



## 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: US 1 - TBD

2. Legal description of real property for which annexation is being requested:  
ST JAMES PARK BLK 2 LOTS 1 TO 8 INCL-LESS W 45 FT- AND ALL LOTS 9 TO 16 INCL (OR 1723-949)

Property Tax ID: 2434-501-0019-000-3

3. Size of described property: 2.64 ac

4. Project description: Applicant is proposing a self-storage facility with associated site improvements.

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

6. Current St. Lucie County Zoning: CG

7. Is this a Historic property? No, please see attached Phase 1 Environmental Report

8. Appraised value: \$ 401,800.00

9. Name of Owner(s): Fraternia Corp.

Signature of Owner(s): *AJC* (Authorized Agent)

Mailing Address: 3400 Hanson Court

City La Crosse State WI Zip 54603

Phone 608-397-5787 Fax wlalaw2000@yahoo.com

10. Name of Representative: Bradley J. Currie, / Engineering Design & Construction, Inc.

Signature of representative: \_\_\_\_\_

Mailing Address: 10250 SW Village Parkway, Suite 201

City) Port St. Lucie State FL Zip 34987

Phone 772-462-2455 Fax 772-408-4208

E-mail: bradcurrie@edc-inc.com

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

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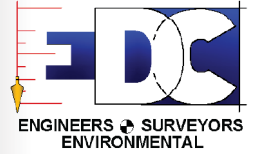
**OFFICE USE:**

DATE RECEIVED: \_\_\_\_\_ Signed: \_\_\_\_\_

File Number: \_\_\_\_\_ Check No: \_\_\_\_\_ Receipt No: \_\_\_\_\_

TRC Review: \_\_\_\_\_ Planning Board Review: \_\_\_\_\_ City Commission: \_\_\_\_\_

Ordinance No: \_\_\_\_\_ Date Approved: \_\_\_\_\_



October 4, 2021

Via: Email & FedEx

Assigned Planner  
City of Fort Pierce  
100 N. US Highway 1  
Fort Pierce, FL 34954

**Re: Flagship Storage – St. James & US Highway 1 – Annexation Response to Comments**

Dear Assigned Planner:

On behalf of our client, please find the attached response to comments received in reference to the Annexation Application # 21-020000008 for a project known as Flagship Storage – St. James & US Highway 1. Each comment is identified below, followed by a response in ***bold italics***.

**Planning Department**

- 1) The St. Lucie County Future Land Use is Commercial (COM) and the Zoning is Commercial Genera (CG). As such once annexed int the City it will be given our Future Land Use of General Commercial (CG) and Zoning of General Commercial (C-03).

***RESPONSE: Acknowledged.***

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,  
**ENGINEERING DESIGN & CONSTRUCTION, INC.**

Patricia Sesta  
Planner

cc: Phillip Hollis – Flagship

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-10-04\_8\_Creagan\_Flagship\_US1\_St\_James\_Annexation\_Rsp2Cmts\_21-287.docx



Prepared by and return to:

Heather D. Adams  
Legal Assistant  
MARC R. GAYLORD, P.A.  
9307-B SE Olympus Street  
Hobe Sound, FL 33455

\* DOC ASSUMP: \$ 0.00  
\* Doc Tax : \$ 1,403.50  
\* Int Tax : \$ 0.00

File Number: 230115  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 6th day of May, 2003 between Edwin J. Neslon, Betty Adderhold, Deborah Leigh Hardesty and Melanie M. Gusmus whose post office address is 370 W. Riverside Drive, Jupiter, FL 33469, grantor, and Fraternia Corp., a Wisconsin corporation whose post office address is 3400 Hanson Court, La Crosse, WI 54603, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida to-wit:

Lots 1 to 8, inclusive, less the West 45 fet and Lots 9 to 16, inclusive, Block 2, ST. JAMES PARK, according to the map or plat thereof as recorded in Plat Book 5, Page 58, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2434-501-0019-000/3

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

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

Signed, sealed and delivered in our presence:

Maurice Adams  
Witness Name: ROSEMARY BENSINGER  
Heather Adams  
Witness Name: Heather Adams

Edwin J. Nelson (Seal)  
Edwin J. Nelson

Rosemary Bensinger  
Witness Name: ROSEMARY BENSINGER  
John R. Hardesty  
Witness Name: John R. Hardesty

Betty Adderhold (Seal)  
Betty Adderhold

Rosemary Bensinger  
Witness Name: ROSEMARY BENSINGER  
John R. Hardesty  
Witness Name: John R. Hardesty

Deborah Leigh Hardesty (Seal)  
Deborah Leigh Hardesty

Rosemary Bensinger  
Witness Name: ROSEMARY BENSINGER  
John R. Hardesty  
Witness Name: John R. Hardesty

Melanie M. Gusmus (Seal)  
Melanie M. Gusmus

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 6th day of May, 2003 by Edwin J. Nelson, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Marc R. Gaylord  
MY COMMISSION # DD094952 EXPIRES  
March 8, 2006  
BONDED THRU TROY FARM INSURANCE, INC

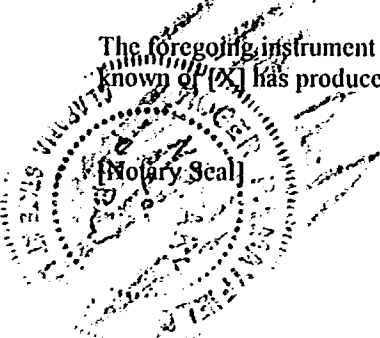
[Signature]  
Notary Public

Printed Name: MARC GAYLORD

My Commission Expires: \_\_\_\_\_

State of Alabama  
County of Jefferson

The foregoing instrument was acknowledged before me this 3rd day of May, 2003 by Betty Adderhold, who [ ] is personally known or [X] has produced a driver's license as identification.



[Notary Seal]

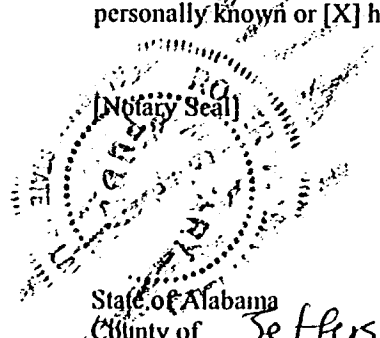
[Signature]  
Notary Public

Printed Name: Roger P. Mayfield

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 12, 2004

State of Alabama  
County of Jefferson

The foregoing instrument was acknowledged before me this 3rd day of May, 2003 by Deborah Leigh Hardesty, who [ ] is personally known or [X] has produced a driver's license as identification.



[Notary Seal]

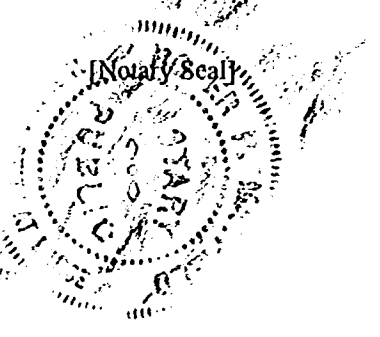
[Signature]  
Notary Public

Printed Name: Roger P. Mayfield

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 12, 2004

State of Alabama  
County of Jefferson

The foregoing instrument was acknowledged before me this 3rd day of May, 2003 by Melanie M. Gusmus, who [ ] is personally known or [X] has produced a driver's license as identification.



[Notary Seal]

[Signature]  
Notary Public

Printed Name: Roger P. Mayfield

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 12, 2004

**PROJECT NARRATIVE & COVER LETTER**  
**Flagship – St. James & US 1**  
 Annexation Application  
 July 19, 2021

**REQUEST**

***On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of an annexation application for a 2.64 +/- acre parcel currently located in St. Lucie County, Florida for a proposed self-storage and RV storage development with associated site improvements. The subject parcel is noted below and east of S. US Highway 1 and south of St. James Boulevard in St. Lucie County, Florida.***

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject property is located east of S. US Highway 1 and south of St. James Boulevard in St. Lucie County, Florida. The parcels can be identified in the below table:

<b>Parcel ID:</b>	<b>Address:</b>	<b>Acreage:</b>
2434-501-0019-000-3	US Highway 1 (TBD)	2.64

This parcel is currently in the jurisdiction of St. Lucie County and has an existing Future Land Use designation of Commercial (COM) and an underlying Zoning designation of Commercial, General (CG).

There is 2.311-acre parcel to the northwest of the subject parcel for which there is no property information available. To the northeast is an undeveloped parcel which has a City of Fort Pierce Future Land Use designation of General Commercial (GC) and has a Commercial (C-3) Zoning designation.

To the north of the subject parcel lies the right-of-way of St. James Boulevard, a St. Lucie County owned and maintained right-of-way. Following the right of way is an undeveloped commercial parcel that is located in the City of Fort Pierce. This parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Future Land Use designation of Commercial (COM) and an underlying zoning designation of Commercial, General (CG).

East of the subject property lies the right-of-way of St. Francis Road, a St. Lucie County owned and maintained right-of-way. East of the right-of-way are developed residential

homes. These parcels have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential, Single-Family-4 (RS-4).

West of the subject property lies the right-of-way of S. US Highway 1, an FDOT owned and maintained right-of-way. Following the right-of-way, lies a developed commercial building owned by St. Lucie County. This parcel is located in the City of Fort Pierce and has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

The attached package includes the Application for Annexation, agent authorization, warranty deed and a current survey as required.

***Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.***

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-07-19\_City\_FP\_Flagship\_US\_1\_St\_James\_Annexation\_Justification\_NEW.docx

# ST. JAMES PARK

A SUBDIVISION

OF THE

S.W. 1/4 OF THE N.E. 1/4 OF SEC. 34 TOWNSHIP 35 S. RANGE 40 E.

SITUATED IN SAINT LUCIE COUNTY FLORIDA.

DATED OCT. 10, 1925

R. E. ENGLAR

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
I, R. E. ENGLAR, a Real Estate Broker & Edward A. Mills do hereby dedicate all  
the Streets, roads, alleys, lanes and yards as  
shown on this plat to the public for general  
public uses as such on this day of  
November 1925.

Edw. A. Mills & Edward A. Mills

Witness my hand and seal  
in the presence of  
this day of

Edw. A. Mills, Co. Clerk

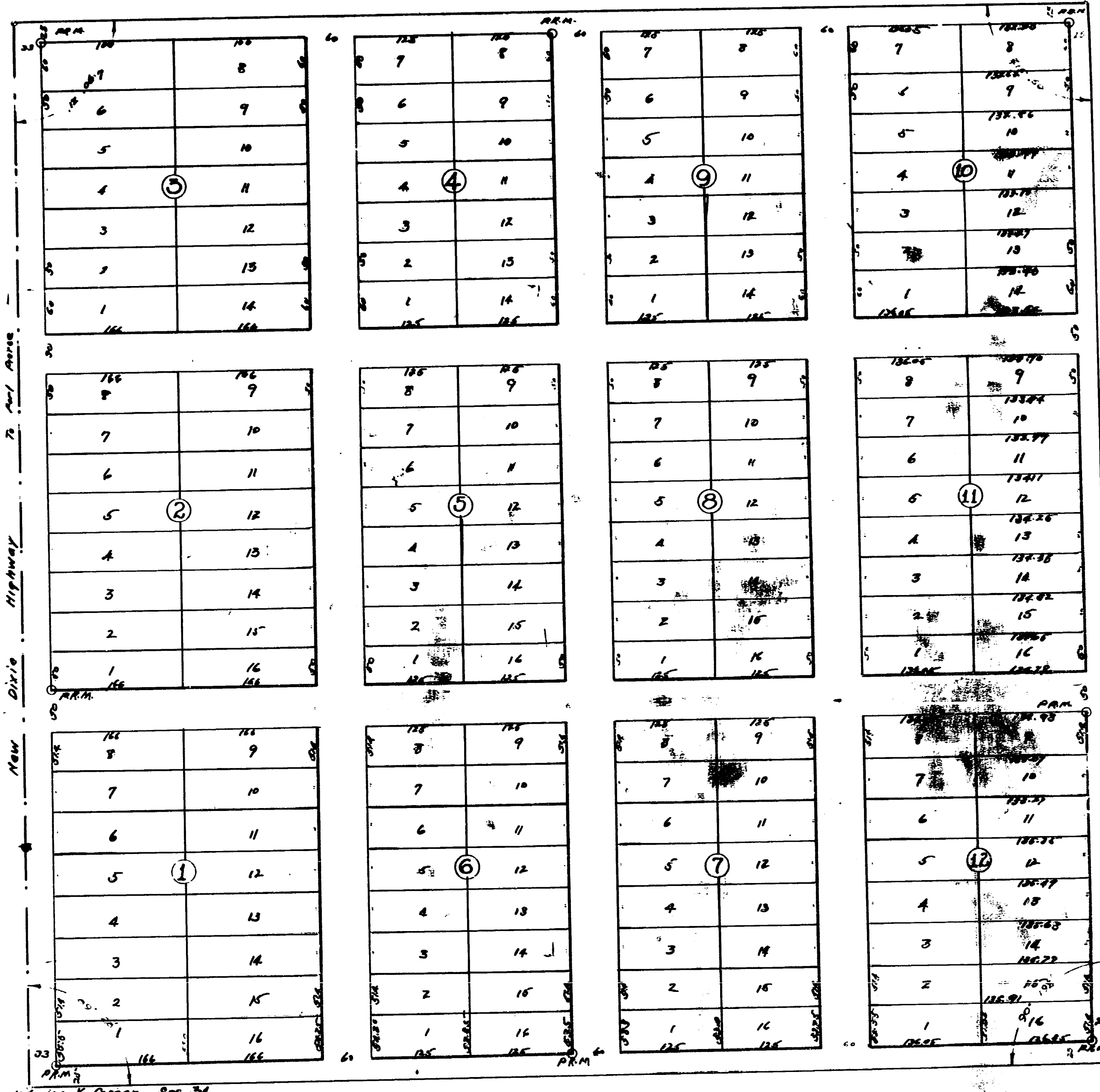
STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
I, the undersigned a Notary Public in  
and for said county and state, do hereby  
certify that Edw. A. Mills and Edward A. Mills  
who executed the foregoing dedication,  
acknowledged before me that they signed the  
same free and voluntarily and that the persons  
therein mentioned were hereunto set  
in full and legal age at that time in said  
county Florida on the 10th day of  
November 1925.

Edw. A. Mills, Co. Clerk

My Commission Expires 3/12/28

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
I, the Clerk of Court of St. Lucie  
County Florida, do hereby certify that I have  
examined the foregoing plat and that it  
conforms in form with all the requirements  
of Chapter 10273 of the laws of the State  
of Florida.  
This plat was for record on the 10th  
day of November 1925 and was filed in my  
office in the office of the Clerk  
of the Court of St. Lucie County,  
Florida.

J. F. [Signature]  
Clerk of Court  
St. Lucie County, Florida



CERTIFICATE OF APPROVAL  
The foregoing plat is hereby approved by R. E. ENGLAR  
a duly qualified and authorized representative of the  
Board of County Commissioners, Saint Lucie County,  
Florida, on this 10th day of NOV. 1925.  
R. E. ENGLAR, County Engineer.

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
I, R. E. ENGLAR hereby certify that the foregoing  
made upon the 10th day of NOV. 1925 and that permanent monuments  
of the land plat, and that permanent monuments  
been placed as called for under Sec. 7 of Chap. 10273 of the  
of the State of Florida.  
Dated this 10th day of NOV. 1925.  
R. E. ENGLAR, County Engineer.  
Sworn to and subscribed before me this 10th day of November  
1925.  
My Commission Expires October 6, 1927

