



Strategic management of land development design, entitlements and permitting.

October 25, 2021

Ms. Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director
Planning Department
City of Fort Pierce
100 North US1
Fort Pierce, Florida 34950
(772) 467-3730

Re: McNeil Road Residential – Annexation of 2.98-acre parcel
Parcel ID: 2419-422-0003-000-9
Transmittal Letter

Dear Ms. Hofmeister-Drew:

Please accept the enclosed items listed below being submitted in support of a request for an annexation of the above-referenced property (the “Property”) into the City of Fort Pierce. The Property is proposed to be combined with the properties immediately to the north and south which are already within the incorporated limits of the City as part of a plan of development for a multifamily apartment project. The future land use and rezoning applications for the Property and for the adjacent properties will be submitted under separate cover concurrently with the site plan application for the new multifamily project.

Enclosed are nine (9) copies of the documents listed below:

- ❖ Completed Application for Annexation
- ❖ Deed for Property
- ❖ Aerial of Property with land use and zoning information
- ❖ Property Appraiser aerial with property information
- ❖ Survey of Property

Also enclosed are a check for the \$630 application fee and a disk with digital copies of the items listed above.

Should you have any questions or require additional information, please do not hesitate to contact me. We look forward to working with the City on this application.

Best regards,

Michael J. Sanchez, AICP
Principal

c. Treasure Coast Land Development, LLC



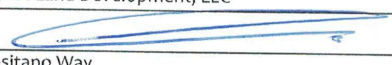
APPLICATION FOR ANNEXATION


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: No address. East side of McNeil Road approximately 1/4 mile south of Okeechobee Road
 2. Legal description of real property for which annexation is being requested:
See attached legal description.
 - Property Tax ID: 2419-422-0003-000-9
 3. Size of described property: 3.04 acres
 4. Project description: Annexation of property to allow for development of property in conjunction with properties immediately to the north and south.
 5. Current St. Lucie County Future Land Use Designation: Commercial (COM)
 6. Current St. Lucie County Zoning: Commercial Office (CO)
 7. Is this a Historic property? No
 8. Appraised value: \$77,900 (according to SLC Property Appraiser)
 9. Name of Owner(s): Treasure Coast Land Development, LLC
- Signature of Owner(s): 
- Mailing Address: 19008 SW Positano Way
- City Port St. Lucie State FL Zip 34986
- Phone (561) 568-8045 Fax _____

10. Name of Representative: Michael Sanchez/Managed Land Entitlements
Signature of representative: 
Mailing Address: 3710 Buckeye Street, Suite 100
City) Palm Beach Gardens State FL Zip 33410
Phone (561) 568-8045 Fax _____
E-mail: michael@mylandentitlements.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: _____	



City of FP
Land use: OP Offices
Zoning: C1 Office Commercial

St. Lucie County
Land use: COM Commercial
Zoning: CO, Commercial Office

City of FP
Land use: GC General Commercial
Zoning: C3 General Commercial

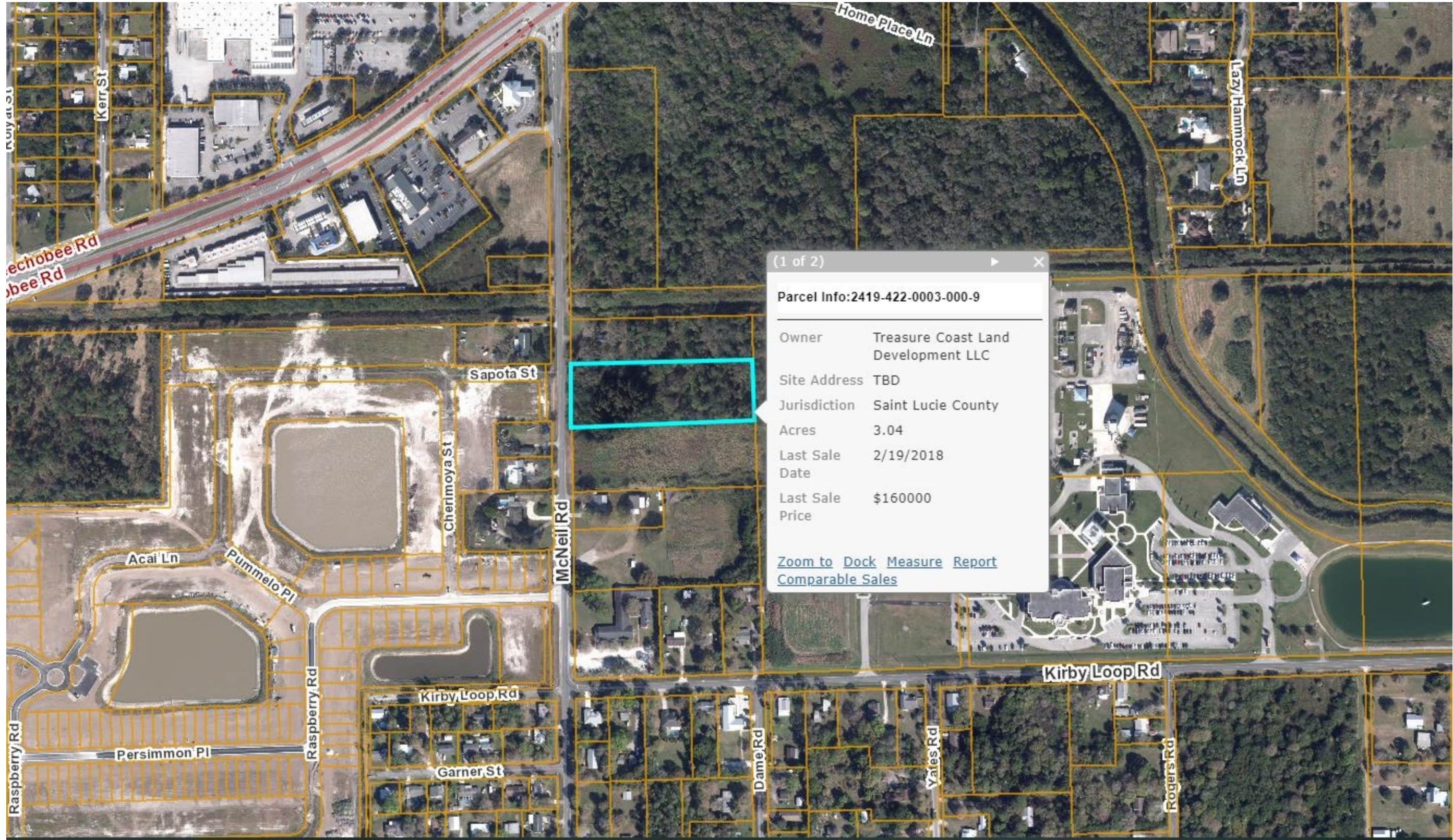
Subject Property

Sapota St

Cherimoya St

McNeil Rd

Holmi Rd

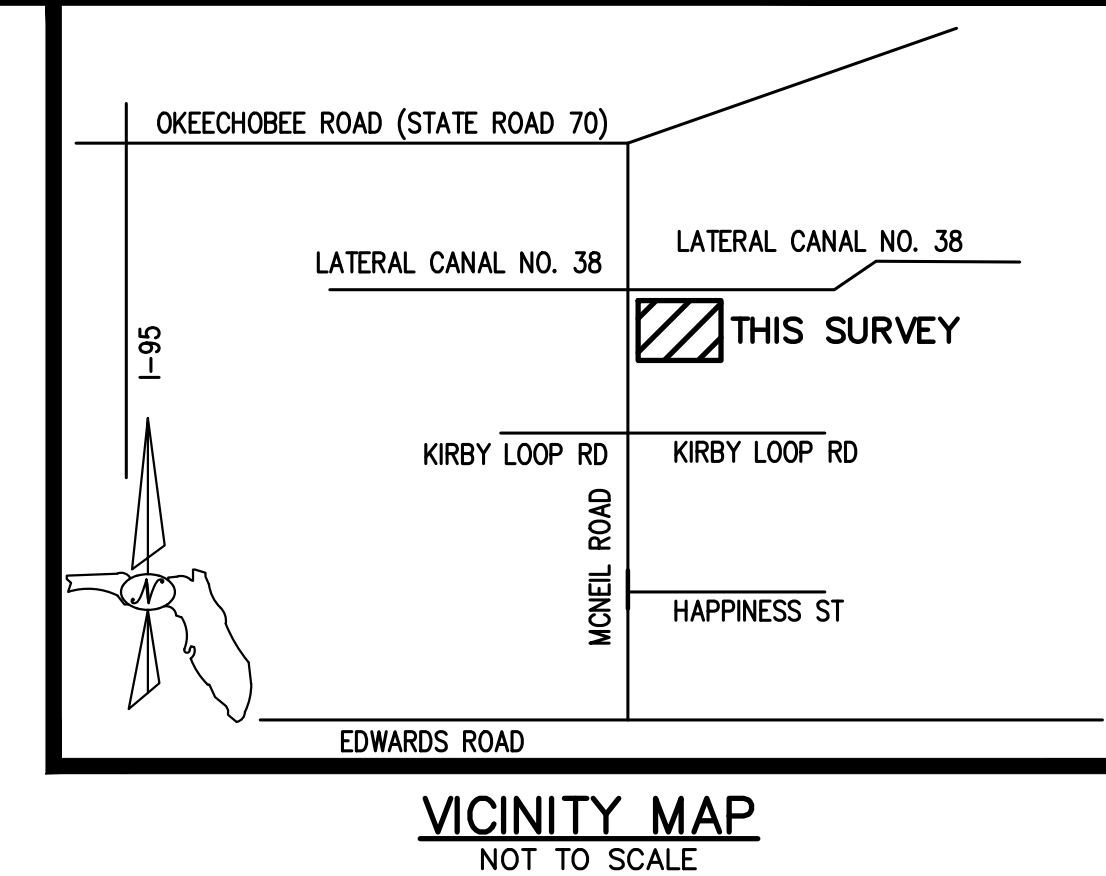


(1 of 2) ▶ ✕

Parcel Info: 2419-422-0003-000-9

Owner	Treasure Coast Land Development LLC
Site Address	TBD
Jurisdiction	Saint Lucie County
Acres	3.04
Last Sale Date	2/19/2018
Last Sale Price	\$160000

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)



LEGAL DESCRIPTION:

PARCEL 2: 2419-422-0003-000/9
 THE NORTH ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:
 COMMENCING AT A POINT IN THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
 TOWNSHIP 35 SOUTH, RANGE 40 EAST IN ST. LUCIE COUNTY, FLORIDA, WHERE THE EAST
 RIGHT-OF-WAY LINE OF MCNEIL ROAD INTERSECTS THE SOUTH RIGHT-OF-WAY LINE OF
 CANAL (LATERAL) NO. 38 OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (F/K/A
 THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT); THENCE RUN SOUTH ALONG THE EAST
 RIGHT-OF-WAY LINE OF MCNEIL ROAD 150 FEET TO THE INTERSECTION OF SAID EAST
 RIGHT-OF-WAY WITH THE NORTH LINE OF PARCEL 2 OF THAT CERTAIN LAND CONVEYED TO
 NORMA SCAMBLER AND FLOYD SCAMBLER, HER HUSBAND, BY VIRTUE OF THAT CERTAIN
 WARRANTY DEED DATED NOVEMBER 27, 1963 AND RECORDED IN O.R. BOOK 75, PAGE 618, OF
 THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (NORMA SCAMBLER PROPERTY) AND
 THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE
 OF MCNEIL ROAD FOR A DISTANCE OF 420 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE
 NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 19; THENCE RUN EAST ALONG
 SAID SOUTH LINE FOR A DISTANCE OF 634 FEET, MORE OR LESS, TO THE EAST LINE OF THE
 NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 19; THENCE RUN NORTH ALONG
 THE SAID EAST LINE FOR A DISTANCE OF 420 FEET, MORE OR LESS, TO THE INTERSECTION OF
 SAID EAST LINE WITH THE SOUTH LINE OF THE NORMA SCAMBLER PROPERTY; THENCE RUN
 WEST ALONG THE SOUTH LINE OF THE NORMA SCAMBLER PROPERTY 631 FEET; MORE OR
 LESS, TO THE EAST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE POINT OF BEGINNING.

SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
THE FIELDWORK WAS COMPLETED ON MARCH 30, 2021.
- THE SURVEY WAS BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN FILE NO 18-29479C, POLICY NUMBER OXFL-08643015, DATED FEBRUARY 22, 2018 AND POLICY NUMBER OXFL-08630748, DATED JANUARY 5, 2018. NO EASEMENTS OR OTHER ENCUMBRANCES WERE NOTED IN EITHER POLICY.
- BEARINGS ARE BASED ON N01°11'43"W (GRID, NAD 83, 2011 ADJUSTMENT) ALONG THE WEST LINE OF THE SE 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 19 EAST.
- THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 4100, PAGE 1564 AND OFFICIAL RECORD BOOK 4084, PAGE 689 IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- AREA = 129942 SQUARE FEET (2.98 ACRES), MORE OR LESS.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN FILE NO 18-29479C, POLICY NUMBER OXFL-08643015, DATED FEBRUARY 22, 2018 AND POLICY NUMBER OXFL-08630748, DATED JANUARY 5, 2018. NO EASEMENTS OR OTHER ENCUMBRANCES WERE NOTED IN EITHER POLICY.
NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SUREY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.

ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
- ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS OF 1:10,000.
- THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
A. BOUNDARY LINES - 0.10'
B. TOPOGRAPHIC FEATURES - 0.20'
C. ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) - 0.05'
D. ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) - 0.10'
- THE PROPOSED USE OF THE SUBJECT PROPERTY IS FOR DEVELOPMENT.
- THE CONTRACTED PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY FOR ANNEXATION. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: TREASURE COAST LAND DEVELOPMENT, LLC.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40', ON A 24x36" SHEET.
- SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- FLOOD ZONE INFORMATION OBTAINED FROM FEMA WEBSITE:
"https://msc.fema.gov/portal/home"
EFFECTIVE FLOOD ZONE (FEBRUARY 2012): "X"

- ABBREVIATIONS:**
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 P.B. - PLAT BOOK
 ORB - OFFICIAL RECORD BOOK
 D.B. - DEED BOOK
 PG. - PAGE
 R/W - RIGHT-OF-WAY
 GPS - GLOBAL POSITIONING SYSTEM
 RTK - REAL TIME KINEMATIC
 TOB - TOP OF BANK
 TOS - TOE OF SLOPE
 HDW - HEADWALL
 INV. - INVERT
 CONC. - CONCRETE
 (D) - DEED DIMENSION
 (M) - MEASURED DIMENSION
 C - CENTERLINE
 IR - IRON ROD
 IR/C - IRON ROD WITH CAP AS NOTED
 C.M. - 4"x4" CONCRETE MONUMENT
 N/D - NAIL & DISK
 PK - PARKER KALON
 NAD - NORTH AMERICAN DATUM
 LB - LICENSED BUSINESS
 CMP - CORRUGATED METAL PIPE
 RCP - REINFORCED CONCRETE PIPE
 EL. - ELEVATION
 F.F. - FINISHED FLOOR ELEVATION
 FNC - FENCE
 F/K/A - FORMERLY KNOW AS

LEGEND	
ANTENNA POLE	✱
BENCHMARK	⊕
ELECTRIC BOX	⊞
GUY ANCHOR	←
MAILBOX	⊞
METAL POST	⊘
MITERED END	⊞
SIGN	⊞
WATER METER	⊞
WATER VALVE	⊞
WOOD POWER POLE	⊞
FOUND IR/C	⊘
NAIL & DISK	⊙
SET IR/C "BROWN & PHILLIPS"	●
FOUND C.M.	⊞
OAK TREE	⊞
PALM TREE	✱
PINE TREE	⊞
UNKNOWN TREE	⊞
ASPHALT	⊞
CONCRETE	⊞

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

BOUNDARY SURVEY

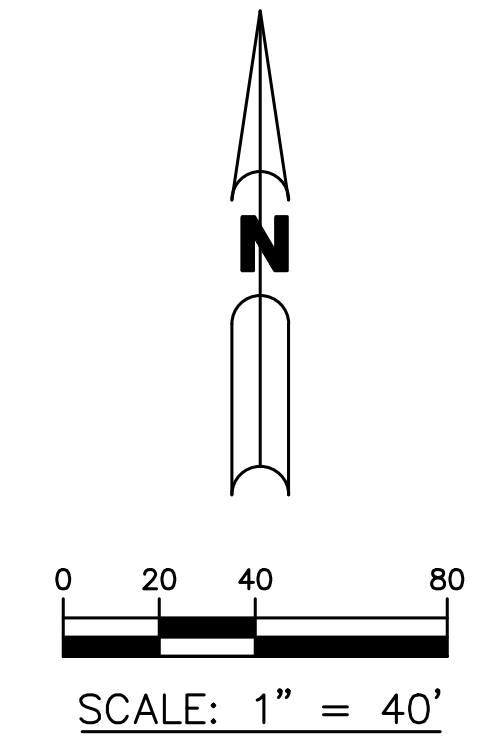
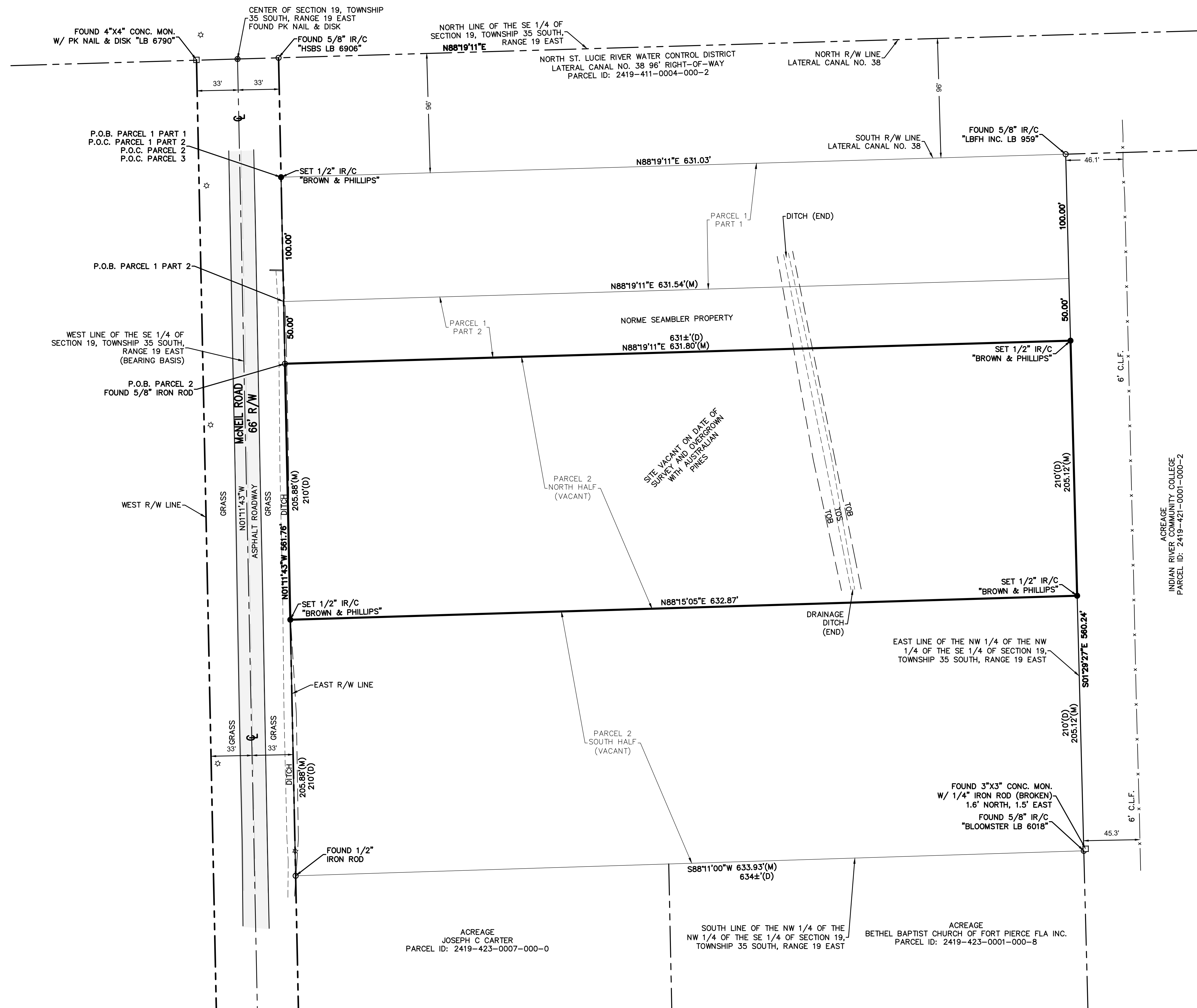
2602 McNEIL ROAD
 FT. PIERCE, FL

DRAWN: JP
 CHECKED: JEP
 F.B. 21-1
 PAGES: 1-10

PROJ. No. 21-018E
 SCALE: 1"=40'
 DATE: 03/30/2021
 SHEET 1 OF 2

JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: _____

S:\2021 drawing files\21-018E\21-018E McNeil Road Boundary Survey of Parcel 2 (north half).dwg, 10/5/2021 3:34:53 PM



LEGEND	
ANTENNA POLE	☆
BENCHMARK	⊕
ELECTRIC BOX	⊞
GUY ANCHOR	←
MAILBOX	⊞
METAL POST	⊞
MITERED END	⊞
SIGN	⊞
WATER METER	⊞
WATER VALVE	⊞
WOOD POWER POLE	☆
FOUND IR/C	○
NAIL & DISK	⊙
SET IR/C "BROWN & PHILLIPS"	●
FOUND C.M.	⊞
OAK TREE	⊞
PALM TREE	⊞
PINE TREE	⊞
UNKNOWN TREE	⊞
ASPHALT	▨
CONCRETE	▨

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BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

BOUNDARY SURVEY

**2602 McNEIL ROAD
FT. PIERCE, FL**

DRAWN: JP
CHECKED: JEP
F.B. 21-1
PAGES: 1-10

PROJ. No. 21-018E
SCALE: 1"=40'
DATE: 03/30/2021
SHEET 2 OF 2

S:\2021 drawing files\21-018E\21-018E McNeil Road Boundary Survey of Parcel 2 (north half).dwg. 10/15/2021 3:34:53 PM

Instrument Prepared By | Please Return To:
COMMUNITY LAND TITLE & RESEARCH
Attn: Sally J. Booth, Owner, Closing Manager
2400 SE Veterans Memorial Parkway, Suite 214
Port St. Lucie, FL 34952 | Phone (772) 337-3335
Closing File Number: 18-29479C
Florida Documentary Stamps \$1,120.00
Parcel Tax ID: 2419-422-0001-000/5

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 20th day of February, 2018 by **Glenn Scambler and Jane E. Scambler, husband and wife**, whose address is: 4 Splitrail Circle, Tequesta, FL 33469, hereinafter called the **Grantor**, to **Treasure Coast Land Development LLC, a Florida limited liability company**, whose address is: 2125 SW Cape Cod Drive, Port St. Lucie, FL 34953, hereinafter called the **Grantee**:

(Wherever used herein the terms "Grantor" and "Grantee" include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the Grantee all that certain land lying and being in ST. LUCIE County, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2602 McNeil Road, Fort Pierce, FL 34981

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS AND DEDICATIONS OF RECORD AND TAXES FOR THE YEAR 2018 AND THEREAFTER.

TOGETHER, with all 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, and hereby 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 and assessments accruing subsequent to 2017.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
1st Witness Signature ↑

Print Witness Name: ORLANDO T. ARMSTRONG

[Signature]
2nd Witness Signature ↑

Print Witness Name: CHRIS CHATTERTON

[Signature]
Glenn Scambler

[Signature]
Jane E. Scambler

STATE OF FLORIDA
COUNTY OF Falm Beach

The foregoing instrument was acknowledged before me this 19th day of February, 2018, by Glenn Scambler and Jane E. Scambler who is personally known to me or has produced _____ as identification.

SEAL



[Signature]
JOYCE M. BEGGS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF168793
Expires 10/27/2018

EXHIBIT "A"**LEGAL DESCRIPTION**

File Number: 18-29479C

Parcel 1: 2419-422-0001-000/5

Part 1: Beginning at a point in the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 19, Township 35 South, Range 40 East in St. Lucie County, Florida, where the East right-of-way line of McNeil Road intersects the South right-of-way line of Lateral 38 of the North St. Lucie River Drainage District, thence run South along the East right-of-way line of McNeil Road for a distance of 100 feet, thence run East to the East line of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 19, thence run North along said East line to the South right-of-way line of Lateral 38, thence run West along the said South right-of-way line of Lateral 38 to the Point of Beginning.

Part 2: Beginning at a point in the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 19, Township 35 South, Range 40 East in St. Lucie County, Florida, where the East right-of-way line of McNeil Road intersects the South right-of-way line of Lateral 38 of the North St. Lucie River Drainage District, thence run South 100 feet along the East right-of-way line of McNeil Road for a Point of Beginning; thence continue South along the East right-of-way line of McNeil Road for a distance of 50 feet, thence turn and run East to the East line of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 19, thence turn and run North along the East line for a distance of 50 feet, thence turn and run West to the Point of Beginning.

Parcel 2: 2419-422-0003-000/9

The North one-half of the following described property:

Commencing at a point in the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 19, Township 35 South, Range 40 East in St. Lucie County, Florida, where the East right-of-way line of McNeil Road intersects the South right-of-way line of Canal (Lateral) No. 38 of the North St. Lucie River Water Control District (f/k/a The North St. Lucie River Drainage District); thence run South along the East right-of-way line of McNeil Road 150 feet to the intersection of said East right-of-way with the South line of Parcel 2 of that certain land conveyed to Norma Scambler and Floyd Scambler, her husband, by virtue of that certain Warranty Deed dated November 27, 1963 and recorded in O.R. Book 75, Page 618, of the Public Records of St. Lucie County, Florida (Norma Scambler Property) and the Point of Beginning; thence continue South along the East right-of-way line of McNeil Road for a distance of 420 feet, more or less, to the South line of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 19; thence run East along said South line for a distance of 634 feet, more or less, to the East line of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 19; thence run North along the said East line for a distance of 420 feet, more or less, to the intersection of said East line with the South line of the Norma Scambler Property; thence run West along the South line of the Norma Scambler Property 631 feet; more or less, to the East right-of-way line of McNeil Road and the Point of Beginning.