



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Senior Planner

RE: **Murray Fowler Annexation – Annexation – 23-02000001**
Parcel ID: 2413-501-0102-000-7

BOARD DATE: March 16, 2023

Annexation for Parcel ID 2413-501-0102-000-7

The above referenced project is being submitted for your review and comments. The applicant is requesting an annexation for Parcel ID 2413-501-0102-000-7.

Please send all comments to raltizer@cityoffortpierces.com, planning@cityoffortpierces.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, March 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.



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: South Ocean Drive

2. Legal description of real property for which annexation is being requested:
Lots 10, 11, 12, 13, 20, 21, 22, 23, Block 8, SURFSIDE HARBOR, according to the plat thereof,
as recorded in Plat Book 10, Page 68, of the Public Records of St. Lucie County, Florida.
 Property Tax ID: 2413-501-0102-000-7

3. Size of described property: 31,750 square feet

4. Project description: Annexation into the City of Ft. Pierce

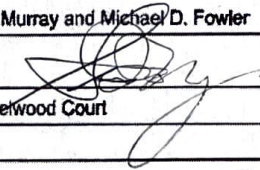
5. Current St. Lucie County Future Land Use Designation: Residential/Commercial

6. Current St. Lucie County Zoning: Hutchinson Island

7. Is this a Historic property? No

8. Appraised value: \$134,000.00

9. Name of Owner(s): Sean M. Murray and Michael D. Fowler

Signature of Owner(s): 

Mailing Address: 9530 Laurelwood Court

City Ft. Pierce State FL Zip 34951

Phone 772-579-6147 Fax 772-617-1252

10. Name of Representative: TONY ACERRA
Signature of representative: Anthony D. Acerra
Mailing Address: 302 S.W. KANE AVE.
City) PORT SAINT LUCIE State FL. Zip 34953
Phone 732-822-1859 Fax _____
E-mail: TONY.ACERRA@COMCAST.NET

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: _____ | |

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1721574 OR BOOK 1224 PAGE 0906
Recorded: 05-20-99 11:04 A.M.

Prepared by and Return to:
Kevin H. Hendrickson
310 South Second Street
Fort Pierce, FL 34950

[TITLE NOT EXAMINED BY SCRIVENER]

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed on May 14, 1999, between Lela McCarty Mitchell, as Successor Personal Representative of the Estate of MICHAEL S. MCCARTY, deceased, pursuant to execution of letters of administration on October 16, 1996, whose post office address is Post Office Box 976, Thomasville, Georgia 31799, Grantor, and Michael D. Fowler, Grantee, whose mailing address is P. O. Box 1270, Fort Pierce, Florida 34954.

WITNESSETH:

WHEREAS, MICHAEL S. MCCARTY (the "Decedent") died testate resident of St. Lucie County, Florida, on May 6, 1995.

WHEREAS, the decedent in his Last Will and Testament, dated April 10, 1995, which has been duly admitted to probate by the Circuit Court of the Nineteenth Judicial Circuit in and for St. Lucie County, Florida, Probate Division, in File No. 95-394-CP on the 26th day of May, 1995 along with the execution of Letters of Administration on May 26, 1995 and

WHEREAS, Michael D. Fowler is entitled to reasonable compensation for services rendered as the attorney of record for the predecessor personal representative, Lisa McCarty, and has agreed to take in kind distribution of real property in lieu of monetary remuneration and

NOW, THEREFORE, in the consideration of the sum of One Dollars (\$1.00), and pursuant to the agreement between the parties hereto to settle the outstanding balance of attorneys fee due Michael D. Fowler, the Grantor has granted, bargained, sold, released, conveyed and confirmed to the said Grantee, his heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

An undivided one-half interest in and to the following:
Lots 10, 11, 12, 13, 20, 21, 22 and 23, Block 8, SURFSIDE HARBOR,
Plat Book 10, page 68, in the Public Records of St. Lucie County,
Florida.

TIN # 2413-501-0102-0007

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by grantor) and acceptance (by grantee)

0.00
0.70
0.00

* Doc Assump: \$
* Doc Tax : \$
* Int Tax : \$

OR BOOK 1224 PAGE 0907

of this deed, the grantor and the grantee agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

TOGETHER with all singular tenements, hereditaments and appurtenances belonging or in any way appertaining to that real property.

TO HAVE AND TO HOLD, the above described premises unto the Grantee in fee simple forever, and the Grantor, as Successor Personal Representative, does hereby covenant with the Grantee against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor as Personal Representative, that the Grantor as Successor Personal Representative is lawfully possessed of the above described premises, that they are free and clear of all encumbrances and that the grantor as Successor Personal Representative has good, right and lawfully authority to sell, convey, alienate, hypothecate, transfer and assign the same and that in all things preliminary to and in and about, this conveyance, the laws of Florida have been followed and complied with in all respects. The Grantor as Successor Personal Representative does hereby fully warrant the title to that land and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor as Successor Personal Representative.

IN WITNESS WHEREOF, the Grantor, as duly constituted and appointed Successor Personal Representative of the Estate of MICHAEL S. MCCARTY, Deceased, has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the Presence of:

Patricia B. Durawee
Witness's Signature

Patricia B. Durawee
Witness's Printed Name

Travis Shepherd
Witness's Signature

Travis Shepherd
Witness's Printed Name

Lela McCarty Mitchell
Lela McCarty Mitchell, as Successor Personal Representative of the Estate of MICHAEL S. MCCARTY
Post Office Box 976
Thomasville, Georgia 31799

STATE OF GEORGIA
COUNTY OF

The foregoing instrument was acknowledge before me this 14 day of MAY,
1999, by Lela McCarty Mitchell, as Successor Personal Representative of the estate of
MICHAEL S. MCCARTY, who is personally known to me or has produced
_____ as identification.

Ramona L Benton
Notary Public

Ramona L Benton
Printed Name

My commission Expires:

NOTARY PUBLIC, THOMAS COUNTY, GA
MY COMMISSION EXPIRES JUNE 15, 2001

Prepared by and Return to:
Kevin H. Hendrickson
310 South Second Street
Fort Pierce, FL 34950

OR BOOK 1.224 PAGE 0908

Return to: (enclose self-addressed stamped envelope)
Name:

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Thomas L. Campbell

Address: 1800-C Okeechobee Road
Ft. Pierce, FL 34950

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2002965 OR BOOK 1486 PAGE 615
Recorded: 01/31/02 12:27

This Instrument Prepared by:

Thomas L. Campbell

Address: 1800-C Okeechobee Road
Ft. Pierce, FL 34950

Doc ASSUMP: \$ 0.00
Doc Tax : \$ 0.70
Int Tax : \$ 0.00

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 30th day of November A. D. 19 89 by

GEORGE E. MURRAY, a single adult,

hereinafter called the grantor, to

SEAN M. MURRAY, a single adult,

whose postoffice address is P.O. Box 3121, Ft. Pierce, Florida 34948
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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

An undivided one-half interest in and to the following:

Lots 10, 11, 12, 13, 20, 21, 22 and 23, Block 8, SURFSIDE HARBOR, according to the Plat thereof as recorded in Plat Book 10, Page 68 of the Public Records of St. Lucie County, Florida.

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, 19

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:

John J. Cabell *George E. Murray*
Arthur J. Bluss

STATE OF Florida
COUNTY OF St. Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

GEORGE E. MURRAY

to me known to be the person described in and who executed the foregoing instrument and before me that HE executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

DECEMBER A. D. 1989

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 7, 1991
BONDED BY AMERICAN SURETY CORP.

Arthur J. Bluss



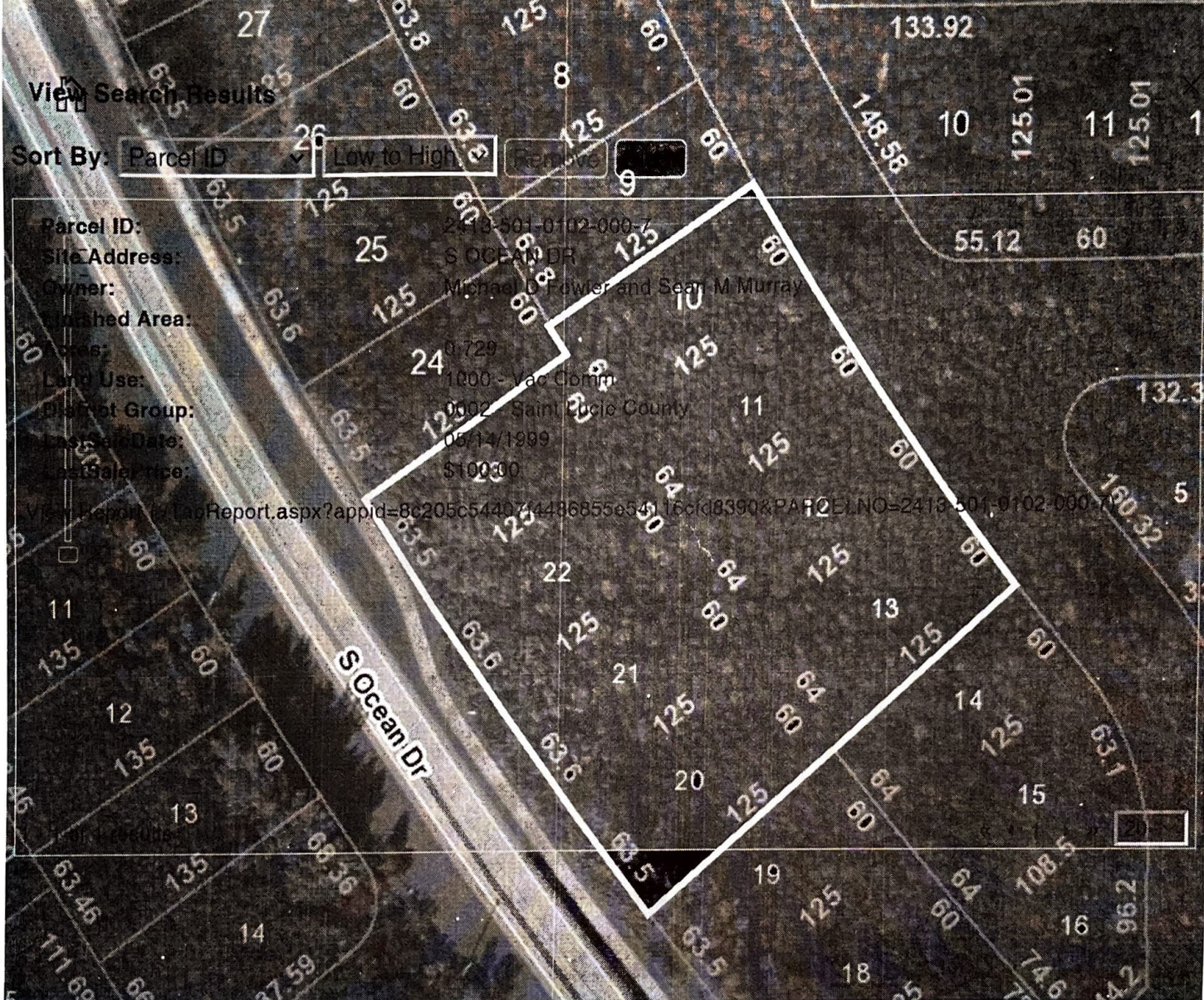
Return - Murray
0110 72

View Search Results

Sort By: Parcel ID Low to High Reverse

Parcel ID: 2413-501-0102-000-7
 Site Address: S OCEAN DR
 Owner: Michael D Fowler and Sean M Murray
 Acreage: 0.729
 Land Use: 1000 - Vac Comm
 District Group: 0002 - Saint Lucie County
 Last Sale Date: 05/14/1999
 Last Sale Price: \$100,000

View Report: [MapReport.aspx?appid=8c205c5440744486855e54116c1d8390&PARCELNO=2413-501-0102-000-7](#)

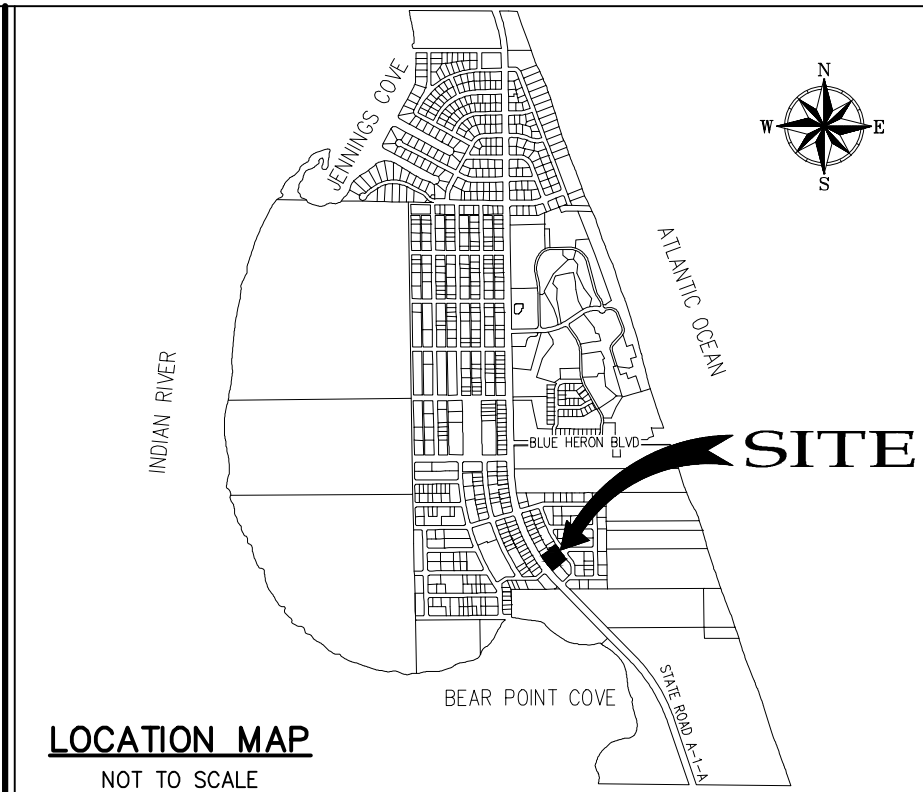
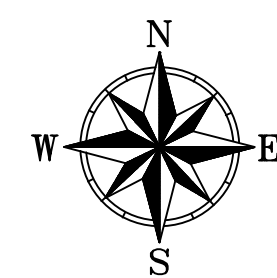
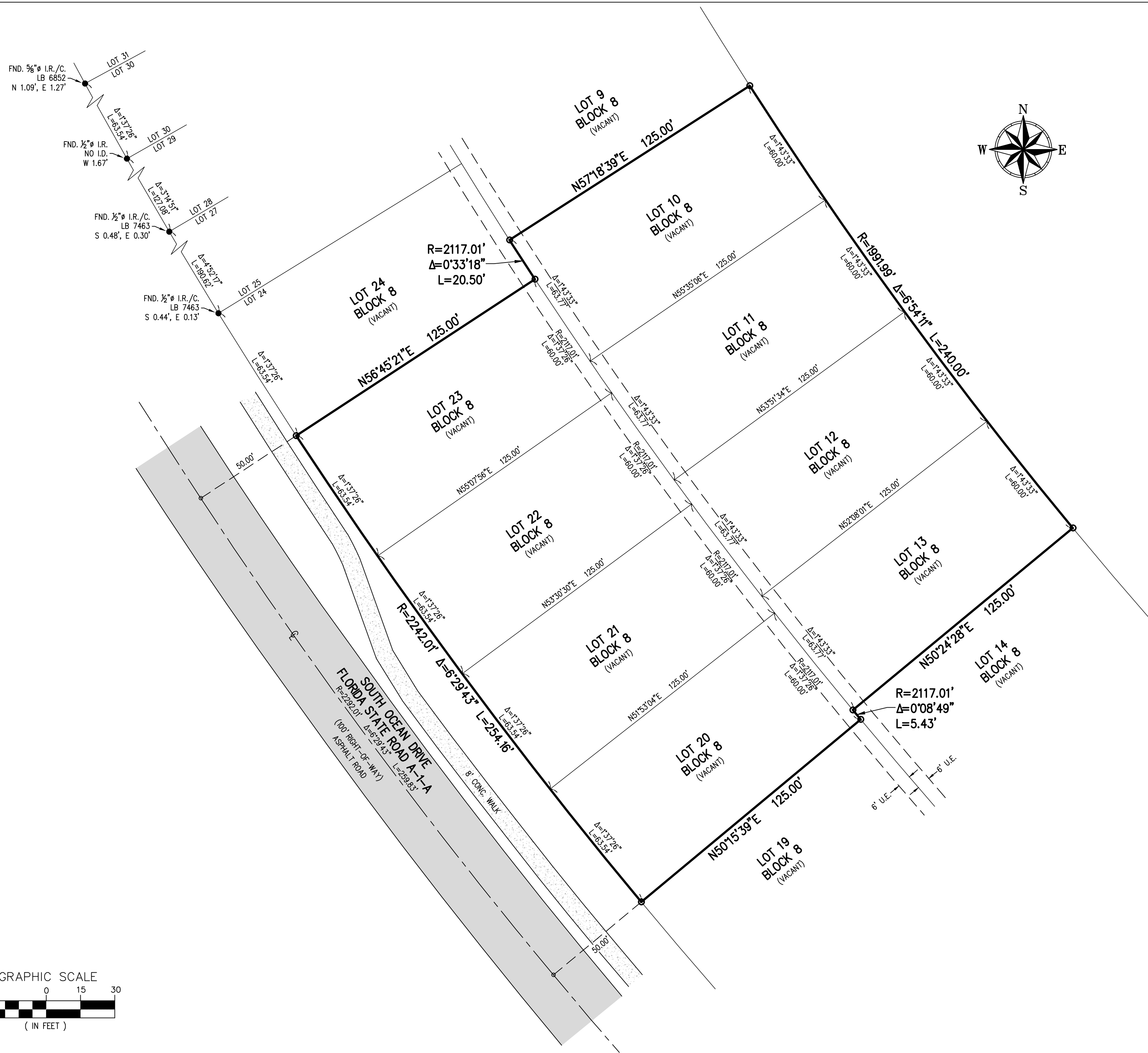


Export as:

100ft

2021-09-28

[Click here for Legal Disclaimer](#)



LOCATION MAP
NOT TO SCALE

LEGEND

| | | | |
|----------|-------------------------|---------|--------------------------------|
| A | - DELTA (CENTRAL ANGLE) | L.M.E. | - LIMITED MAINTENANCE EASEMENT |
| C | - CENTER LINE | L.P. | - LIGHT POLE |
| A/C | - AIR CONDITIONER | (N.R.) | - NON RADIAL |
| A.K.A. | - ALSO KNOWN AS | O.R.B. | - OFFICIAL RECORD BOOK |
| ALUM. | - ALUMINUM | P.B. | - PLAT BOOK |
| B.E. | - BUFFER EASEMENT | P.C. | - POINT OF CURVATURE |
| C.B. | - CATCH BASIN | P.C.C. | - POINT OF COMPOUND CURVATURE |
| C.O. | - CLEANOUT | P.I. | - POINT OF INTERSECTION |
| CLF | - CHAIN LINK FENCE | PGS. | - PAGE(S) |
| CONC. | - CONCRETE | P.R.C. | - POINT OF REVERSE CURVATURE |
| COV. | - COVERED | P.R.M. | - PERMANENT REFERENCE MONUMENT |
| C.U.E. | - CITY UTILITY EASEMENT | PROP. | - PROPOSED |
| D.E. | - DRAINAGE EASEMENT | R | - RADIUS |
| ELEC. | - ELECTRIC EASEMENT | R.P. | - RADIUS POINT |
| ELEV. | - ELEVATION | R/W | - RIGHT-OF-WAY |
| EQUIP. | - EQUIPMENT | (RAD.) | - RADIAL |
| ESMT. | - EASEMENT | SQ. FT. | - SQUARE FEET |
| EXIST. | - EXISTING | TYP. | - TYPICAL |
| F.H. | - FIRE HYDRANT | U.E. | - UTILITY EASEMENT |
| F.P.L. | - FLORIDA POWER & LIGHT | W.M. | - WATER METER |
| FIN. | - FINISHED | (---) | - DENOTES PROPOSED ELEVATION |
| FUR. | - FLOOR | (---) | - DENOTES EXISTING ELEVATION |
| FND. | - FOUND | (---) | - DIRECTION OF FLOW |
| G.V. | - GATE VALVE | (---) | - DRAINAGE MANHOLE |
| H.H. | - HAND HOLE | (---) | - IRRIGATION CONTROL VALVE |
| H.P. | - HIGH POINT | (---) | - OVERHEAD WIRES |
| I.R./CAP | - IRON ROD & CAP | (---) | - SANITARY MANHOLE |
| L | - ARC LENGTH | (---) | - SET 5/8" IR/CAP LB 3591 |
| L.E. | - LANDSCAPE EASEMENT | (---) | - SIGN |

- NOTES:**
- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPERS.
 - THE LANDS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
 - THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE NORTHWEST LINE OF LOT 23, BLOCK 8 AS N56°45'21"E. ALL OTHERS RELATIVE THERETO.
 - THE DESCRIPTION, AS SHOWN HEREON, IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
 - ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY, OR PARTIES, IS PROHIBITED, WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY, OR PARTIES.
 - FLOOD ZONE: "AE" BASE FLOOD ELEV.: 4.0'; FIRM MAP NO. 12111C0192K; COMMUNITY NO. 120285; DATED: FEBRUARY 19, 2020.
 - BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "97 77 A 21", ELEVATION = 2.48'.
 - PROPERTY ADDRESS: S OCEAN DRIVE

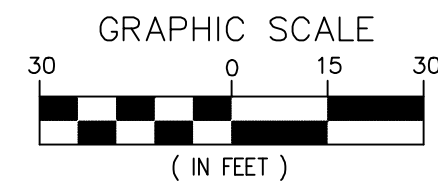
LEGAL DESCRIPTION:
 LOTS 10, 11, 12, 13, 20, 21, 22 AND 23, BLOCK 8, SURFSIDE HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD.

CONTAINING 61,825.96 SQUARE FEET OR 1.419 ACRES, MORE OR LESS.

CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED UNDER MY DIRECTION, ON JANUARY 12, 2023. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA - LB #3591



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY
 LOTS 10, 11, 12, 13, 20, 21, 22 AND 23, BLOCK 8
 SURFSIDE HARBOR

| | | |
|-----------------|-----------|-----|
| BOUNDARY SURVEY | 1/12/2023 | RFC |
| REVISIONS | DATE | BY |

| | | | |
|------------|------------------|------------|--------|
| DATE | 1/12/2023 | SCALE | 1"=30' |
| F.L.D.B.K. | N/A | CHECKED BY | RAL |
| PAGE | N/A | | |
| FILE NAME | 10299_Survey.dwg | | |

10299
 SHT. NO.
 1
 OF 1 SHEETS