



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
DIVISION CHIEF PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-02000005

DATE: APRIL 30, 2021

Annexation – 1701 Woodward Drive

Attached is an Application for Voluntary Annexations for a property located at 1701 Woodward Drive. The property is approximately 0.42 acres and currently has a St. Lucie County Zoning of Residential Single Family, 4 Dwelling Units/Acre (RS-4), it also has a St. Lucie County Future Land Use of Residential Urban 5 du/ac (RU). Once annexed the City would assign a Zoning of Single Family Low Density (R-1) and assign a Future Land Use of Low Density Residential (RL). The parcel ID for the property is 1433-701-0519-000-6

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by May 18, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



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: 1701 Woodward Dr. Fort Pierce, FL. 34946

2. Legal description of real property for which annexation is being requested:
Lot 1, Block 31, PARADISE PARK, according to the map or plat thereof as recorded in
Plat Book 8, Page 17, Public Records of Saint Lucie County, Florida
 Property Tax ID: Parcel #: 1433-701-0519-000-6

3. Size of described property: 18,295 sqft, .42 Acres

4. Project description: single family home, looking to annex this into the city of Fort Pierce.

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

6. Current St. Lucie County Zoning: RS-4

7. Is this a Historic property? I don't believe so.

8. Appraised value: \$200,000

9. Name of Owner(s): Daniel A. Ramirez
 Signature of Owner(s): [Handwritten Signature]
 Mailing Address: 302 HOLLY AVE.
 City PORT ST. LUCIE State FL. Zip 34952
 Phone 773-573-2729 Fax _____

10. Name of Representative: _____

Signature of representative: _____

Mailing Address: _____

City) _____ State _____ Zip _____

Phone _____ Fax _____

E-mail: _____

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: _____

This Instrument Prepared by and Return to:

Charles F. Possess, Esq.

Patch Reef Title Company, Inc.

9702 Reserve Boulevard

Port St. Lucie, FL 34986

Our File No.: **921132MK**

Property Appraisers Parcel Identification (Folio) Number: **1433-701-0519-000-6**

Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 24 day of **March, 2021** by **Keron R. Belgraves and Myrna I. Tamar, husband and wife**, whose post office address is **1592 SW Fortune Road, Port Saint Lucie, FL 34953** herein called the Grantors, to **Daniel A. Ramirez and Diane Ramirez, husband and wife**, whose post office address is **302 Holly Avenue, Port Saint Lucie, FL 34952**, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantors, 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, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **ST. LUCIE County, State of Florida**, viz.:

Lot 1, Block 31, PARADISE PARK, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Saint Lucie County, Florida

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2021.

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

Signed, sealed and delivered in the presence of:

Michelle Kinch
Witness #1 Signature

MICHELLE L. KINCH

Witness #1 Printed Name

Sherris Sullivan

Witness #2 Signature

Sherris Sullivan

Witness #2 Printed Name

Keron R. Belgraves (Seal)
Keron R. Belgraves

Myrna I. Tamar (Seal)
Myrna I. Tamar

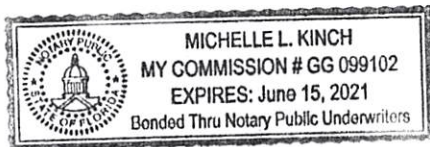
State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of March, 2021, by Keron R. Belgraves and Myrna I. Tamar, who are personally known to me or have produced DL as identification.

Michelle Kinch
Notary Public

[SEAL]

Printed Notary Name
My Commission Expires:



LEGAL DESCRIPTION:

LOT 1, BLOCK 31, PLAT OF PARADISE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

JOB NUMBER: 2103-138

FIELD WORK DATE: 03/18/2021

PROPERTY ADDRESS:

1701 WOODWARD DRIVE, FORT PIERCE, FL 34946

FLOOD INFORMATION:

PANEL NUMBER: 12111C0177K
 FIRM DATE: FEBRUARY 19, 2020
 FLOOD ZONE: X
 BASE FLOOD ELEVATION: NA
 COMMUNITY NAME: ST. LUCIE COUNTY
 COMMUNITY NUMBER: 120285

AERIAL PHOTOGRAPH



SURVEYOR'S LEGEND

A/C = AIR CONDITIONING
 BB = BEARING BASIS
 BFP = BACKFLOW PREVENTER
 BLDG = BUILDING
 BLK = BLOCK
 BM = BENCHMARK
 C = CURVE
 CATV = CABLE T.V. RISER
 CB = CATCH BASIN
 CL = CENTERLINE
 CLF = CHAIN LINK FENCE
 CLP = CONCRETE LIGHT POLE
 CONC = CONCRETE
 CP = CONTROL POINT
 CPP = CONCRETE POWER POLE
 D = DEED
 DF = DRAINFIELD
 ELEV = ELEVATION
 EM = ELECTRIC METER
 EOW = EDGE OF WATER
 EP = EDGE OF PAVEMENT
 F = FIELD
 FCM = FOUND CONCRETE MONUMENT
 FDH = FOUND DRILL HOLE

FFE = FINISHED FLOOR ELEVATION
 FIP = FOUND IRON PIPE
 FIPC = FOUND IRON PIPE AND CAP
 FIR = FOUND IRON ROD
 FIRC = FOUND IRON ROD AND CAP
 FN = FOUND NAIL
 FN&D = FOUND NAIL AND DISC
 FND = FOUND
 FPK = FOUND PK NAIL
 FPKD = FOUND PK NAIL AND DISC
 FRRSPK = FOUND RAILROAD SPIKE
 GAR = GARAGE
 HYD = FIRE HYDRANT
 ID = IDENTIFICATION
 L = LENGTH
 LB# = LICENSED BUSINESS
 LS# = LICENSED SURVEYOR
 M = MEASURED
 MB = MAP BOOK
 MES = MITERED END SECTION
 MH = MANHOLE
 MLP = METAL LIGHT POLE
 OHW = OVERHEAD WIRES
 P = PLAT
 PB = PLAT BOOK
 PC = POINT OF CURVATURE

PCC = POINT OF COMPOUND CURVATURE
 PCP = PERMANENT CONTROL POINT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PP = POOL PUMP
 PRC = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 RNG = RANGE
 R/W = RIGHT OF WAY
 S = SEPTIC
 SEC = SECTION
 SIK = SET IRON ROD AND CAP
 SPKD = SET PK NAIL AND DISC
 SV = SEWER VALVE
 TBM = TEMPORARY BENCHMARK
 TOB = TOP OF BANK
 TWP = TOWNSHIP
 TR = TELEPHONE RISER
 TYP = TYPICAL
 WIT = WITNESS
 WLP = WOOD LIGHT POLE
 WM = WATER METER
 WPP = WOOD POWER POLE
 WV = WATER VALVE

LINETYPES

————— = BOUNDARY LINE
 ————— = STRUCTURE LINE
 - - - - - = CENTERLINE
 - - - - - = EASEMENT LINE
 - - - - - = FENCE LINE
 - - - - - = OLD LOT LINE

SYMBOLS

⊙ = FIRE HYDRANT ▣ = CATCH BASIN
 Ⓚ = WATER METER Ⓢ = SANITARY MANHOLE
 ⚡ = POWER POLE ⓐ = CABLE T.V. SERVICE
 ⓐ = GAS SERVICE ⓔ = ELECTRIC SERVICE
 ☀ = LIGHT POLE Ⓣ = TELEPHONE SERVICE
 Ⓜ = WELL ⓓ = DRAINAGE MANHOLE
 ⊕ = BENCHMARK Ⓦ = SANITARY SERVICE

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
8. PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
9. MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
10. COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
11. ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5000', (SUBURBAN) 1' IN 7500', (COMMERCIAL) 1' IN 10,000'.
12. PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE.
13. IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

SURVEYOR'S SIGNATURE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER SJ-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER SJ-17.051 AND SJ-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Bill Hyatt
 BILL H. HYATT, JR.
 CERTIFICATE No. 4636
 STATE OF FLORIDA
 SURVEYOR

3.18.21
 DATE

BILL HYATT
 SURVEYOR AND MAPPER #4636
 STATE OF FLORIDA

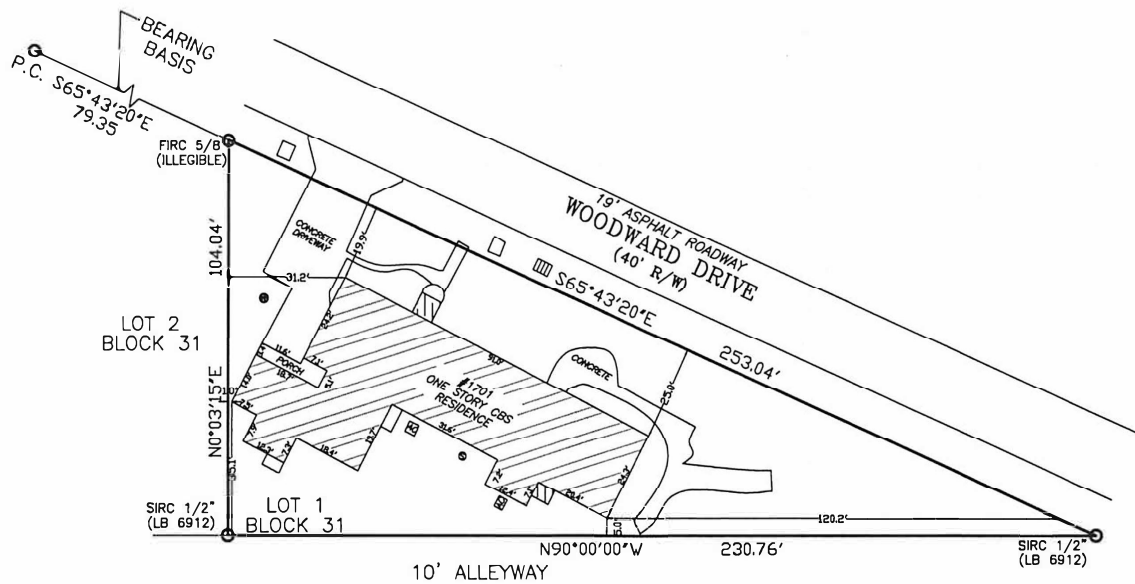
FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

CERTIFIED TO:

DANIEL A. RAMIREZ
 SUCCESS MORTGAGE PARTNERS, INC., ISAOA/ATIMA
 PATCH REEF TITLE COMPANY, INC.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

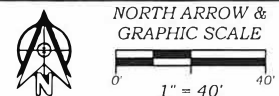
KNOW IT NOW, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 5220 US HIGHWAY 1, #104
 VERO BEACH, FL 32967
 PHONE - (888) 396-7770
 WWW.KINSURVEY.COM





NOTABLE CONDITIONS:
PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES.

NOTES:
ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE SOUTHERLY RIGHT OF WAY LINE OF WOODWARD DRIVE..



| | |
|--|------------|
| JOB # - 2103-138 | REVISION - |
| FIELD DATE - 03/18/2021 | REVISION - |
| DRAWN BY - J.M. | REVISION - |
| REVISION - | REVISION - |
| REVISION - | REVISION - |
| REVISION - | REVISION - |
| FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912 | |

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