

## 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: 1703 Totten Rd

2. Legal description of real property for which annexation is being requested:  
17 35 40 FROM NW COR OF SW 1/4 OF NW 1/4 OF SW 1/4, RUN E TO INT OF HARTMAN RD, TH S 160 FT, TH E TO W R/W TOTTEN RD FOR POB  
, TH N 160 FT, TH W 160 FT, TH S 160 FT, TH E 160 FT TO POB (0.59 AC) (OR 518-1158; 1031-2882, 2883; 1052-322; 1076-1668; 1918-2280; 2054-1729; 2691-1973; 2895-1634; 3072-1644; 1647; 1649)

Property Tax ID: 2417-323-0001-000-5

3. Size of described property: 0.59

4. Project description: We would like to annex to the City of Fort Pierce as a C3 General Commercial

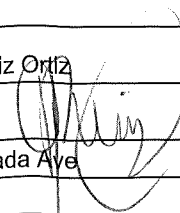
5. Current St. Lucie County Future Land Use Designation: 0100

6. Current St. Lucie County Zoning: Commercial Neighborhood

7. Is this a Historic property? No

8. Appraised value: 186,600

9. Name of Owner(s): George Ruiz Ortiz

Signature of Owner(s): 

Mailing Address: 265 SE Verada Ave

City Port St Lucie State FL Zip 34983

Phone 8135164660 Fax \_\_\_\_\_

10. Name of Representative: \_\_\_\_\_

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:**

JoAnn Webster  
Majesty Title Services, a division of LandCastle Title  
Group, LLC  
705 17th Street  
Vero Beach, FL 32960

**Order No.:** VB082306012

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APN/Parcel ID(s): 2417-323-0001-000-5

**WARRANTY DEED**

THIS WARRANTY DEED dated June 29, 2023, by Cindy Aline Silverstein, as Successor Trustee of The E. Wayne Rogers Revocable Living Trust dated March 9, 2004 as amended, hereinafter called the grantor, to Imperium Construction Company, LLC, a Florida limited liability company, whose post office address is 1703 Totten Road, Fort Pierce, FL 34947, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Lucie, State of Florida, to wit:

Beginning at the Northwest corner of the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East; thence run East to the intersection of Hartman Road; thence run South 160 feet; thence run East to the West right of way line of Totten Road for Point of Beginning; thence run North 160 feet; thence run West 160 feet; thence run South 160 feet; thence run East 160 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor (s) or any members of the household of Grantor(s) reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

**WARRANTY DEED**

(continued)

Stacy King  
Witness Signature

Stacy King  
Print Name

[Signature]  
Witness Signature

\_\_\_\_\_  
Print Name

State of Florida  
County of Indian River

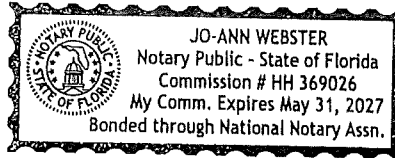
The E. Wayne Rogers Revocable Living Trust dated  
March 9, 2004

BY: Cindy Aline Silverstein  
Cindy Aline Silverstein  
Successor Trustee

Address: 1426 32nd Ave  
Vero Beach, FL 32960

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 26<sup>th</sup> day of June, 2023, by Cindy Aline Silverstein, to me known to be the person(s) described in or who has/have produced DI as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:





George Ruiz Ortiz  
265 SE Verada Ave.  
Port St. Lucie, FL 34983

**Subject: Annexation – One parcel at 1703 Totten Road – Technical Review Committee Comments for September 21, 2023 TRC Meeting**

**City of Fort Pierce Planning Department**

In support of Annexation

**Fort Pierce Engineering Department**

Recommend Annexation Approval.

**Fort Pierce Building Department**

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. All new construction or alterations shall meet the requirements of the Florida Building Code 7<sup>th</sup> Edition.

**Fort Pierce Police Department**

No comments at this time.

**St. Lucie County Planning Department**

No comments at this time.

**St. Lucie County PW/Engineering**

1. Advisory: The proposed annexation would increase the number of City zoned parcels on Totten Road, a local roadway. The City should consider taking over ownership and maintenance responsibilities of Totten Road.



**City Clerk Office**

No comments at this time.

**Code Enforcement**

No comments at this time.

**Fort Pierce Utilities Authority**

- FPUA W/WW Engineering: FPUA has water and sewer available to serve this site. There is no objection to this annexation request.
- FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.
- FPUA Gas: Approved. Natural gas is available just north of the parcel in question.
- FPUA Fiber: FPUAnet Approves; Fiber Internet Service – Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

**St. Lucie County Fire District**

No comments at this time.

**Florida Department of Transportation**

No comments at this time.

**St. Lucie County School Board**

No comments at this time.