

1. Address: 2570 S. Rock Road, Fort Pierce, FL 34945

2. Legal description of real property for which annexation is being requested:
Model Land Co's S/D 23 35 39 Lots 11 and 14 in NE 1/4-Less Canal-(18.40acres)

3. Size of described property: 18.4 acres & 1.07 acres

4. Project description: Leal Two, LLC proposes to annex two(2) properties into the city of Fort Pierce from Saint Lucie County.


5. Current St. Lucie County Future Land Use Designation: RU & RU (Residential Urban) (Saint Lucie County)

6. Current St. Lucie County Zoning: AR-1 & AR-1 (Saint Lucie County)

7. Is this a Historic property? No

8. Appraised value: \$196,000 & \$160,500

9. Name of Owner(s): Leal Two, LLC

Signature of Owner(s): 

Mailing Address: 5601 Highway A-1-A, Apt. S310

City Vero Beach State FL Zip 32963

Phone 305-336-0881 Fax

- Warranty Deed
- Current Survey (completed within the last 12 months)

In addition to a complete application, packets shall include:

- 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.

Application submission shall include the following:

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 FOR ANNEXATION

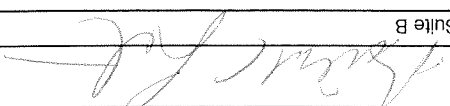


THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

| | | |
|---------------------|--------------------------------|------------------|
| OFFICE USE: | DATE RECEIVED: | Signed: |
| File Number: | Check No: | Receipt No: |
| TRC Review: 5/18/23 | Planning Board Review: 4/12/23 | City Commission: |
| Ordinance No: | Date Approved: | |

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

10. Name of Representative: Richard Laventure/Atlantic Civil Engineering, Inc.

Signature of representative: 

Mailing Address: 2552 Peters Road, Suite B

City) Fort Pierce State FL Zip 34945

Phone 772-398-6430 Fax 772-398-6426

E-mail: Galorrr@msn.com

Prepared by and return to:

Charles H. Sanford Law Offices, P.L.
3003 Cardinal Drive Suite B
Vero Beach, FL 32963
772-492-1695
File Number:
Will Call No.: 86

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Warranty Deed

{This deed is not subject to FL documentary tax, it is a transfer by Grantor, of unencumbered property, without consideration, to Grantor's wholly owned FL limited liability company.}

This Warranty Deed made this 10 day of December, 2014 between Eduardo A. Leal, an unmarried man, whose post office address is 220 Estuary Drive, Vero Beach, FL 32963, grantor, and Leal Two, LLC, a Florida limited liability company, whose post office address is 220 Estuary Drive, Vero Beach, FL 32963, 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 St. Lucie County, Florida to-wit:

PARCEL ONE:

Lots 11 and 14 or the Northeast 1/4 (being Block 1) of the MODEL LAND COMPANY'S SUBDIVISION of Section 23, Township 35 South, Range 39 East, as per plat of said subdivision on file in Plat Book 2, at Page 10 of the Public Records of St. Lucie County, Florida.

The above land being otherwise described as the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 35 South, Range 39 East.

Parcel ID Number: 2323-501-0011-000/6

PARCEL TWO:

A part of Lot 13 in the Northeast 1/4 of Section 23, Township 35 South, Range 39 East, of the Model Land Co., recorded in Plat Book 2, Page 10, Public Records of St. Lucie County, Florida, being more particularly described as follows:

From the Southeast corner of aforesaid Lot 13, run North 151 feet to the point of beginning; thence run West parallel with the South line of said Lot 13, 42.35 feet to the East right of way line for Rock Road; thence run Northwest along said right of way line 300 feet; thence on an angle of 84° 07' 20" as measured from Southeast to Northeast run Northeastly a distance of 260.18 feet to the East line of aforesaid Lot 13; thence run South along said lot line 374.0 feet to the point of beginning.

Parcel ID Number: 2323-501-0013-100/1

PARCEL THREE:

The West 390 feet of the East 745 feet of the North 530 feet of the South 569.3 feet of the East Three Quarters of the Northeast Quarter of the Southeast Quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel ID Number: 2407-413-0005-000/8

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, 2014.

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

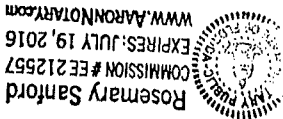
Signed, sealed and delivered in our presence:

[Signature]
 Witness Name: *Rosemary Sanford*
[Signature]
 Witness Name: *Rosemary Sanford*
[Signature]
 Eduardo A. Leal
 (Seal)

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 10th day of December, 2014 by Eduardo A. Leal, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public *Rosemary Sanford*
 Printed Name: *Rosemary Sanford*
 My Commission Expires: *July 19 2016*