



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: 3804 Sunrise Blvd, 34982

2. Legal description of real property for which annexation is being requested:

33 35 40 S 546 FT OF NW 1/4 OF NE 1/4 LYG E OF SUNRISE BV (11.34 AC)

Property Tax ID: 2433-123-0001-000-1

3. Size of described property: 11.34 AC

4. Project description: Proposing 50 single-family homes

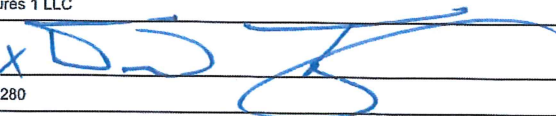
5. Current St. Lucie County Future Land Use Designation: Vacant Residential

6. Current St. Lucie County Zoning: RS-3

7. Is this a Historic property? No

8. Appraised value: \$ 915,000

9. Name of Owner(s): DT Ventures 1 LLC

Signature of Owner(s): 

Mailing Address: PO Box 92280

City Rochester

State NY

Zip 14692

Phone 772569-5505

Fax _____

10. Name of Representative: Blaine Bergstresser, P.E.

Signature of representative: 

Mailing Address: 3001 Industrial Ave

City) Fort Pierce State FL Zip 34946

Phone 772-569-5505 Fax _____

E-mail: blaine@kmafl.com

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:
Javed Rahman, Attorney at Law
RAHMAN | LE PLLC
1000 Southwest 86th Court
Miami, FL 33144
(305) 542-0402
File No 23-407

Parcel Identification No 2433-123-0001-000-1

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 21 day of December, 2023 between CONGREGATION OF THE SACRED HEART OF JESUS INC, a Florida Not for Profit corporation, whose post office address is 2921 Northeast 48th Street, Lighthouse Point, FL 33064, of the County of Broward, State of Florida, Grantor, to DT VENTURES 1 LLC, a Florida limited liability company, whose post office address is PO Box 92280, Rochester, NY 14692, of the County of Monroe, State of New York, Grantee:

(Whenever 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, trusts and trustees.)

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

The South 546 feet of the Northwest 1/4 of the Northeast 1/4, lying East of the White City Road (Sunrise Boulevard), in Section 33, Township 35 South, Range 40 East, said land lying and being in Saint Lucie County, Florida.

a/k/a 3804 Sunrise Boulevard, Fort Pierce, FL 34982 (for informational purposes only)

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, but said reference shall not operate to reimpose same.

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

And Grantor hereby covenant with the Grantee 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE FOLLOWS]

WARRANTY DEED – Signature Page
PIN: 2433-123-0001-000-1


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 1
PRINT NAME: Javed Rahman
WITNESS 1
ADDRESS: 1000 SW 86th Cte Miami FL

**CONGREGATION OF THE SACRED HEART
OF JESUS INC,**
a Florida Not For Profit Corporation


By: 
Peter Tan Le, President


WITNESS 2
PRINT NAME: Chabeli Roqueta
WITNESS 2
ADDRESS: 1000 SW 86th Ct. Miami FL

STATE OF FLORIDA
COUNTY OF Miami - Dade

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 21 day of December, 2023 by Peter Tan Le, President of Congregation of the Sacred Heart of Jesus Inc, a Florida Not for Profit corporation, on behalf of the corporation.

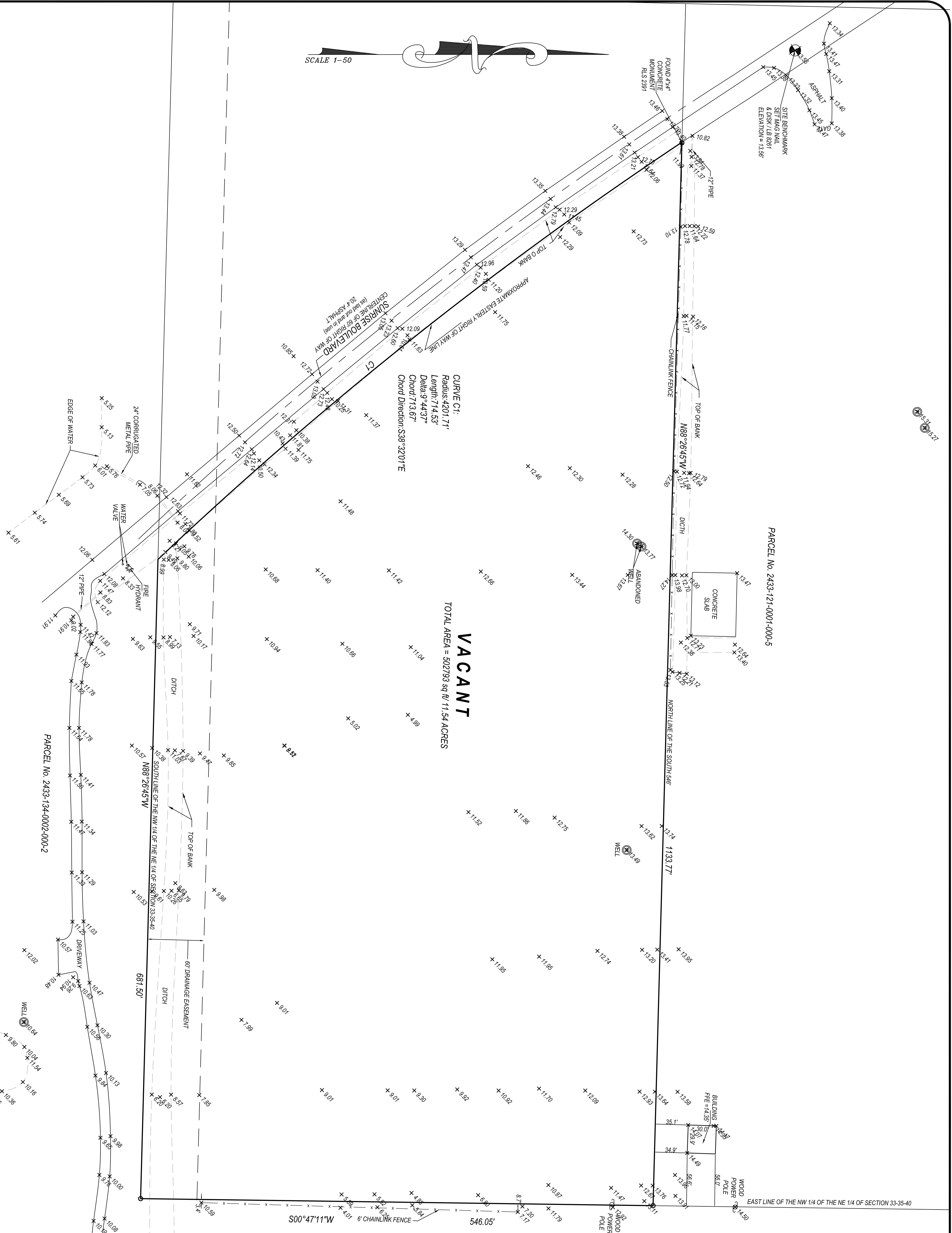
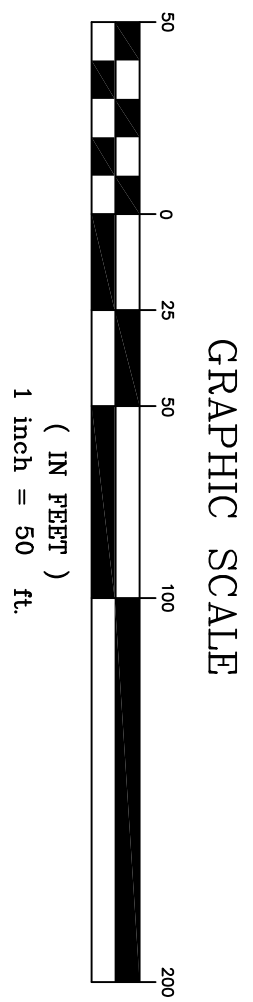
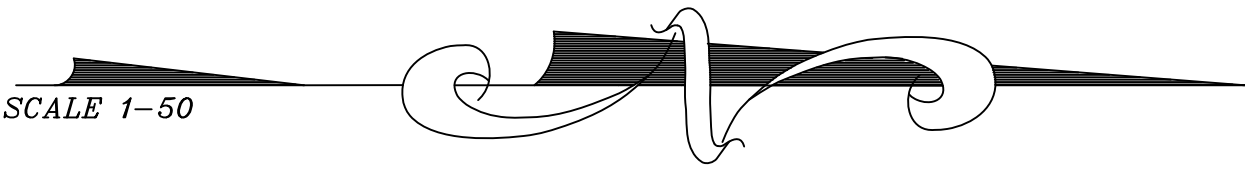
[Notary Seal]


Signature of Notary Public
Print, Type/Stamp Name of Notary



Javed Rahman
Comm. # HH000009
Expires: May 14, 2024
Bonded Thru Aaron Notary

Personally known: _____ OR Produced Identification: X Type of Identification Produced: FL

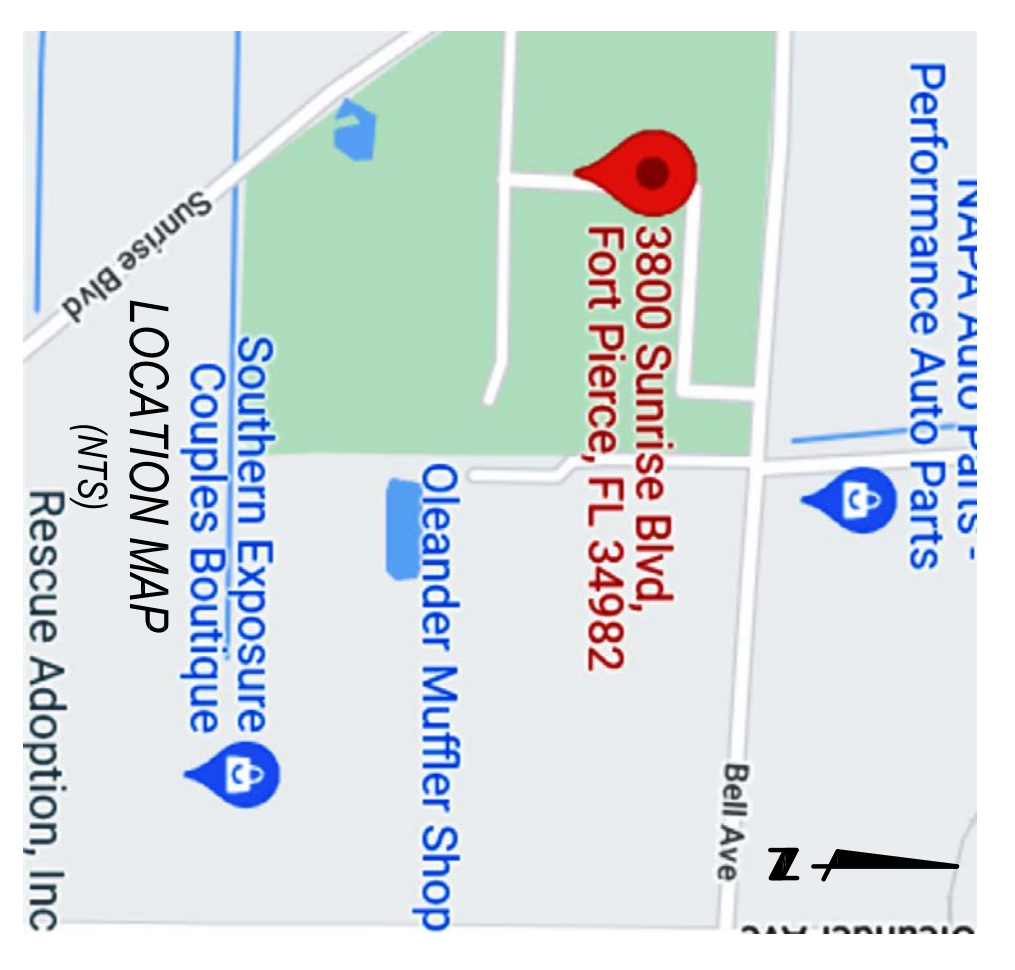


VACANT
TOTAL AREA = 802793 sq ft / 11.54 ACRES

PARCEL No. 2433-134-0002-000-2

PARCEL No. 2433-121-0001-000-5

PARCEL No. 2433-111-0001-000-4



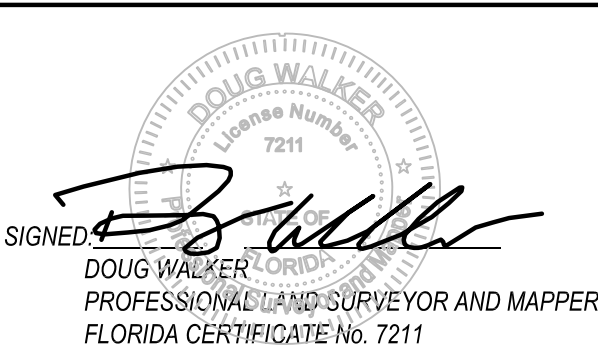
PROPERTY ADDRESS:
3804 SUNRISE BLVD
FORT PIERCE, FLORIDA 34982

FLOOD ZONE: X
PANEL NO.: 12111C.0189K
DATE: FEBRUARY 19, 2020

CERTIFIED TO:
DT VENTURES 1 LLC, A FLORIDA LLC,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RAHMAN LE PLLC
ATTORNEYS' TITLE FUND SERVICES LLC

LEGAL DESCRIPTION:
THE SOUTH 9/80 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LING EAST OF WHITE OAK ROAD (SUNRISE BOULEVARD) IN SECTION 33, TOWNSHIP 33 SOUTH, RANGE 40 EAST, SAID LAND LINGS AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 61.171(050-.082) OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OR VERIFIED E-LETRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, UNLESS A TITLE REVIEW COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT. THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY.
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)
11. NO FIELD VISIT WAS COMPLETED AT THE TIME OF THIS RE-CERTIFICATION.



22-0387 RE-CERTIFY BOUNDARY SURVEY PURPOSE
AK CD DB FIELD DRAFT
12-19-23 06-25-22
DATE

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

BOUNDARY AND TOPOGRAPHIC SURVEY