



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: 3307 S US HIGHWAY 1, Fort Pierce, FL 34982

2. Legal description of real property for which annexation is being requested:
 See Attached Word PDF for Legal Description

Property Tax ID: 2427-601-0050-000-7

3. Size of described property: 3.72 acres

4. Project description: The applicant seeks to annex to the City of Fort Pierce and develop a slab show room/ warehouse for business uses

5. Current St. Lucie County Future Land Use Designation: Commercial (COM)/Residential High (RH)

6. Current St. Lucie County Zoning: Commercial General (CG)/Residential, Multiple Family -11

7. Is this a Historic property? Unknown

8. Appraised value: \$359,260

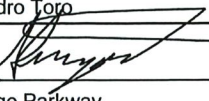
9. Name of Owner(s): Ubilla-Duque Holdings LLC

Signature of Owner(s):  Alejandro Toro (Authorized Agent)

Mailing Address: 10250 SW Village Parkway

City Port St. Lucie State Florida Zip 34987

Phone 772-462-2455 Fax _____

10. Name of Representative: Alejandro Toro
Signature of representative: 
Mailing Address: 10250 SW Village Parkway
City) Port St. Lucie State Florida Zip 34987
Phone 772-462-2455 Fax _____
E-mail: 772-462-2455

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:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

General Warranty Deed

Made this December 22, 2022 A.D. By

Sophia S. Agapion and Stelios N. Sitaras AKA Stanley Sitaras and Katerina Makiej and Michael N. Sitaras, hereinafter called the grantor,

to Ubilla-Duque Holdings, LLC, a Florida limited liability company, whose post office address is: 427 S. Market Ave., Fort Pierce, FL 34982, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

SEE ATTACHED EXHIBIT "A"

The above described property is not the homestead property of the herein named grantors.

Parcel ID Number: 2427-601-0050-000/7

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

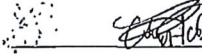
To Have and to Hold, the same in fee simple forever.

And the 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, 2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

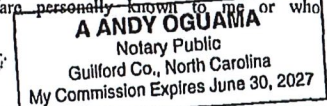
Signed, sealed and delivered in our presence:

  (Seal)
Witness #1 Printed Name: Sophia S. Agapion Address: 616 Willoughby Blvd., Greensboro, North Carolina 27408


Witness #2 Printed Name: Aristeo Huerta

State of North Carolina
County of: Guilford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of December 2022 by Sophia S. Agapion, who is/are personally known to me or who has produced NC 3145958 as identification.

(Seal) 
Notary Public Print Name: AWA Andy OGUAMA
My Commission Expires: June 30 2027

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Printed Name Kyle Virabalin

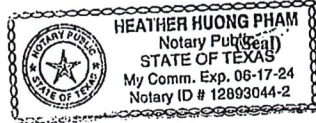
[Signature]
Witness #2 Printed Name Khiet-nghi Luong

State of Texas
County of Fort Bend

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of December, 2022, by Stelios N. Sitaras AKA Stanley Sitaras, who is/are personally known to me or who has produced TX DL as identification.

[Signature] (Seal)
Stelios N. Sitaras AKA Stanley Sitaras
Address: 1903 Creek Valley Lane, Sugarland, TX 77478

[Signature]
Notary Public
Print Name: Heather Ph
My Commission Expires: _____



Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

[Signature]
Witness #1: Printed Name: Dipti Contractor

Katerina Makiej (Seal)
Katerina Makiej
Address: 7 Aspen Circle, Andover, MA 01810

[Signature]
Witness #2: Printed Name: Cheryl Parent

State of Massachusetts
County of Essex

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of December, 2022 by Katerina Makiej, who is/are personally known to me or who has produced MPL as identification.

(Seal)

[Signature]
Notary Public
Print Name: BONNIE C CARUSO
My Commission Expires: 5/2/2025



Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

Paul Michael Head Michael N. Sitaras (Seal)
Witness #1 Printed Name Paul Michael Head Address: 6567 Petunia Place, Carlsbad, CA 92011

Jeffery S. Melemed
Witness #2 Printed Name Jeffery S. Melemed

State of California
County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by Michael N. Sitaras, who is/are personally known to me or who has produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____

(Seal)

Please See Attached
For Official Notary Wording

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On December 21, 2022 before me, Susan A. Runner Notary Public
(insert name and title of the officer)

personally appeared Michael N. Sitaras
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in (his/her/their) authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susana Runner (Seal)

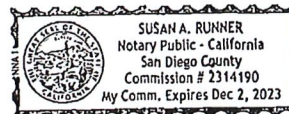


Exhibit "A"

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 60 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY, FLORIDA.

Alejandro Toro

From: Jose D. Ubillla <jose@realstoneandgranite.com>
Sent: Monday, June 26, 2023 4:04 PM
To: Alejandro Toro
Subject: Fwd: You paid an invoice! (#003542)

Good afternoon Alejandro.

Please see below.

Thank you !

Jose D. Ubillla
www.realstoneandgranite.com

----- Forwarded message -----

From: City of Fort Pierce Finance Department <messenger@messaging.squareup.com>
Date: Mon, Jun 26, 2023, 3:04 PM
Subject: You paid an invoice! (#003542)
To: <jose@realstoneandgranite.com>



City of Fort Pierce Finance Department

Invoice Paid

\$630.00

Paid with Mastercard 6198 on June 26, 2023 at 12:04
PM

Planning Fees - 3307 S. US Hwy 1
Invoice #003542
June 26, 2023

Customer
Jose D Ubillla
jose@realstoneandgranite.com

Additional Recipients
arosenthal@cityoffortpierce.com

[Download Invoice PDF](#)

Invoice summary

Planning Dept Fees **\$630.00**

Various fees collected for Planning Dept for
Projects

Advertising Fee for Annexation

3307 S. US Hwy 1

#23-02000008

Subtotal **\$630.00**

Total Paid **\$630.00**

Mastercard 6198

06/26/23,
12:04 PM

Send estimates or invoices for your business?

Process \$1,000 in sales free when you sign up for Square.

[Get Started](#)

City of Fort Pierce Finance Department

wrydzewski@cityoffortpierce.com

772-467-3000

Please contact City of Fort Pierce Finance Department about its
privacy practices.



Ubilla-Duque Holdings LLC
427 S Market Ave
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Ubilla-Duque Holdings – Slab room & Warehouse – Fort Pierce

Parcel ID: 2427-601-0050-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Jose Ubilla, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. 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 commercial development & annexation.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 22 day of June, 2023, by Jose W. Ubilla (Name of Person Acknowledging) who is personally known to me or who has produced personally known (type of identification) as identification and who did (did not) take an oath.

Katelynn Tremonti
Notary Signature

Katelynn Tremonti
Printed Name of Notary

(Notary Seal)



My commission expires _____

[Signature] MANAGER / PARTNER
Owner's Signature

Ubilla Duque Holdings LLC
Owner's Name

427 S. MARKET AV.
Street Address

FORT PIERCE, FL 34982
City, State, Zip

(561) 719 1479 JOSE@REALSTONEANDGRAVITY.COM
Telephone / Email

NOTE:
DESCRIPTION NOT
VALID WITHOUT
SKETCH.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF SAID LOT 177.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 365.50 FEET THEREOF.

CONTAINING 2.656 ACRES, MORE OR LESS.

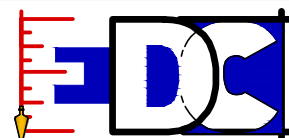
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

*SKETCH & DESCRIPTION OF:
EAST PARCEL*

PREPARED FOR:
**UBILLA-DUQUE
HOLDINGS LLC**

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

NOTE:
DESCRIPTION NOT
VALID WITHOUT
SKETCH.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 305.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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CONTAINING 1.052 ACRES, MORE OR LESS.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

*SKETCH & DESCRIPTION OF:
WEST PARCEL*

PREPARED FOR:
**UBILLA-DUQUE
HOLDINGS LLC**

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
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THIS IS NOT A SURVEY

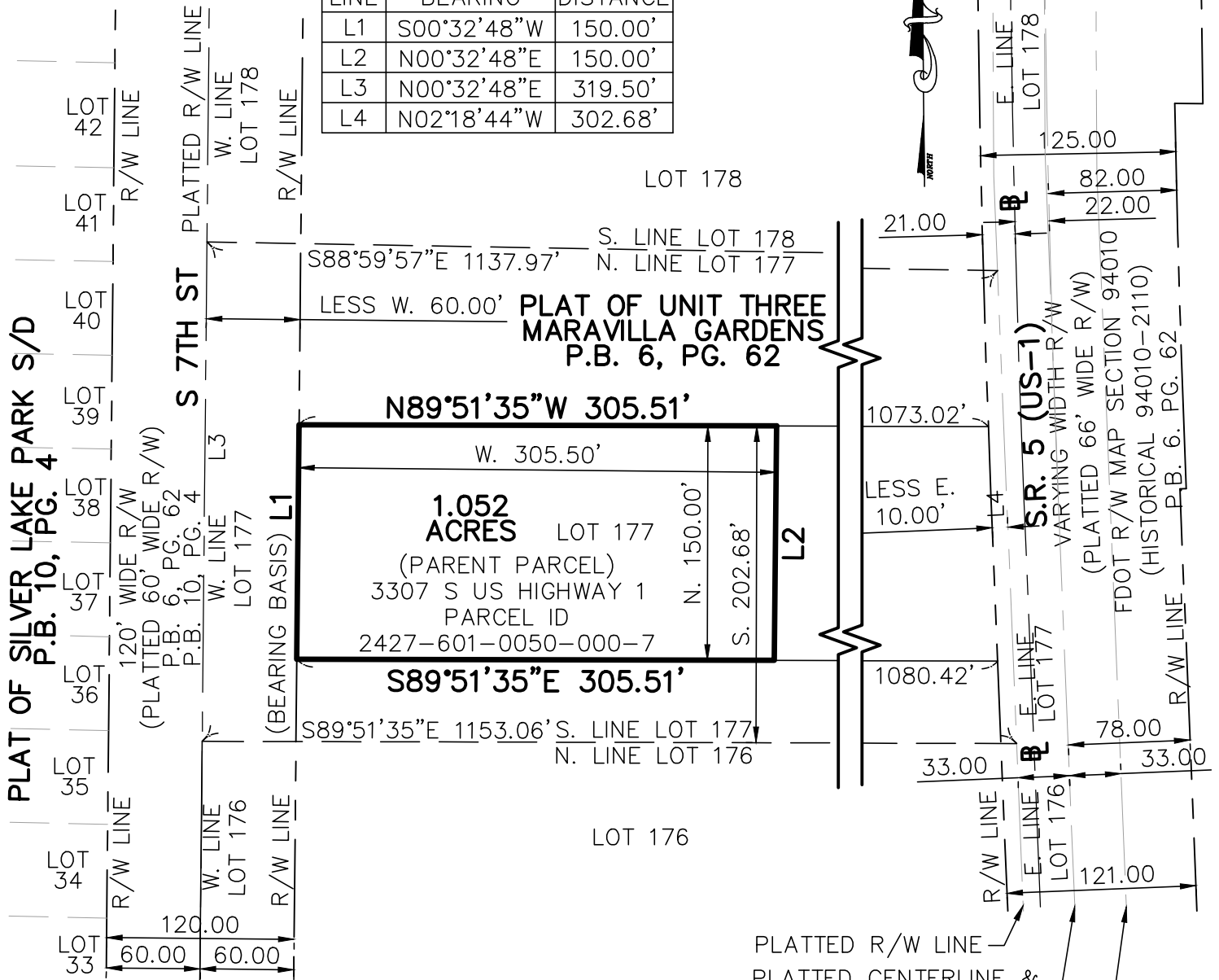
LINE TABLE:

LINE	BEARING	DISTANCE
L1	S00°32'48"W	150.00'
L2	N00°32'48"E	150.00'
L3	N00°32'48"E	319.50'
L4	N02°18'44"W	302.68'

INTENDED DISPLAY SCALE



Scale in feet
1 Inch = 100 Feet



NOTES:

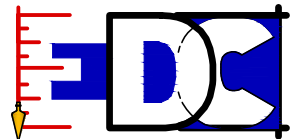
1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT OF WAY LINE OF S 7TH STREET AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY PREPARED BY EDC, INC. UNDER PROJECT NUMBER 23-175, DATED OCTOBER 13, 2023.

ABBREVIATION LEGEND

- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- BL BASELINE
- S/D SUBDIVISION

**SKETCH & DESCRIPTION OF:
WEST PARCEL**

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

PREPARED FOR:
**UBILLA-DUQUE
HOLDINGS LLC**

REVISIONS