



## 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

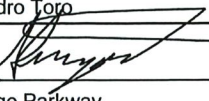
9. Name of Owner(s): Ubilla-Duque Holdings LLC

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.

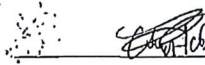
To Have and to Hold, the same in fee simple forever.

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 [X] 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

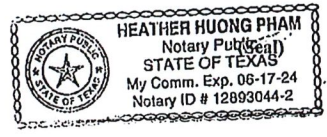
[Signature]  
Witness #2 Printed Name Khiet-nghi Luong

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 22<sup>nd</sup> day of December, 2022 by Katerina Makiej, who is/are personally known to me or who has produced MDL 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**

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**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](http://www.realstoneandgranite.com)

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

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

**Additional Recipients**  
[arosenthal@cityoffortpierce.com](mailto: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*

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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](#)

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**City of Fort Pierce Finance Department**

[wrydzewski@cityoffortpierce.com](mailto: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@REALSTONEANDGRAVING.COM  
Telephone / Email