



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

TO: Technical Review Committee

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

**RE: Technical Review Project #21-020000010**

Meeting Date: November 18, 2021

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### **McNeil Road Annexation Request Application**

The proposed annexation is being proposed to combine 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 that is being requested to in order to develop the site pursuant to City Code regulations

Please send all comments to the following emails: [jhofmeister@cityoffortpierce.com](mailto:jhofmeister@cityoffortpierce.com) and [arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com) or through interoffice mail to the Planning Department. If you have questions, please do not hesitate to contact me should you require any additional information at 772-467- 3730 or 772-353-9036.

Thank you.



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



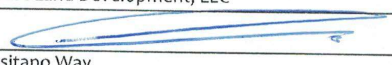
## APPLICATION FOR ANNEXATION


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

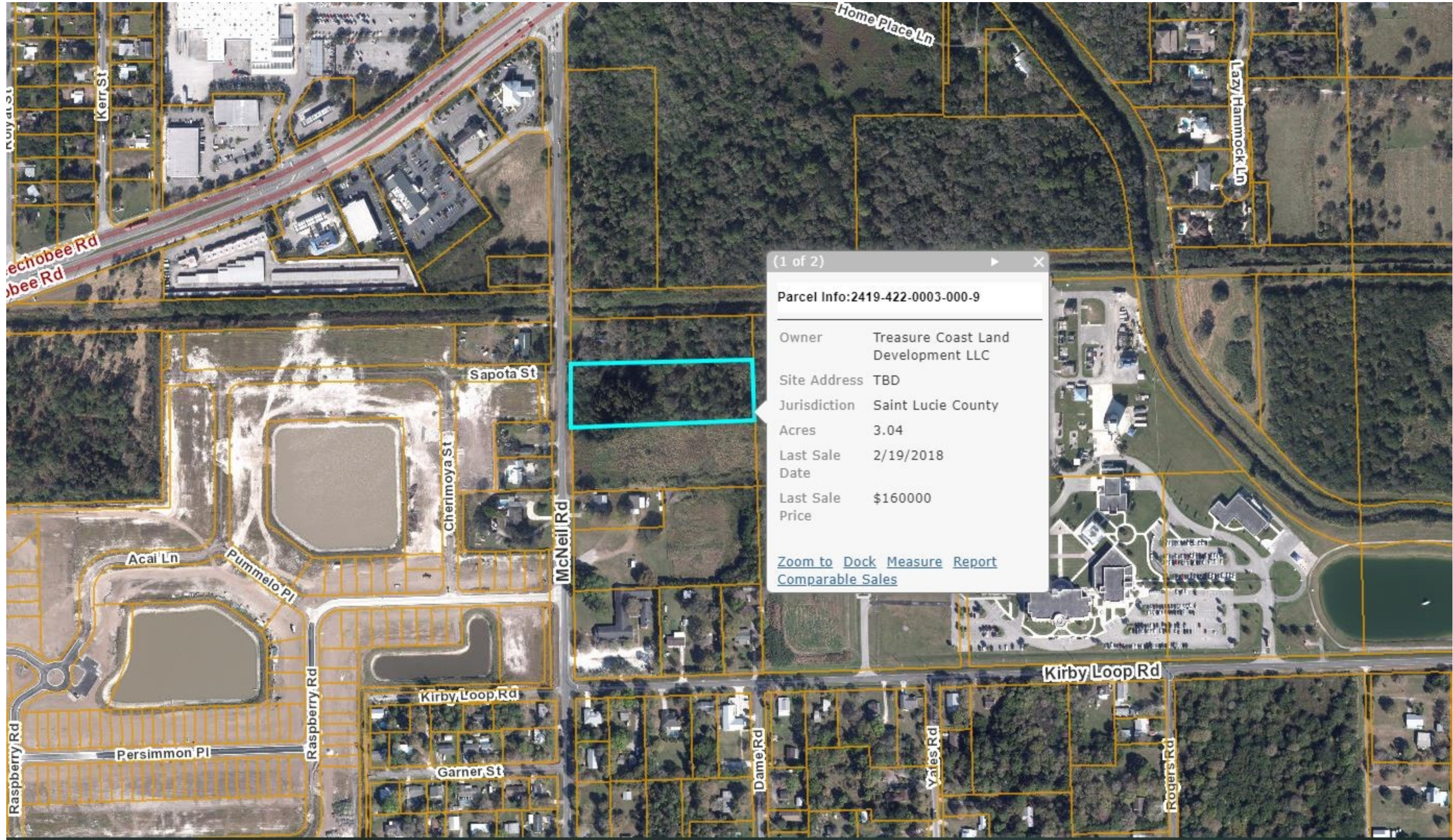
**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

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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: _____	





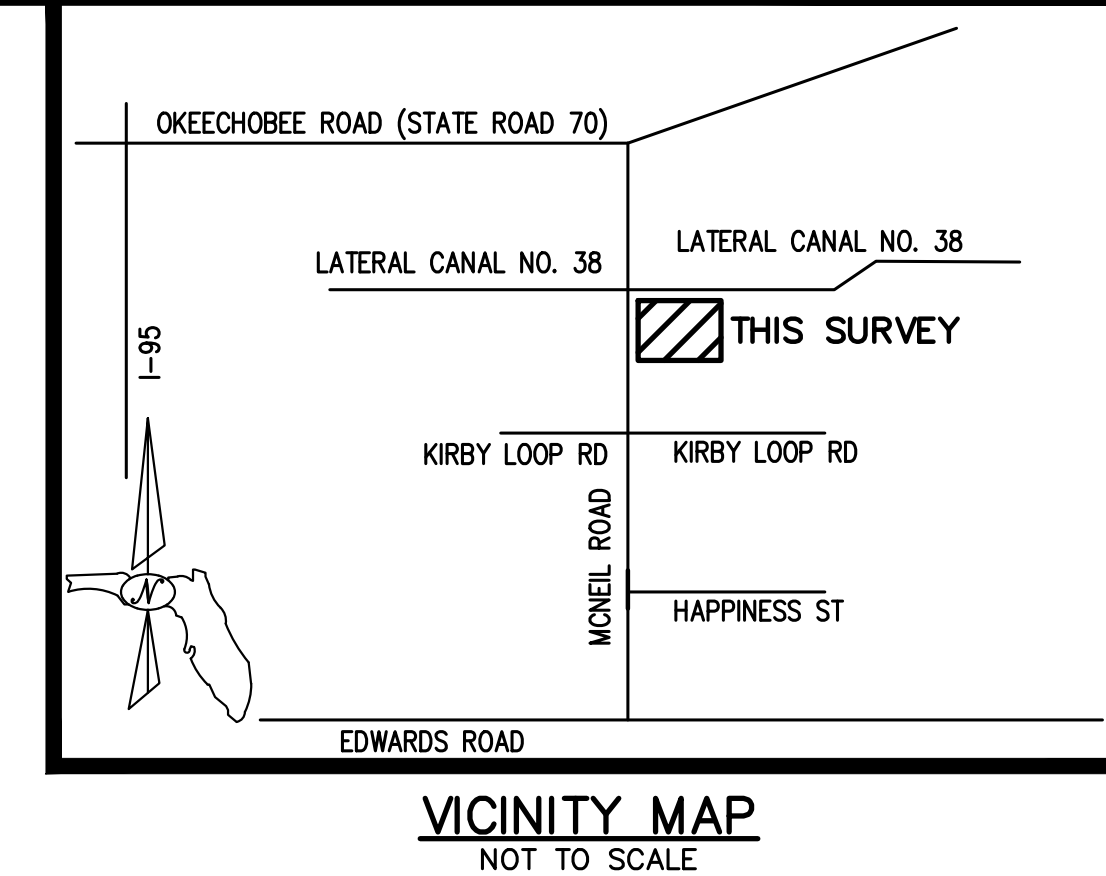
(1 of 2) X

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

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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	▒

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

**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	#

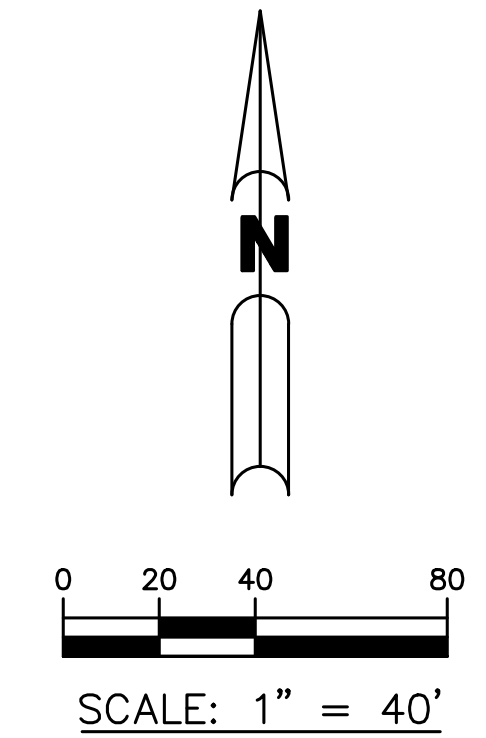
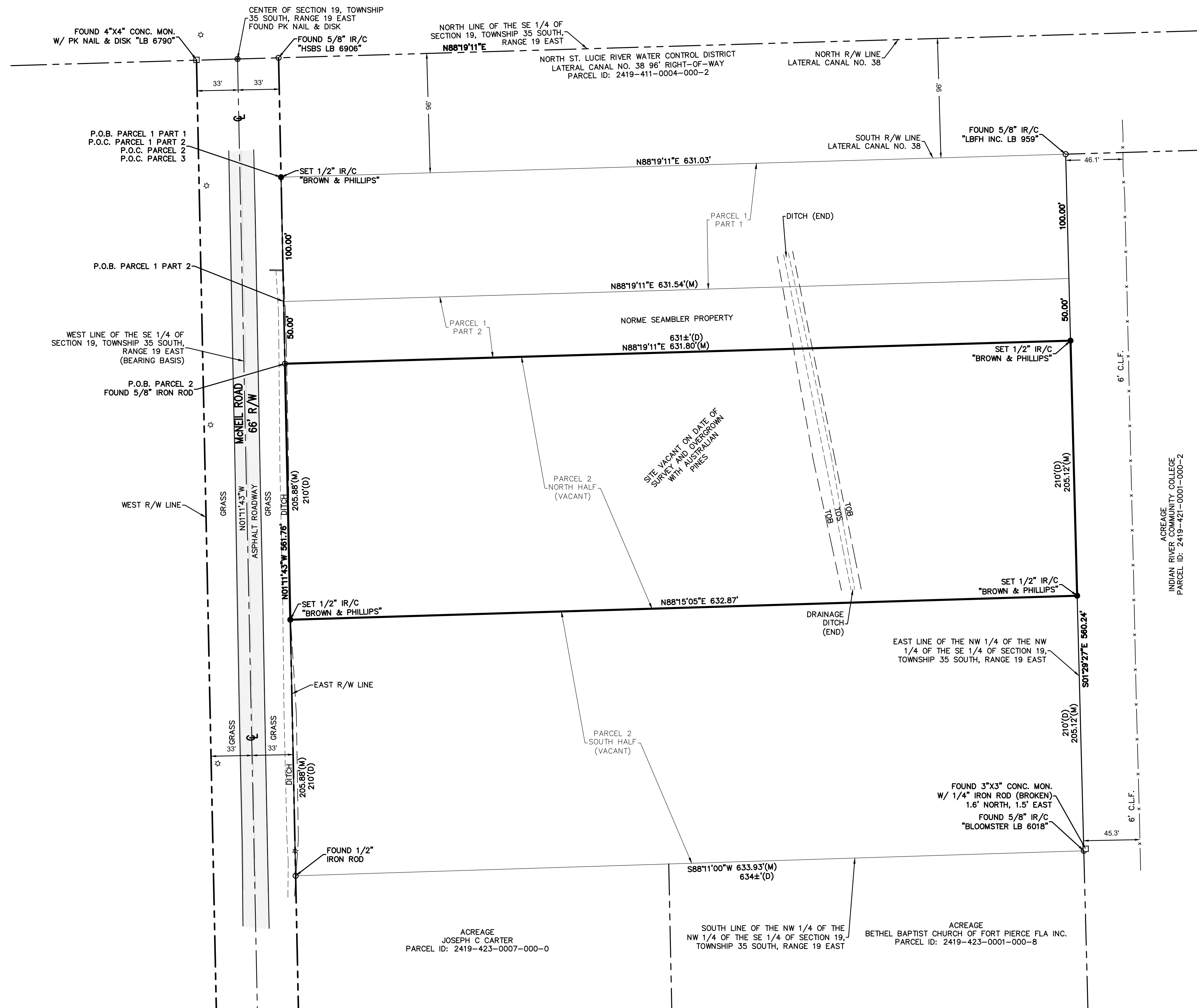
**BOUNDARY SURVEY**

**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: \_\_\_\_\_



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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**BP 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]  
1<sup>st</sup> Witness Signature ↑

Print Witness Name: ORLANDO T. ARMSTRONG

[Signature]  
2<sup>nd</sup> 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 19<sup>th</sup> 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.