



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: TBD

2. Legal description of real property for which annexation is being requested:
WHITE CITY S/D 03 36 40 W 7 ACRES OF LOT 6 (MAP 34/03N) (7.00 AC) (OR 1459-2703)

Property Tax ID: 3403-502-0015-000-5

3. Size of described property: 6.79 Acres (According to Survey)

4. Project description: Annexation - Zoning: County RM-11 to City R-4 / Future Land Use: County RH to City RM

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

6. Current St. Lucie County Zoning: RM-11

7. Is this a Historic property? No

8. Appraised value: \$184,800

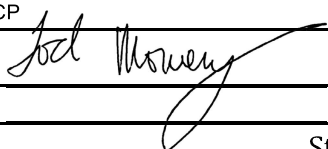
9. Name of Owner(s): Hoffman Family Limited Prtnshp

Signature of Owner(s): See Agent Authorization Letter

Mailing Address: Hc 89 Box 119

City Pocono Summit State PA Zip 18346

Phone _____ Fax _____

10. Name of Representative: Tod Mowery, AICP
Signature of representative: 
Mailing Address: 100 S. 2nd Street
City) Fort Pierce State FL Zip 34950
Phone 772-742-1555 Fax _____
E-mail: todm@redtaildg.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: _____

Hoffman Family Limited Partnership
83 South Street
Morristown, NJ 07960

AGENT CONSENT FORM

Project Name: Multifamily Weatherbee Road

Parcel ID: 3403-502-0015-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Randy P. Hoffman, Robin L. McShea WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

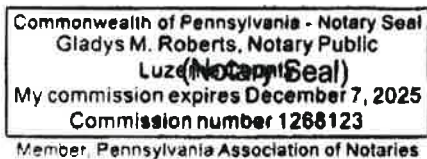
I hereby give CONSENT to Redtail DG to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 04 day of 01, 2023 by Randy P. Hoffman, Robin L. McShea (Name of Person Acknowledging) who is personally known to me or who has produced PA Drivers License (type of identification) as identification and who did (did not) take an oath.

Gladys M. Roberts
Notary Signature

Gladys M. Roberts
Printed Name of Notary



December 7, 2025
My commission expires

Randy P Hoffman
Owner's Signature
Robin L McShea

Owner's Name
RANDY P HOFFMAN Robin L McShea

Street Address
2446 Rt 940 Pocono Summit PA
City, State, Zip 18346

570-499-9208 570 972 5597
Telephone / Email



January 20, 2023

Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: Weatherbee Annexation

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with an application for Annexation, for an unaddressed vacant property (approx. 6.79 acres) located west of US Highway 1 on the south side of Weatherbee Road. The Parcel ID for the property is as follows:

1. 3403-502-0015-000-5:
Current SLC Zoning = Residential, Multi-Family, 11 du/ac (RM-11)
Current SLC Future Land Use = Residential High 15 du/ac (RH)
Proposed FP Zoning = Medium Density Residential (R-4)
Proposed FP Future Land Use = Medium Density Residential (RM)

Through the annexation process we ask that the City grant the property a zoning of Medium Density Residential (R-4) and a Future Land Use designation of Medium Density Residential (RM). As the current County zoning on the property allows up to 11 units per acre, the City zoning of R-4, which allows up to 12 units per acre is the most compatible zoning district and would be considered a like for like designation. Likewise, the current County Future Land Use allows up to 15 units per acre and the request for the city designation of RM, which allows up to 12 units per acre, which would be consistent as well.

While the County RH and City RM designations are not necessarily like for like, Policy 1.11.5 of the Comprehensive Plan allows for the City Commission to designate an alternative Future Land Use at its discretion during the annexation process without having to file for a separate Comprehensive Plan Map Amendment. This request of an RM Future Land Use designation would be consistent/compatible with the zoning designation of R-4 that the property is likely to receive and would be consistent/compatible with the Future Land Use designations of surrounding properties that are within the City Limits.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1980533 OR BOOK 1459 PAGE 2703
Recorded: 11/28/01 11:29

* Doc Assump: \$ 0.00
* Doc Tax : \$ 0.70
* Int Tax : \$ 0.00

This Deed,

Made this 5th day of November, 2001

BETWEEN Lois Hoffman, Widower, of HC 89, Box 119, Pocono Summit, Pennsylvania 18436-9711, hereinafter referred to as Grantor

A
N
D

Hoffman Family Limited Partnership, of HC 89, Box 119, Pocono Summit, Pennsylvania 18436-9711, hereinafter referred to as Grantee.

WITNESSETH, that the said Grantor for and in consideration of the sum of One and no/100 (\$1.00) Dollars to her in hand paid by the said Grantee at or before the sealing and delivery hereof, receipt whereof is hereby acknowledged, has granted, conveyed, bargained, sold, assigned, released and confirmed unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN parcel of land lying and being in the County of St. Lucie, and State of Florida, more particularly described as follows:

The west seven acres of Lot 6 of the Subdivision of White City in Section 3, Township 36 South, Range 40 East, as per plat of said Subdivision on file in Plat Book 1, at page 23, of the public records of St. Lucie County, Florida, excepting therefrom all rights of way for drainage canals and Public Roads.

BEING the same premises which Paul Browning and Eula Browning, his wife, by their certain deed dated March 1, 1968, granted and conveyed unto Paul Hoffman and Lois Hoffman, his wife, said deed being recorded in St. Lucie County Deed Book 236 at page 132-133, on March 6, 1958. The said Paul Hoffman having departed this life on the 22nd day of January, 1996, leaving his wife, Lois Hoffman as owner in fee by operation of law.

SUBJECT to the exceptions, reservations, easements, conditions, covenants and restrictions as contained in the chain of title.

E. Jellie E. Colman PC

OR BOOK 1459 PAGE 2704

Parcel Identification Number - 340350200150005.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor does hereby Warrant GENERALLY the property hereby conveyed.

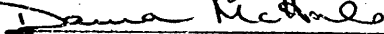
NO TITLE SEARCH WAS REQUESTED OR PERFORMED AND NO WARRANTY MADE WITH RESPECT THERETO BY THE LAW FIRM OF TELLIE AND COLEMAN, P.C.

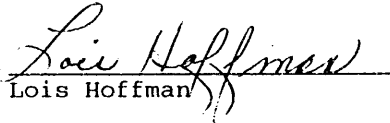
This Deed was prepared by the Law Office of Tellie and Coleman, P.C., 310 E. Drinker Street, Dunmore, Pennsylvania 18512.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals the day and year first above written.

WITNESS:


NICHOLAS D. TELLIE


DAWNA MCHALE


Lois Hoffman

OR BOOK 1459 PAGE 2705

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF *Lackawanna* : SS

ON THIS, the *5th* day of *November*, 2001, before me the undersigned officer, personally appeared Lois Hoffman, Widower, known to me or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



Patricia A. Schmalzle
Notary Public

I hereby certify that the precise residence of the Grantee is:

HC 89 Box 119

Pocono Summit Pa 18436-9711

BY:

Michael Velber