



CITY OF FORT PIERCE

CITY COMMISSION

September 5th, 2023

Burton Annexation
At or near Avenue Q
1st Reading

APPLICANT

Patrick & Keniesha Burton

PROPERTY OWNER(S)

Patrick & Keniesha Burton

PARCEL ID #(S):

2405-501-0131-000-4

Burton ANNEXATION



SUMMARY

Request for review of an application for a Voluntary Application for Annexation for one (1) parcel of land at or near Avenue Q.

BACKGROUND

The applicant is requesting a voluntary annexation of one (1) parcel at or near Avenue Q in Fort Pierce, Florida. The parcel ID is 2405-501-0131-000-4.

The subject property has St. Lucie County Future Land Use designations of Residential Urban 5 du/ac (RU) and a St. Lucie County Zoning designation of Residential, Single-Family, 4 du/ac (RS-4). The applicant is proposing Future Land Use designations of Low Density Residential (RL) with a Zoning classification of Single-Family Low Density Residential Zone (R-1).



COMPREHENSIVE PLAN

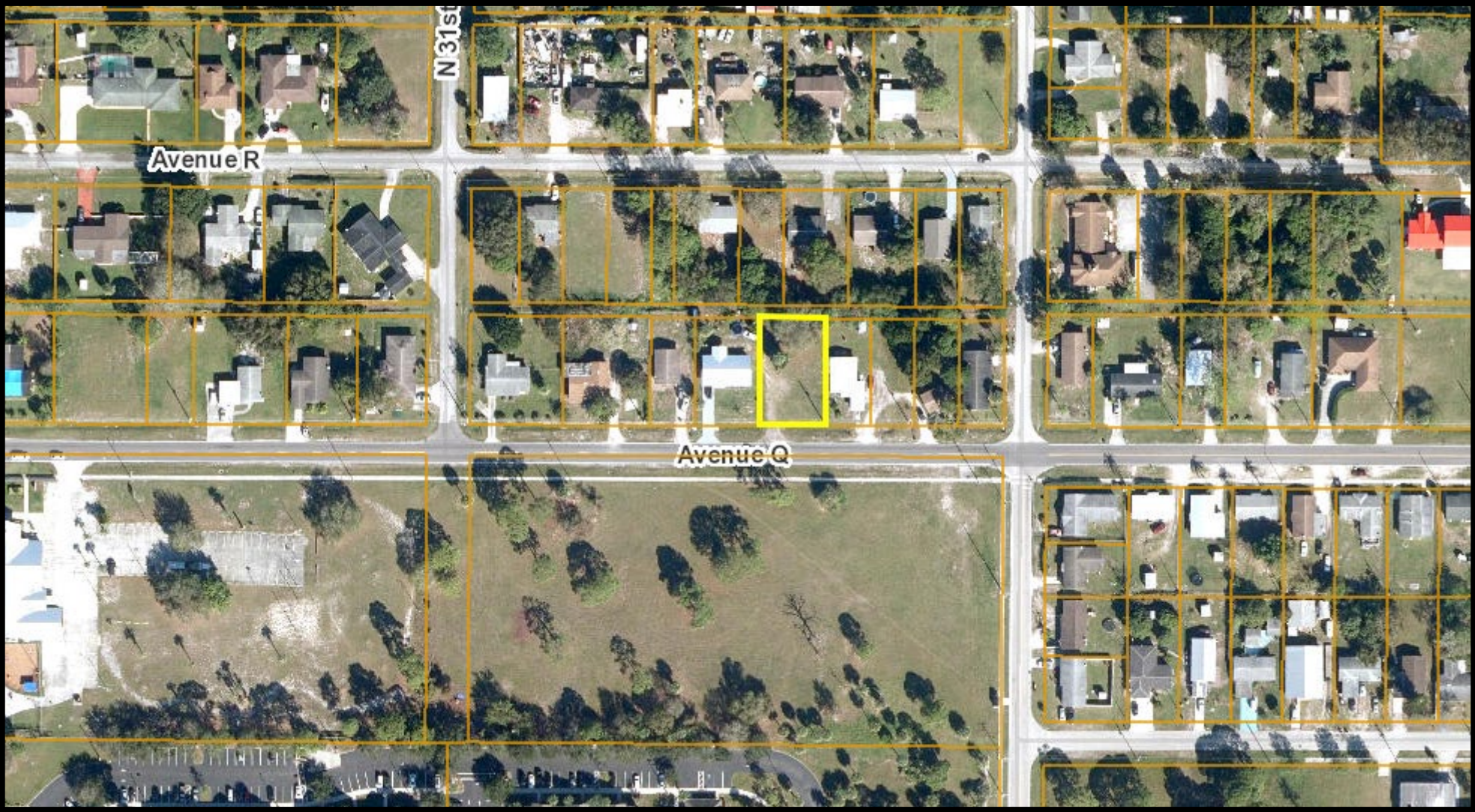
Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current value of the property is \$25,000. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant.

Burton ANNEXATION



SITE LOCATION



SITE AREA = Approximately 0.22 Acres

Burton ANNEXATION



EXISTING & PROPOSED FLU - ZONING

Current SLC FLU:
RU, Residential Urban 5 du/ac

Current SLC Zoning:
RS-4, Residential, Single-Family,
4 du/ac

Proposed
FLU: RL, Low Density Residential

Proposed Zoning: 
R-1, Single-Family Low Density Zone



Burton ANNEXATION



STAFF RECOMMENDATION

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends approval of the proposed annexation.

At the August 14th meeting, the Planning Board voted unanimously to approve the annexation.

Burton ANNEXATION



PB ACTIONS

- **Possible actions of the Planning Board:**
- Recommend APPROVAL of the proposed Annexation
 - Staff recommends approval
- Recommend DISAPPROVAL of the proposed Annexation





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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 Ave Q Fort Pierce, FL
2. Legal description of real property for which annexation is being requested:
Sunrise Park NO 1 BLK 6E 1/2 OF LOT 19 AND ALL OF LOT 20-LESS S 10FT - (0.22 AC)
3. Property Tax ID: 2405-501-0131-000-4
4. Size of described property: 76.5' x 136' (10,404 Square Feet)
5. Project description: New Construction of Single Family Home
6. Current St. Lucie County Future Land Use Designation: RU, 5 du/ac
7. Current St. Lucie County Zoning: RS-4 Count
7. Is this a Historic property? NO
8. Appraised value: \$25,000
9. Name of Owner(s): Patrick Burton and Keniesha Burton
Signature of Owner(s): Patrick Burton Keniesha Burton
Keniesha Burton (Jun 3, 2023 12:58 EDT)
Mailing Address: 1537 Running Oak Lane
City Royal Palm Beach State FL Zip 33411
Phone (561) 601-5884 Fax _____

10. Name of Representative: N/A
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: _____		

Prepared by and return to:
Grace Ramirez
Partnership Title and Escrow, LLC
1663 South Congress Avenue
West Palm Beach, FL 33406
(561) 720-2225
File No 23-2486p

Parcel Identification No 2405-501-0131-000-4

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 25th day of May, 2023 between **Borges All Stars Painting, Inc., a Florida Corporation A/K/A Borges All Stars Painting, Inc., a Florida Corporation**, whose post office address is 4471 Luxembourg Court, Suite 102, Lake Worth, FL 33467, of the County of Palm Beach, State of Florida, Grantor, to **Patrick Burton and Keniesha L. Burton, husband and wife**, whose post office address is 1537 Running Oak Lane, Royal Palm Beach, FL 33411, of the County of Palm Beach, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

The East 1/2 of Lot 19 and all of Lot 20, Block 6, LESS the South 10 feet thereof, SUNRISE PARK #1, according to plat thereof as recorded in Plat Book 8, Page 42, of the Public Records of St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


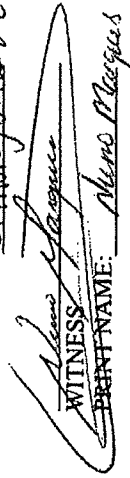
Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

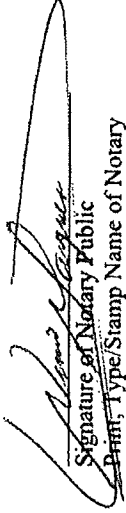

WITNESS
PRINT NAME: CHRISTY J. MARRET

WITNESS
PRINT NAME: Maria Marques

Borges All Stars Painting, Inc., a Florida Corporation A/K/A
Borges All Stars Painting, Inc., a Florida Corporation

By: 
Miguel A. Borges De Leon, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

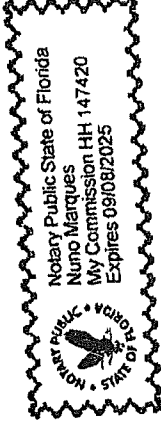
The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 25th day of
May, 2023 by Miguel A. Borges De Leon, President of Borges All Stars Painting, Inc., a FL Corporation A/K/A Borges All Stars
Painting, Inc., a Florida Corporation on behalf of the Corporation.


Signature of Notary Public

Print/Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: FLSL



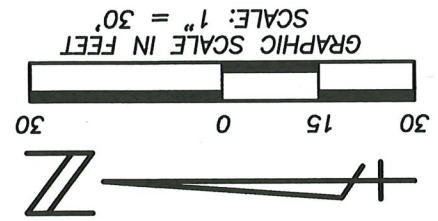
TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FOUNDATION	FINAL
COMPLETED ON:	5-18-23				

LEGAL DESCRIPTION:

EAST 1/2 OF LOT 19 AND ALL OF LOT 20, BLOCK 6, SUNRISE PARK NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 42, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

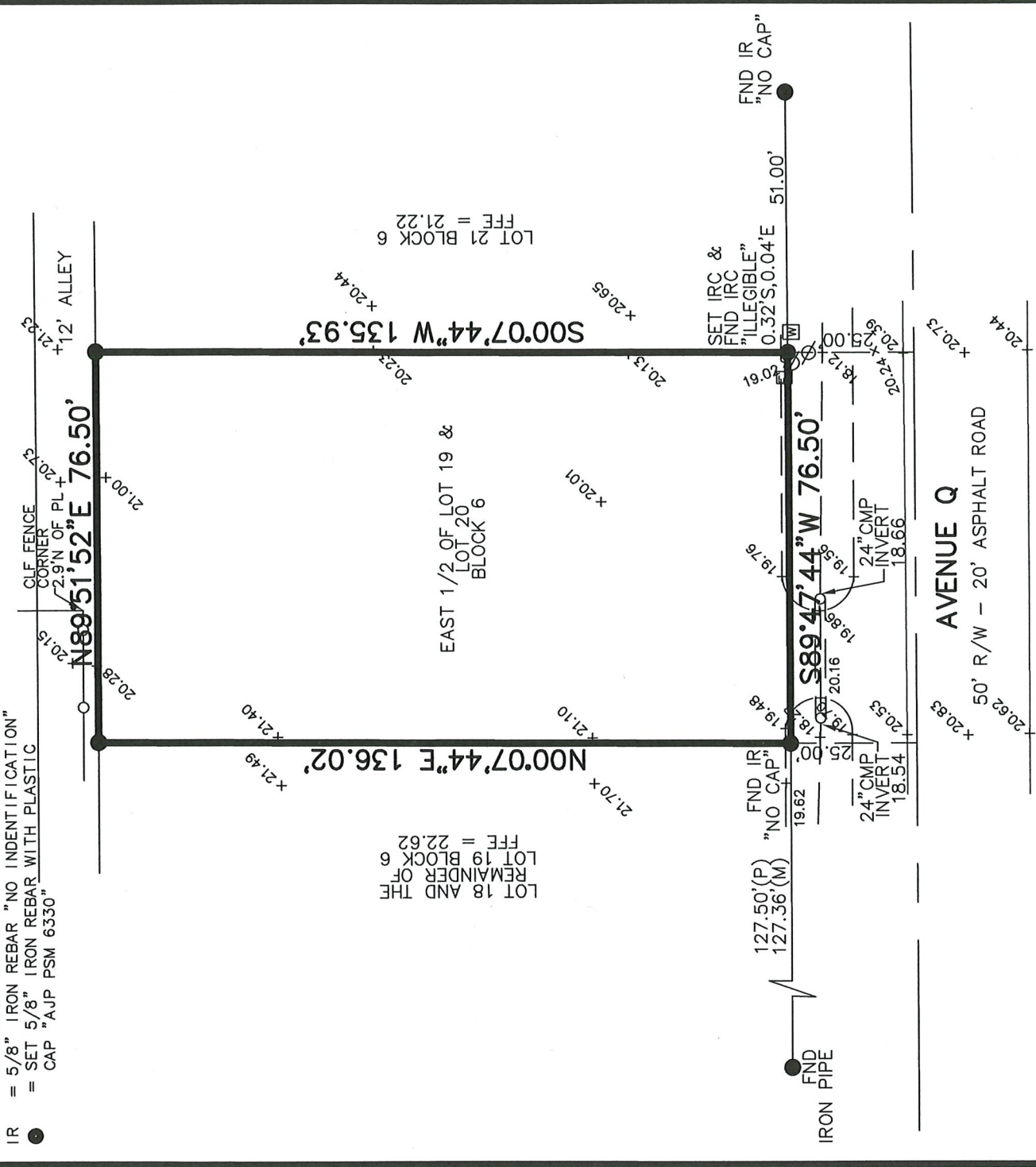
ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (P) = PLATTED
- CBS = CONCRETE BLOCK STRUCTURE
- CMP = CORRUGATED METAL PIPE
- CLF = CHAIN LINK FENCE
- CNS = COULD NOT SET
- CONC = CONCRETE
- FFE = FINISHED FLOOR ELEVATION
- FND = FOUND 5/8" IRON REBAR
- IRC = 5/8" IRON REBAR WITH PLASTIC CAP
- IR = 5/8" IRON REBAR
- PCOR = PROPERTY CORNER
- PL = PUBLIC UTILITY
- PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- R = RADIUS OF CURVE
- L = LENGTH OF CURVE
- Δ = DELTA OF CURVE
- IR = 5/8" IRON REBAR "NO IDENTIFICATION"
- = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"



SURVEYOR'S REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
2. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0178 J, EFFECTIVE DATE, FEBRUARY 16, 2012.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 20 ASSUMED TO BEAR 300°07'44"W.
7. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS IN FEET. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
9. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE CONSENT OF THE SIGNING PARTY OR PARTIES.



SCALE: 1"=30'	CERTIFIED TO: PATRICK AND KENIESHA BURTON
DATE: 5-18-23	
DRAWN: LW	
JOB NO.: 23-9987	
DATE:	
FB/PG:	

ALEXANDER J. PIAZZA PSM, INC.

Surveying • Mapping • Consulting
 619 SW Biltmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250
LB#7280



ALEXANDER J. PIAZZA
 Professional Surveyor & Mapper
 Florida Certificate No. 6330