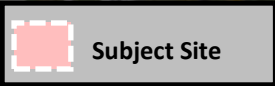
Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification:

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provided notice of this annexation by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

Staff Recommendation:

The subject request meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends that the Planning Board recommend approval of the proposed annexation application with the associated change to the Future Land Use and Zoning Designations of RL and R-1, respectively.



Application for Annexation
4880 Edwards Road
Aerial Map



<p>RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX</p> <p>This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950</p> <p>Property Appraisers Parcel Identification (Folio) Number(s): 2430-501-0003-000-6</p>	<p>ANNEXATION AGREEMENT INDIVIDUAL</p>
--	---

<p>TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191</p>	<p>4880 EDWARDS ROAD, FORT PIERCE, FLORIDA 34981 Location Address</p> <hr/> <p>4880 EDWARDS ROAD, FORT PIERCE, FLORIDA 34981 Mailing Address (if different from location address)</p>
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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 SOUTH 220 FEET OF LOTS 1, 2 AND 3, LESS ROAD RIGHTS OF WAY, AND THE NORTH 136 FEET OF LOTS 4 AND 5, LESS ROAD RIGHTS OF WAY, SUNSET PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

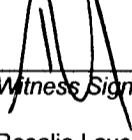
THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

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 hand and seal this 12th day of JULY, 2013.


Signed, sealed and delivered in our presence as witnesses:



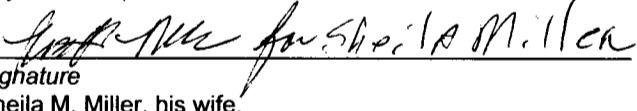
 Witness Signature
 Rosalie Lavertu
 Printed Witness Signature



 Witness Signature
 AMY SHEVLIN
 Printed Witness Signature



 Signature
 Roger B. Miller
 Printed Signature
 4880 Edwards Road
 Address
 Fort Pierce, Florida 34981
 City, State, Zip




 Signature
 Sheila M. Miller, his wife,
 By: Roger B. Miller, her Attorney-in-Fact
 Printed Signature
 4880 Edwards Road
 Address
 Fort Pierce, Florida 34981
 City, State, Zip

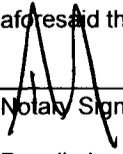
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Roger B. Miller, individually, and as Attorney-in-Fact for Sheila M. Miller, his wife**, 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: 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 12th day of JULY, A.D. 2013.



 Notary Signature
 Rosalie Lavertu
 Notary Printed Signature

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

Property Identification

Site Address: 4880 EDWARDS RD
 Sec/Town/Range: 30/35S/40E
 Map ID: 24/30N
 Zoning: RS-3

Parcel ID: 2430-501-0003-000-6
 Account #: 32853
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Roger B Miller
 4880 Edwards Rd
 Fort Pierce, FL 34981

Legal Description

SUNSET PARK S/D S 220 FT OF LOT 1, 2 AND 3-LESS RD R/W- (0.88 AC) (OR 238-1030)

Current Values

Just/Market Value: \$65,100
 Assessed Value: \$42,513
 Exemptions: \$25,000
 Taxable Value: \$17,513



Total Areas

Finished/Under Air (SF): 1,128
 Gross Sketched Area (SF): 1,400
 Land Size (acres): 0.88
 Land Size (SF): 38,332.8

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 1, 1975	0238 / 1030	XX00	CV		\$28,500

Building Information (1 of 1)

Finished Area: 1,128 SF

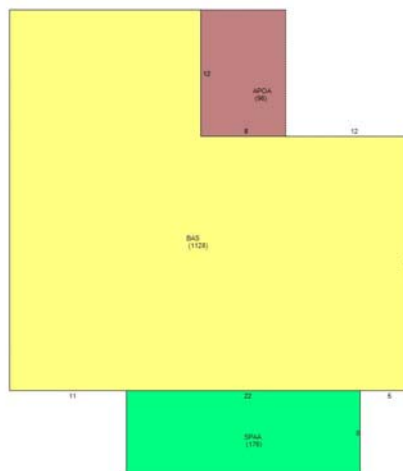
Gross Sketched Area: 1,400 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HC-	Year Built: 1926	Frame:
Grade: C-	Effective Year: 1926	Primary Wall: Wood no Sh
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Sing Pine
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APOA	Aluminium Porch (Open) Average	96	0	40
BAS	BASE AREA	1128	1128	148
SPAA	Screen Porch Attached Average	176	0	60

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	96	1999

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$21,800					
Land:	\$43,300	2018	1999	0500	Homestead Exemption	\$25,000
Just/Market:	\$65,100	2018	2008	0550	Homestead Exemption over \$50,000	\$0
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$22,587					
Assessed:	\$42,513					
Exemption(s):	\$25,000					
Taxable:	\$17,513					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	0.88	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	\$65,100	\$42,513	\$25,000	\$17,513
2017	\$51,000	\$41,639	\$25,000	\$16,639
2016	\$41,400	\$40,783	\$25,000	\$15,783

Permits

Number	Issue Date	Description	Amount	Fee
C1005-0246	May 25, 2010	Storm Shutters	\$0	\$0
C1007-0243	Aug 9, 2010	Air Conditioning Only	\$0	\$0
C1008-0068	Aug 9, 2010	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

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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Planning Board

6. j.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

Voluntary Annexation - (2419-221-0001-000-8) - 2250 South Jenkins Road

LOCATION

2250 South Jenkins Road

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial Map

2550 South Jenkins Road Supporting Documents

Form Review


Form Started By: Brandon Creagan


Started On: 10/01/2019 07:46 PM

Final Approval Date: 10/03/2019



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Application for Annexation**
2250 South Jenkins Road

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owner: School Board of St Lucie County
 501 NW University Boulevard
 Port St Lucie, FL 34986

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land with a change to the Future Land Use Designation of High Density Residential (RH) and a Zoning Designation of High Density Residential (R-5)

Site Location: 2250 South Jenkins Road, Fort Pierce, Florida

Parcel ID: 2419-221-0001-000-8

Parcel Size: 17.7 acres

Current Zoning: Residential Multi-Family 11 Dwelling Units/Acre (RM-11) (St. Lucie County)

Current Future Land Use: RH, Residential Heavy (RH) (St. Lucie County)

Proposed Zoning: High Density Residential (R-5)

Proposed Future Land Use: High Density Residential (RH)

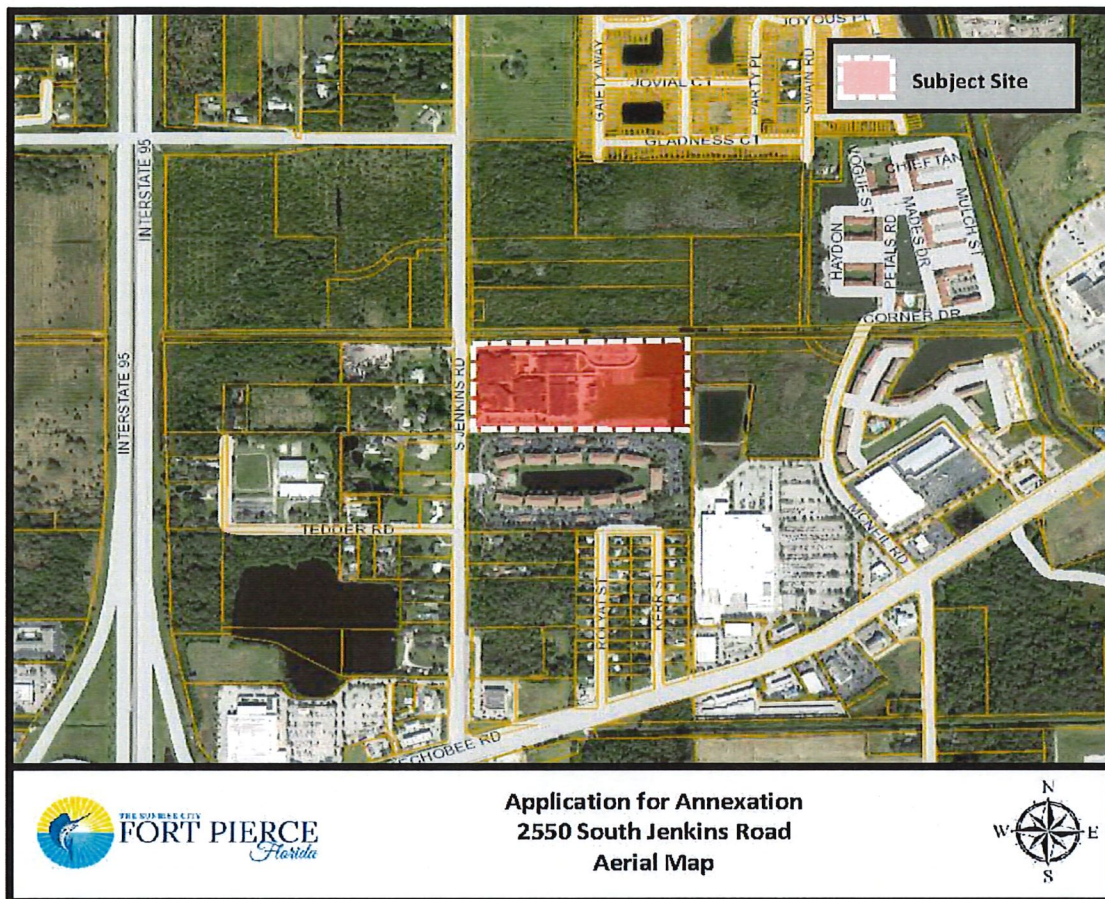
Surrounding Zoning:

Surrounding FLU:

North	East	South	West
R-4	C-3	R-5	AR-1 & RS-2 (SLC)
RM	GC	RH	RL & RU (SLC)

Staff Analysis:

The subject request is for a voluntary annexation of property (Parcel ID 2419-221-0001-000-8) located 2250 South Jenkins Road in Fort Pierce, Florida.



The current St. Lucie County Future Land Use Designation for 2250 South Jenkins Road is Residential Heavy (RH) and the St. Lucie County Zoning District Designation is Residential Multi-Family 11 Dwelling Units/Acre (RM-11). In order to ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is High Density Residential (RH) with a compatible Zoning District classification of High Density Residential (R-5).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there is a signed Annexation Agreement for this property from the FPUA which grants water service and/or sewer service outside the City limits of the City of Fort Pierce.

This proposed annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately \$0.00 (the site is the Samuel S. Gaines Academy K-8 School) and as a non-profit, the taxable value will remain the same should the Application for Annexation be approved.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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 property is within the FPUA service boundary. Pursuant to Policy 1.11.1 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".

The surrounding area has an even mix of properties both within St. Lucie County and the City of Fort Pierce jurisdictions. The annexation of this property would help to continue eliminating irregularities along the City's boundary in this area and assist in providing more efficient public services.

The City of Fort Pierce Future Land Use and Zoning designations will remain consistent with the current County designation and the City's Comprehensive Plan. The Future Land Use designation of RH and Zoning classification of R-5 is also consistent with Policy 1.11.5.

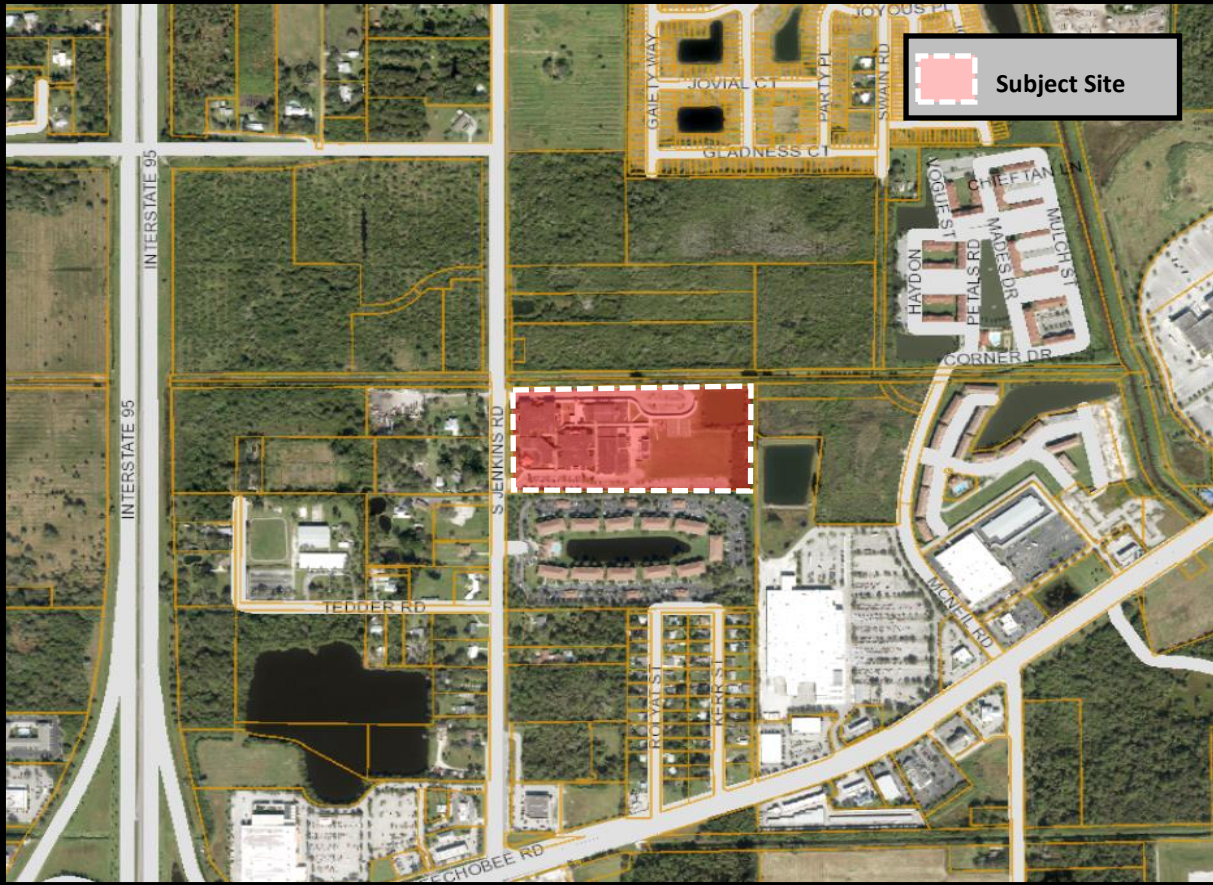
Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification:

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provided notice of this annexation by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

Staff Recommendation:

The subject request meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends that the Planning Board recommend approval of the proposed annexation application with the change to the Future Land Use Designation of RH and a compatible with a Zoning designation of R-5.



ANNEXATION AGREEMENT

This instrument prepared by:
Daniel B. Harrell
Gonano & Harrell
(Courthouse Box #34)
1600 S. Federal Highway, Suite 200
Fort Pierce, Florida 34950-5194
(772) 464-1032 Ext. 1010

Property Appraisers Parcel Identification (Folio) Number(s):
2419-221-0001-000-8

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

Location Address:
2250 South Jenkins Road
Fort Pierce, Florida 34947

Mailing Address (if different from location):
4204 Okeechobee Road
Fort Pierce, Florida 34947

The SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA (School Board"), does hereby apply to the Fort Pierce Utilities Authority for water and sewer service outside the City limits of the City of Fort Pierce, Florida, to the following-described property:

See the Attached Exhibit A

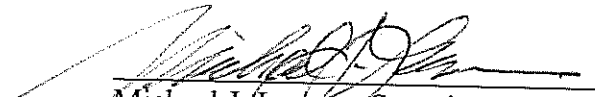
The School Board agrees that in consideration of its request for water and sewer service to its property, that if its property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of the above-described property into the City of Fort Pierce, Florida. The School Board approves, for itself and its successors and assigns, the annexation of its property into the City of Fort Pierce, Florida, and consents thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. The School Board waives any and all objections to annexation of the property and agrees that this Agreement shall be construed to satisfy any requirement of law for consent to, or approval of, such annexation now or hereafter required.

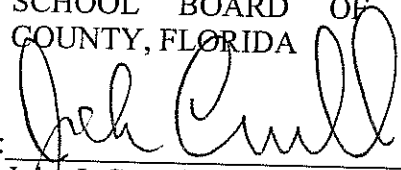
The School Board further confirms that this Agreement shall be binding upon its successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

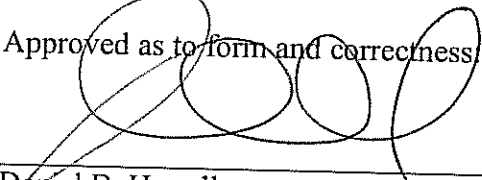
IN WITNESS WHEREOF, the School Board has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 10th day of April, 2007.

ATTEST:

SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA


Michael J. Lannon, Superintendent and Ex Officio Secretary


By: 
John J. Carvelli, Chair

Approved as to form and correctness

Daniel B. Harrell
Attorney for the School Board of St. Lucie County, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 10th day of April, 2007, by John J. Carvelli, as Chair of the School Board of St. Lucie County, Florida. He is personally known to me, or has produced _____ as identification and did did not take an oath.

[Notary Seal]


DANIEL B. HARRELL
Commission ID 645307
Expires February 28, 2011
Buy and Carry Any Auto Insurance 800-389-7010

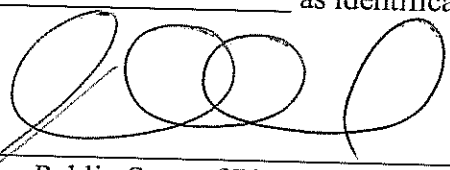

Notary Public-State of Florida
Print Name: DANIEL B HARRELL
My commission expires Feb. 28, 2011

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(Parcel ID No. 2419-221-0001-000-8)

A parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The North one half (1/2) of the NW one fourth (1/4) of the NW one fourth (1/4) of Section 19, Township 36 South, Range 40 East, St. Lucie County, Florida, lying South of the Southerly right-of-way line of the North St. Lucie River Water Management District Canal No. 37 (85.00' Right-of-Way) and lying Easterly of the East right-of-way line of Jenkins Road (80.00' Right-of-Way).

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

Property Identification

Site Address: 2250 S JENKINS RD
 Sec/Town/Range: 19/35S/40E
 Map ID: 24/19N
 Zoning: RM-11 - Co

Parcel ID: 2419-221-0001-000-8
 Account #: 27334
 Use Type: 8300
 Jurisdiction: Saint Lucie County

Ownership

School Board Of St Lucie Co FL
 501 NW University BLVD
 Port St Lucie, FL 34986

Legal Description

19 35 40 N 1/2 OF NW 1/4 OF NW 1/4-LESS W 40 FT FOR RD R/W AND LESS N 42.5 FT FOR CANAL R/W AND LESS A PARCEL MPDAF: BEG AT INT OF SLY R/W LI CANAL #37 AND ELY R/W LI OF JENKINS RD RUN N 89 01 26 E 25 FT, TH S 00 05 10 E 623.88 FT, TH S 88 50 40 W 25 FT, TH N 00 05 10 W 623.96 FT TO POB- (17.70 AC) (OR 767-2945)

Current Values

Just/Market Value: \$14,636,100
 Assessed Value: \$1,085,125
 Exemptions: \$1,085,125
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 214,776
 Gross Sketched Area (SF): 222,911
 Land Size (acres): 17.7
 Land Size (SF): 771,095

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
Dec 3, 1991	0767 / 2945	XX01	WD	SC REALTY INC	\$500,000
Apr 17, 1991	0765 / 1544	XX02	WD	GOLD COAST ASSOC LTD	\$1,250,000
Feb 1, 1985	0456 / 1160	XX00	CV		\$580,000

Building Information (1 of 5)

Finished Area: 35,356 SF

Gross Sketched Area: 35,356 SF

Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid
Building Type: SCHL	Year Built: 2008	Frame:
Grade: Y_C	Effective Year: 2008	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 1	Secondary Wall:

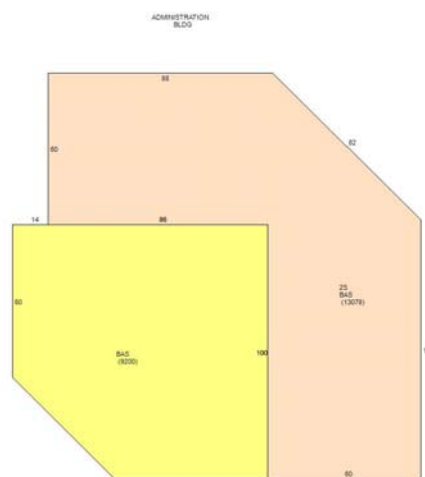
Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0

Half Baths: 0
A/C %: 100%

Heat Fuel: ELEC
Heated %: 100%

Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	13078	13078	578
BAS	BASE AREA	22278	22278	955

Building Information (2 of 5)

Finished Area: 62,696 SF

Gross Sketched Area: 65,224 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_C
Story Height: 2 Story

Roof Cover: Roll Comp
Year Built: 2008
Effective Year: 2008
No. Units: 1

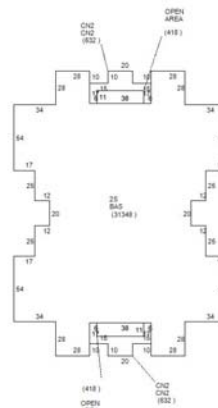
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: Tilt Up
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FredHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	31348	31348	1040
BAS	BASE AREA	31348	31348	1040
CN2	CANOPY	2528	0	704

Building Information (3 of 5)

Finished Area: 20,282 SF

Gross Sketched Area: 22,459 SF

Exterior Data

View:
 Building Type: SCHL
 Grade: Y_C
 Story Height: 1 Story

Roof Cover: Roll Comp
 Year Built: 2008
 Effective Year: 2008
 No. Units: 1

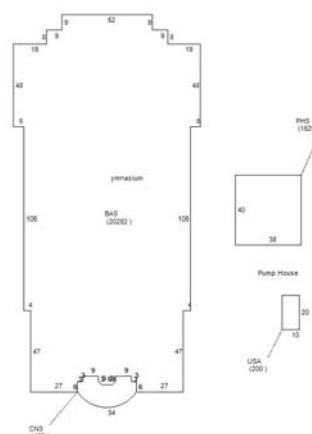
Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: Tilt Up
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Hardwood
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	20282	20282	678
CN3	CANOPY	457	0	100
PHS	BASE AREA PUMPHOUSE	1520	0	156
USA	Utility Shed Average	200	0	60

Building Information (4 of 5)

Finished Area: 62,696 SF

Gross Sketched Area: 63,960 SF

Exterior Data

View:
 Building Type: SCHL
 Grade: Y_C
 Story Height: 2 Story

Roof Cover: Roll Comp
 Year Built: 2008
 Effective Year: 2008
 No. Units: 1

Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: Tilt Up
 Secondary Wall:

Interior Data

Bedrooms: 0

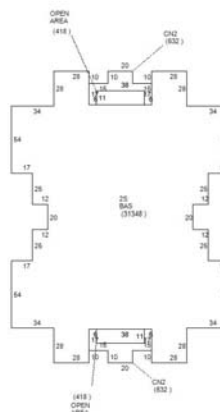
Electric: MAXIMUM

Primary Int Wall:

Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Avg Hgt/Floor: 0
 Primary Floors: Vinyl Tiles
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	31348	31348	1040
BAS	BASE AREA	31348	31348	1040
CN2	CANOPY	1264	0	352

Building Information (5 of 5)

Finished Area: 33,746 SF

Gross Sketched Area: 35,912 SF

Exterior Data

View:
 Building Type: SCHL
 Grade: Y_C
 Story Height: 1 Story

Roof Cover: Roll Comp
 Year Built: 2008
 Effective Year: 2008
 No. Units: 1

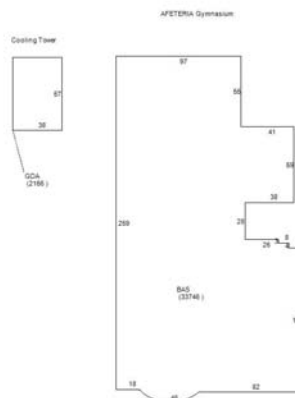
Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: Tilt Up
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Vinyl Tiles
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	33746	33746	893
GDA	Garage Detached Average	2166	0	190

Special Features and Yard Items

Type	Qty	Units	Year Blt
TennisCtAsph	1	15565	2008
CANOPY2	1	30620	2008
CONCRETE HIGH	1	18200	2008
ASPI HIGH	1	160000	2008

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$14,211,300	2019				
Land:	\$424,800			8600	Board of Public Instruction	\$1,085,125
Just/Market:	\$14,636,100					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$13,550,975					
Assessed:	\$1,085,125					
Exemption(s):	\$1,085,125					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
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This does not necessarily represent the total Special Assesments 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
2019	\$14,636,100	\$1,085,125	\$1,085,125	\$0
2018	\$14,789,500	\$986,478	\$986,478	\$0
2017	\$14,819,400	\$896,799	\$896,799	\$0

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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

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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Planning Board

6. k.

Meeting Date: 10/08/2019

Information

REQUESTED ACTION

Voluntary Annexation - (1433-701-0085-000-4) - 2402 Valencia Avenue

LOCATION

2402 Valencia Avenue

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner
Rebeca Guerra, AICP, LEED AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial Map

Application and Supporting Documents

Form Review


Form Started By: Brandon Creagan


Started On: 10/01/2019 11:43 AM

Final Approval Date: 10/02/2019



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Application for Annexation**
2402 Valencia Avenue

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owner/Applicant: Ionis M. Jefferson - Swoope
 2402 Valencia Avenue
 Fort Pierce, FL 34946

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land with an associated change to the Future Land Use designation of Low Density Residential and a Zoning designation of Low Density Residential (R-1)

Site Location: 2402 Valencia Avenue Fort Pierce, Florida

Parcel ID: 1433-701-0085-000-4

Parcel Size: .19 acres

Current Zoning: Single Family, 4 Dwelling Units/Acre (RS-4) (St. Lucie County)

Current Future Land Use: Residential Urban 5 Dwelling Units/Acre (RU) (St. Lucie County)

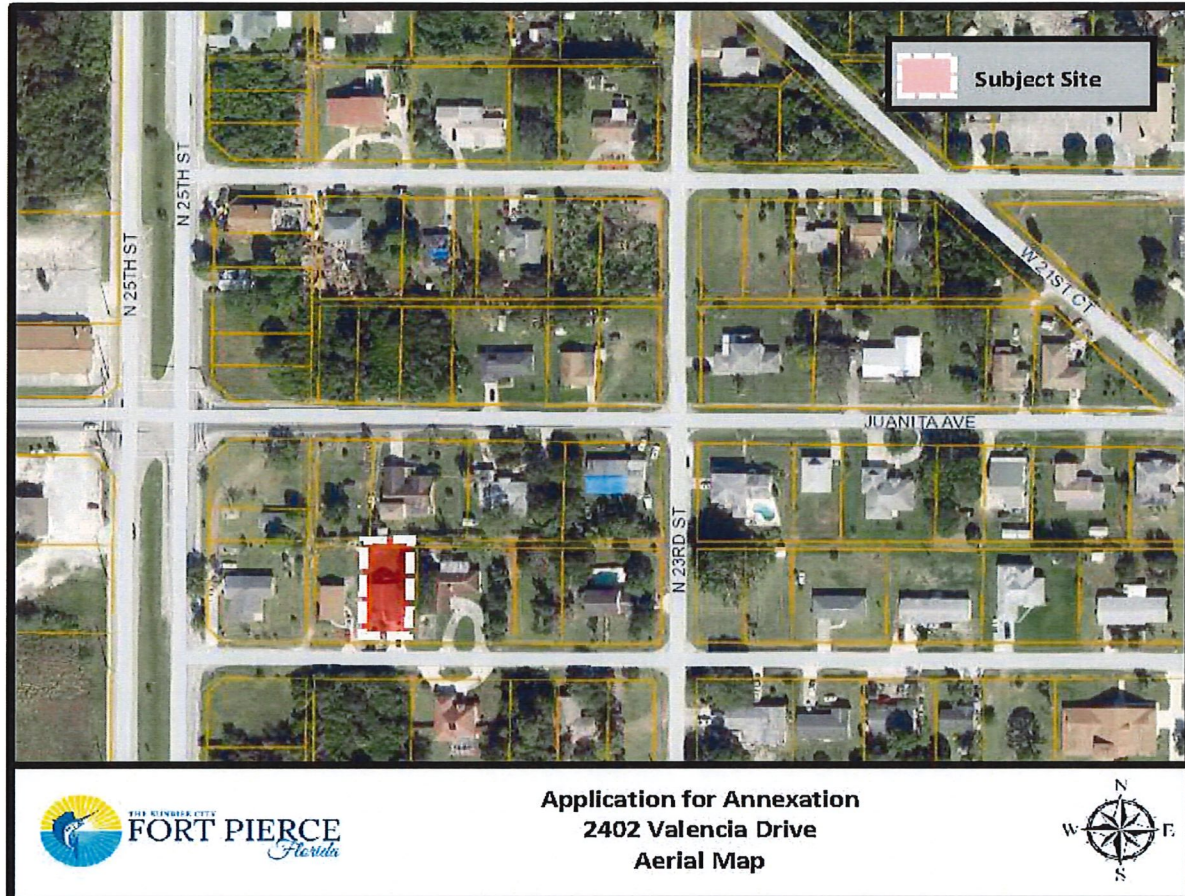
Proposed Zoning: Single Family Low Density (R-1)

Proposed Future Land Use: Low Density Residential (RL)

	North	East	South	West
Surrounding Zoning:	R-1 (FP)	R-1 (FP)	RS-4 (SLC) R-1 (FP)	R-1 (FP)
Surrounding FLU:	RL (FP)	RL (FP)	RU (SLC) RL (FP)	RL (FP)

Staff Analysis:

The applicant is requesting a voluntary annexation of property (Parcel ID 1433-701-0085-000-4) located at 2402 Valencia Avenue in Fort Pierce, Florida.



The current St. Lucie County Future Land Use Designation for 2402 Valencia Avenue is Residential Urban 5 Dwelling Units/Acre (RU) and the St. Lucie County Zoning is Single Family, 4 Dwelling Units/Acre (RS-4). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is High Density Residential (RH) with a compatible Zoning designation of Single-Family Low Density (R-1).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The subject property is also within the FPUA service area.

This proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately \$85,800. Should the Application for Annexation be approved it would create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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 property is within the FPUA service boundary. Pursuant to Policy, 1.11.1 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"

The surrounding area has an even mix of properties within both St. Lucie County and the City of Fort Pierce jurisdictions. The annexation of the subject property will help to continue eliminating irregularities along the City's boundary in this area and provide more efficient public services.

The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. The Future Land Use and Zoning Designations of RL and R-1, respectively, will be consistent with Policy 1.11.5.

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.

Public Notification:

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee:

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation:

As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation with associated changes to the Future Land Use and Zoning designations of RL and R-1, respectively.



Application for Annexation
2402 Valencia Drive
Aerial Map





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: 2402 Valencia Avenue
2. Legal description of real property for which annexation is being requested:
PARADISE PARK BLK 5 LOT 15 (OR 920-301)

 Property Tax ID: 1433-701-0085-000-4
3. Size of described property: 0.19 acres
4. Project description: The property owner, Ionis M. Jefferson-Swoope would like to voluntarily be annexed into the City of Fort Pierce. The property will be annexed into the City of Fort Pierce with a Zoning designation of R-1, Low Density Residential and a Future Land Use designation of RL, Low Density Residential

5. Current St. Lucie County Future Land Use Designation: RU, Residential Urban, 5 du/ac
6. Current St. Lucie County Zoning: RS-4, Single Family, 4 du/ac
7. Is this a Historic property? No
8. Appraised value: \$72,100
9. Name of Owner(s): Ionis M. Jefferson-Swoope
 Signature of Owner(s): _____
 Mailing Address: 2402 Valencia Avenue
 City Fort Pierce State Florida Zip 34946
 Phone 772-672-1179 Fax _____

10. Name of Representative: _____

Signature of representative: W. Jefferson Awoope

Mailing Address: PO 2402 Valencia Ave

City) Fort Pierce State FL Zip 34946

Phone (772) 672-1179 Fax _____

E-mail: Honeydrop3199@gmail.com

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

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

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Property Identification

Site Address: 2402 VALENCIA AVE
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: RS-4 Count

Parcel ID: 1433-701-0085-000-4
 Account #: 11663
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Ionis M Jefferson-Swoope
 2300 VALENCIA AVE
 Fort Pierce, FL 34946

Legal Description

PARADISE PARK BLK 5 LOT 15 (OR 920-301)

Current Values

Just/Market Value: \$85,800
 Assessed Value: \$85,800
 Exemptions: \$0
 Taxable Value: \$85,800



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.

Total Areas

Finished/Under Air (SF): 1,158
 Gross Sketched Area (SF): 1,562
 Land Size (acres): 0.19
 Land Size (SF): 8,100

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
Sep 9, 1994	0920 / 0301	XX01	WD	Lee Gloria J P	\$63,000
Dec 15, 1992	0821 / 2416	XX00	WD	John H Parker	\$3,000
Jul 1, 1987	0551 / 2847	XX00	CV		\$2,700
Nov 1, 1981	0393 / 0491	XX00	CV		\$2,400
Sep 1, 1981	0362 / 2898	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 1,158 SF

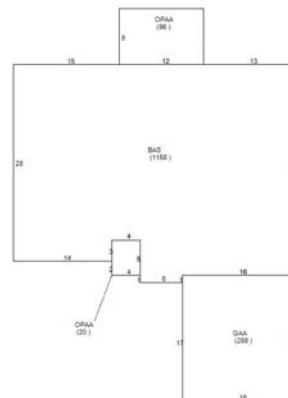
Gross Sketched Area: 1,562 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HC-	Year Built: 1993	Frame:
Grade: C-	Effective Year: 1993	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1158	1158	148
GAA	Garage Attached Average	288	0	68
OPAA	Open Porch Attached Average	116	0	58

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$78,500
Land:	\$7,300
Just/Market:	\$85,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$85,800
Exemption(s):	\$0
Taxable:	\$85,800

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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
2019	\$85,800	\$85,800	\$0	\$85,800
2018	\$75,900	\$46,289	\$25,000	\$21,289
2017	\$72,100	\$45,337	\$25,000	\$20,337

Permits

Number	Issue Date	Description	Amount	Fee
C93-00980	Mar 2, 1993	Residential New Construction	\$58,338	\$58,338

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](#)

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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