



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 packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to planning@cityoffortpierce.com for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail planning@cityoffortpierce.com or call 772-467-3737 to schedule an appointment.

1. Address: _____

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

Property Tax ID: _____

3. Size of described property: _____

4. Project description: _____

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

6. Current St. Lucie County Zoning: _____

7. Is this a Historic property? _____

8. Appraised value: _____

9. Name of Owner(s): _____

Signature of Owner(s): _____

Mailing Address: _____

City _____ State _____ Zip _____

Phone _____

E-mail: _____

10. Name of Representative: _____

Signature of representative: _____

Mailing Address: _____

City) _____ State _____ Zip _____

Phone _____

E-mail: _____

Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
10 SE Central Parkway Suite 420
Stuart, FL 34994
772-607-1324
File Number: **StratfordGoose**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of January, 2022 between Stratford Associates, LLC, a Florida limited liability company whose post office address is 129 Via Florenza, Palm Beach Gardens, FL 33418, grantor, and Goose Development Fund, LLC, a Florida Limited Liability Company whose post office address is 18978 Point Drive, Tequesta, FL 33469, 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 AND NO/100 DOLLARS (\$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:

Lots 3 to 8, inclusive, less the West 45 feet and all Lots 9 to 14, inclusive, Block 1, St. James Park, according to the map or plat thereof as recorded in Plat Book 5, Page 58, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 2434-501-0004-000/5

and

**ST. JAMES PARK BLOCK 6, Lots 1 to 16, inclusive (OR 3208-966)
Parcel Identification Number: 2434-501-0072-000/2**

and

**ST. JAMES PARK BLOCK 7, Lots 1 to 16, inclusive (OR 3208-966)
Parcel Identification Number: 2434-501-0087-000/0**

and

**ST. JAMES PARK BLOCK 8, Lots 10, 11, 12, 13, 14, 15 and 16, inclusive (OR 3208-966)
Parcel Identification Number: 2434-501-0110-000/0**

and

**ST. JAMES PARK BLOCK 11, Lots 1 through 16, inclusive (OR 3208-966)
Parcel Identification Number: 2434-501-0139-000/0**

and

**ST. JAMES PARK BLOCK 12, Lots 1 through 16, inclusive (OR 3208-966)
Parcel Identification Number: 2434-501-0154-000/1**

and

ST. JAMES PARK BLOCK 10, Lots 8, 9, 10, 11, 12, 13, and 14 (OR 3208-966)
Parcel Identification Number: 2434-501-0132-000/1

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, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stratford Associates, LLC

Kathy Jo DeFranco

Witness 1 Name: Kathy Jo DeFranco

By: Ronald Bluestein
Ronald Bluestein, Manager

Robert DeFranco
Witness 2 Name: Robert DeFranco

State of Florida
County of Palm Beach

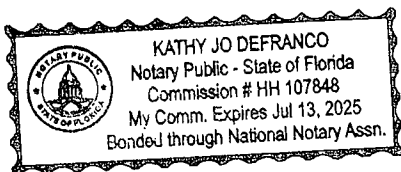
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of January, 2022 by Ronald Bluestein, Manager of Stratford Associates, LLC, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Kathy Jo DeFranco
Notary Public

Printed Name: Kathy Jo DeFranco

My Commission Expires: 7/13/2025



U.S. 1 PARCEL

LOTS 3 THROUGH 14, BLOCK 1, ST. JAMES PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

LESS THE FOLLOWING:

THE WEST 45 FEET OF LOTS 3 THROUGH 8 OF SAID BLOCK 1, OF SAID PLAT, FROM THE EXISTING WEST LINE TO THE ORIGINAL WEST LINE OF SAID LOTS, OF SAID PLAT.

SAID RIGHT OF WAY LYING IN ST. LUCIE COUNTY, FLORIDA, AND CONTAINING 88,509 SQUARE FEET (2.032 ACRES) MORE OR LESS.

VACATION AREA

LOTS 3 THROUGH 14, BLOCK 1, ST. JAMES PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

LESS THE FOLLOWING:

THE WEST 45 FEET OF LOTS 3 THROUGH 8 OF SAID BLOCK 1, OF SAID PLAT, FROM THE EXISTING WEST LINE TO THE ORIGINAL WEST LINE OF SAID LOTS, OF SAID PLAT.

TOGETHER WITH:

THAT CERTAIN UNNAMED 60' RIGHT OF WAY LYING BETWEEN BLOCK 1, & BLOCK 6, OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 1, AND BEING BOUND OF THE SOUTH BY THE SOUTH RIGHT OF WAY LINE OF THAT CERTAIN UNNAMED 25 FOOT RIGHT OF WAY.

SAID RIGHT OF WAY LYING IN ST. LUCIE COUNTY, FLORIDA, AND CONTAINING 114,851 SQUARE FEET (2.637 ACRES) MORE OR LESS.

July 2, 2025

Mr. Kevin Freeman
Director of Planning
City of Fort Pierce
100 N. U.S. Highway 1
Fort Pierce, FL 34950

RE: Annexation
Folio Number 2434 501 0004 0005

Dear Mr. Freeman,

On behalf of the applicant/property owner, Goose Development Fund LLC, KEITH is requesting a voluntary annexation into the City of Fort Pierce of an approximately 2-acre parcel of land currently located in Unincorporated St. Lucie County on the east side of U.S. Highway 1. The request also includes an approximately 0.6-acre right-of-way east of the parcel. The site is vacant and located between Extra Space Self-Storage and Sunrise Animal Hospital. See attached the following documents:

- Warranty Deed – Exhibit “A”
- Current Survey – Exhibit “B”
- Legal Description – Exhibit “C”
- Letter of Authorization – Exhibit “D”
- Annexation Map – Exhibit “E”

The site is within the St. James Park Plat (PB 5, PG 58). The site has a Commercial (C) land use designation and is zoned Commercial General (CG) in unincorporated St. Lucie County. The proposed parcel is contiguous to City boundaries and reasonably compact as required by Fla. Stat. § 171.044, and is currently located within an unincorporated enclave as defined by Fla. Stat. § 171.031(5).

The applicant owns the adjacent 12.74 acres to the east and intends to combine the annexation parcel together with the other acres to submit a small-scale land use amendment and rezoning to a residential Planned Development (PD). The applicant is currently in the process of abandoning 3.7 acres of platted rights of way within the St. James Plat with St. Lucie County to create a unified planned development parcel.

Thank you for your assistance, and questions please do not hesitate to contact our team.

James Kahn, AICP
Principle Planner

Attachments

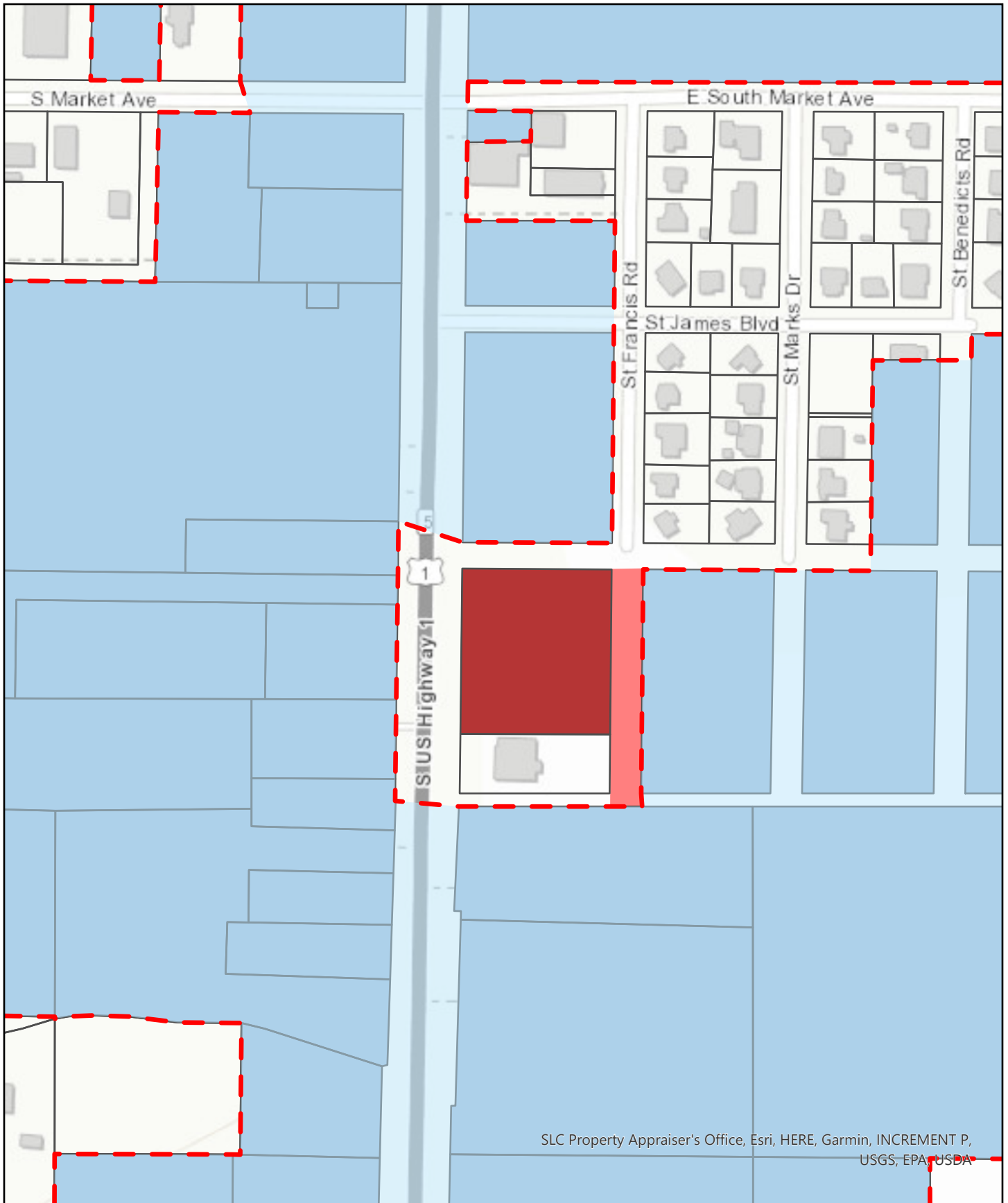
CC: Grant Garvey, Goose Development Fund LLC
Kermit White, AIA
Edward Proenza, Esq.
Kelly Cranford, PE

TREE TABLE:

| TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES |
|-------------|-----------------|--------------------|-------------|------------------|--------------------|-------------|-----------|--------------------|-------------|-------------|--------------------|-------------|-------------|--------------------|-------------|-----------|--------------------|-------------|-----------|--------------------|-------------|-------------|--------------------|-------------|------------|--------------------|-------------|------------|--------------------|-------------|-----------|--------------------|
| 718 | ANON FRUIT | 8 | 941 | PALM | 8 | 1258 | OKA | 4 | 1503 | OKA | 9 | 1671 | PALM | 10 | 1834 | PALM | 5 | 1991 | OKA | 7 | 5241 | PINE | 10 | 5648 | PINE | 6 | 5787 | PINE | 8 | | | |
| 719 | QUINEP FRUIT | 8 | 942 | PALM | 13 | 1259 | OKA | 4 | 1506 | MELALEUCA | 15 | 1672 | OKA | 7 | 1835 | OKA | 4 | 1992 | OKA | 30 | 5242 | OKA | 6 | 5649 | PINE | 6 | 5788 | OKA | 4 | | | |
| 722 | UNKNOWN | 5 | 943 | ARTIZIA | 8 | 1262 | OKA | 29 | 1542 | OKA | 6 | 1673 | OKA | 4 | 1836 | PINE | 8 | 1993 | OKA | 7 | 5243 | PINE | 6 | 5650 | PINE | 6 | 5789 | OKA | 4 | | | |
| 768 | ROYAL POINCIANA | 11 | 944 | ARTIZIA | 8 | 1263 | OKA | 11 | 1543 | OKA | 6 | 1674 | PALM | 13 | 1837 | OKA | 8 | 1994 | OKA | 7 | 5244 | PINE | 6 | 5651 | PINE | 4 | 5790 | PINE | 4 | | | |
| 771 | UNKNOWN | 7 | 945 | WAGO | 17 | 1264 | OKA | 7 | 1544 | MELALEUCA | 13 | 1675 | PALM | 12 | 1838 | PINE | 11 | 1995 | MELALEUCA | 7 | 5245 | OKA | 4 | 5652 | OKA | 4 | 5791 | OKA | 4 | | | |
| 775 | PALM | 10 | 946 | PALM | 15 | 1265 | OKA | 42 | 1545 | MELALEUCA | 20 | 1676 | PALM | 10 | 1839 | OKA | 7 | 1996 | MELALEUCA | 5 | 5246 | PINE | 6 | 5653 | OKA | 6 | 5792 | PINE | 12 | | | |
| 776 | PALM | 8 | 947 | PALM | 13 | 1268 | PALM | 14 | 1546 | OKA | 5 | 1677 | PALM | 11 | 1840 | PINE | 8 | 1997 | MELALEUCA | 6 | 5247 | PINE | 10 | 5654 | OKA | 8 | 5793 | PINE | 10 | | | |
| 777 | ROYAL POINCIANA | 11 | 948 | PALM | 13 | 1269 | PALM | 13 | 1547 | OKA | 6 | 1678 | PALM | 12 | 1841 | PINE | 4 | 1998 | PALM | 14 | 5248 | PINE | 12 | 5655 | OKA | 6 | 5794 | PINE | 12 | | | |
| 778 | PALM | 4 | 949 | PALM | 14 | 1271 | PALM | 12 | 1548 | OKA | 10 | 1679 | PALM | 13 | 1842 | PINE | 10 | 1999 | PALM | 10 | 5249 | PINE | 10 | 5656 | OKA DOUBLE | 6 | 5795 | PALM | 20 | | | |
| 779 | PALM | 6 | 950 | PALM | 15 | 1272 | OKA | 4 | 1549 | PINE | 11 | 1680 | OKA | 7 | 1843 | OKA | 5 | 2000 | OKA | 6 | 5250 | OKA | 15 | 5657 | OKA | 4 | 5796 | PALM | 15 | | | |
| 780 | PALM | 12 | 951 | OKA | 4 | 1280 | UMBRELLA | 4 | 1550 | PINE | 14 | 1685 | PINE | 16 | 1844 | OKA | 5 | 2001 | OKA | 8 | 5251 | PINE | 6 | 5658 | OKA | 4 | 5797 | PINE | 12 | | | |
| 785 | PALM | 8 | 952 | PALM | 13 | 1282 | OKA | 15 | 1551 | PINE | 13 | 1687 | PINE | 10 | 1845 | OKA | 20 | 2002 | OKA | 4 | 5252 | OKA | 18 | 5659 | OKA | 4 | 5798 | PINE | 10 | | | |
| 786 | PALM | 9 | 953 | PALM | 14 | 1283 | MELALEUCA | 15 | 1552 | OKA | 14 | 1688 | PINE | 10 | 1846 | OKA | 4 | 2003 | OKA | 4 | 5253 | PINE | 10 | 5660 | PINE | 10 | 5799 | OKA | 8 | | | |
| 787 | PALM | 8 | 954 | OKA | 5 | 1285 | OKA | 4 | 1553 | PINE | 17 | 1689 | PALM | 10 | 1847 | OKA | 4 | 2004 | MALALUCA | 30 | 5254 | PINE | 8 | 5661 | OKA | 6 | 5800 | PINE | 8 | | | |
| 788 | OKA | 16 | 955 | PALM | 8 | 1287 | PALM | 10 | 1554 | PINE | 19 | 1690 | OKA | 20 | 1848 | PINE | 11 | 2009 | MELALEUCA | 12 | 5255 | PINE | 6 | 5662 | OKA | 10 | 5801 | PINE | 12 | | | |
| 789 | PALM | 10 | 956 | PALM | 10 | 1295 | OKA | 4 | 1555 | OKA | 5 | 1691 | OKA | 6 | 1849 | PINE | 12 | 2010 | PINE | 11 | 5256 | PINE | 10 | 5663 | OKA | 8 | 5802 | PINE | 10 | | | |
| 790 | PALM | 10 | 957 | OKA | 4 | 1296 | OKA | 10 | 1556 | OKA | 8 | 1692 | OKA | 5 | 1850 | PINE | 9 | 2013 | OKA | 6 | 5257 | PINE | 6 | 5664 | OKA | 8 | 5803 | PINE | 10 | | | |
| 791 | PALM | 6 | 958 | PALM | 6 | 1297 | OKA | 7 | 1557 | OKA | 12 | 1693 | PINE | 16 | 1851 | OKA | 4 | 2014 | OKA | 8 | 5258 | PINE | 8 | 5665 | PALM | 12 | 5804 | PINE | 10 | | | |
| 793 | PALM | 9 | 959 | PALM | 8 | 1298 | OKA | 4 | 1558 | PINE | 10 | 1694 | PINE | 12 | 1852 | PINE | 10 | 2015 | OKA | 20 | 5261 | OKA CLUSTER | 18 | 5666 | PINE | 20 | 5805 | OKA DOUBLE | 6 | | | |
| 794 | PALM | 10 | 960 | OKA | 5 | 1300 | PALM | 7 | 1559 | PINE | 11 | 1695 | OKA CLUSTER | 48 | 1853 | PINE | 11 | 2016 | OKA | 5 | 5262 | PINE | 8 | 5667 | OKA | 5 | 5806 | PINE | 12 | | | |
| 795 | PALM | 13 | 961 | OKA | 7 | 1301 | OKA | 7 | 1560 | PINE | 11 | 1696 | OKA | 5 | 1854 | PINE | 10 | 2017 | OKA | 4 | 5263 | PINE | 8 | 5668 | OKA | 5 | 5807 | PINE | 8 | | | |
| 796 | OKA | 18 | 962 | OKA | 13 | 1302 | OKA | 5 | 1561 | OKA | 6 | 1697 | OKA | 6 | 1855 | PINE | 7 | 2022 | OKA | 4 | 5264 | OKA | 8 | 5669 | OKA | 4 | 5808 | PINE | 6 | | | |
| 797 | OKA | 4 | 963 | UMBRELLA | 5 | 1305 | PALM | 16 | 1562 | PINE | 6 | 1698 | OKA | 48 | 1856 | PINE | 13 | 5004 | OKA | 4 | 5436 | PINE | 15 | 5670 | OKA | 6 | 5809 | PINE | 12 | | | |
| 798 | ALBIZIA | 6 | 964 | OKA | 32 | 1306 | OKA | 4 | 1563 | OKA | 4 | 1699 | OKA | 10 | 1857 | PINE | 10 | 5005 | PINE | 10 | 5437 | PALM | 15 | 5671 | OKA | 8 | 5810 | PINE | 4 | | | |
| 799 | PALM | 6 | 966 | OKA | 6 | 1308 | OKA | 48 | 1564 | PINE | 5 | 1700 | PINE | 5 | 1858 | PINE | 5 | 5007 | PINE | 10 | 5438 | PINE | 10 | 5672 | PINE | 8 | 5811 | PINE | 15 | | | |
| 800 | PALM | 8 | 967 | PALM | 14 | 1311 | OKA | 6 | 1565 | PINE | 5 | 1701 | PINE | 11 | 1859 | PINE | 8 | 5040 | OKA | 12 | 5439 | PINE | 10 | 5673 | PINE | 8 | 5812 | PINE | 10 | | | |
| 801 | PALM | 10 | 968 | PALM | 13 | 1312 | OKA | 8 | 1566 | PINE | 12 | 1702 | PINE | 17 | 1861 | PINE | 8 | 5042 | PINE | 18 | 5440 | PINE | 20 | 5674 | PINE | 10 | 5813 | PINE | 10 | | | |
| 802 | PALM | 7 | 969 | PALM | 10 | 1316 | OKA | 4 | 1567 | PINE | 6 | 1703 | OKA | 4 | 1862 | PINE | 7 | 5043 | PINE | 18 | 5441 | PINE | 12 | 5675 | PINE | 8 | 5814 | PINE | 12 | | | |
| 812 | PALM | 6 | 971 | PALM | 10 | 1320 | UNKNOWN | 4 | 1568 | PINE | 4 | 1704 | OKA | 12 | 1863 | PINE | 7 | 5044 | PINE | 12 | 5442 | PALM | 18 | 5676 | OKA | 4 | 5815 | PALM | 18 | | | |
| 813 | PALM | 5 | 971 | PALM | 6 | 1321 | OKA | 4 | 1569 | PINE | 4 | 1705 | PALM | 15 | 1864 | PINE | 5 | 5045 | OKA | 10 | 5443 | PINE | 12 | 5677 | PINE | 18 | 5816 | PINE | 6 | | | |
| 814 | PALM | 10 | 972 | PALM | 15 | 1323 | OKA | 12 | 1570 | PINE | 12 | 1706 | OKA | 9 | 1865 | PINE | 11 | 5046 | PINE | 24 | 5444 | PINE | 12 | 5678 | OKA | 6 | 5817 | PINE | 12 | | | |
| 818 | PALM | 9 | 1133 | OKA | 3 | 1324 | OKA | 8 | 1571 | PINE | 13 | 1707 | UNKNOWN | 22 | 1866 | OKA | 5 | 5059 | OKA | 10 | 5445 | PALM | 15 | 5679 | OKA | 4 | 5818 | PINE | 12 | | | |
| 819 | PALM | 10 | 1135 | ARTIZIA | 5 | 1326 | OKA | 6 | 1572 | PINE | 10 | 1708 | OKA | 12 | 1867 | PINE | 8 | 5060 | OKA | 15 | 5446 | MALELUCA | 10 | 5680 | PINE | 8 | 5819 | PINE | 10 | | | |
| 820 | PALM | 10 | 1136 | PALM | 13 | 1328 | OKA | 4 | 1573 | OKA | 4 | 1709 | OKA | 7 | 1868 | PINE | 6 | 5061 | OKA | 8 | 5447 | PALM | 12 | 5681 | OKA | 8 | 5820 | PINE | 6 | | | |
| 821 | OKA | 8 | 1138 | OPAK | 7 | 1330 | PALM | 13 | 1574 | PALM | 13 | 1711 | OKA | 7 | 1869 | PINE | 10 | 5062 | PALM | 15 | 5448 | PALM | 15 | 5682 | OKA | 5 | 5821 | PINE | 6 | | | |
| 822 | OKA | 21 | 1139 | OKA | 12 | 1331 | OKA | 11 | 1575 | PINE | 18 | 1712 | OKA | 8 | 1870 | PINE | 13 | 5063 | PINE | 15 | 5449 | PALM | 12 | 5683 | UMBRELLA | 10 | 5822 | PALM | 15 | | | |
| 823 | PALM | 14 | 1140 | OKA | 13 | 1332 | OKA | 5 | 1576 | OKA | 13 | 1713 | MELALEUCA | 12 | 1871 | PINE | 6 | 5064 | PALM | 15 | 5450 | PALM | 10 | 5684 | PALM | 10 | 5823 | PALM | 12 | | | |
| 824 | PALM | 14 | 1143 | OKA | 11 | 1333 | PALM | 13 | 1577 | OKA CLUSTER | 18 | 1714 | MELALEUCA | 11 | 1872 | PINE | 10 | 5065 | OKA | 6 | 5451 | PINE | 12 | 5685 | PINE | 12 | 5824 | PINE | 12 | | | |
| 825 | PALM | 14 | 1144 | OKA | 14 | 1335 | OKA | 17 | 1579 | PINE | 8 | 1719 | OKA | 6 | 1873 | PINE | 12 | 5066 | OKA | 6 | 5452 | PALM | 15 | 5686 | PINE | 10 | 5825 | PINE | 8 | | | |
| 826 | PALM | 6 | 1145 | OKA | 17 | 1336 | OKA | 7 | 1580 | PINE | 9 | 1732 | PALM | 12 | 1874 | PINE | 9 | 5067 | OKA | 4 | 5454 | OKA | 4 | 5687 | PINE | 4 | 5826 | PINE | 8 | | | |
| 827 | ALBIZIA | 15 | 1146 | OKA | 11 | 1348 | PALM | 15 | 1581 | PINE | 10 | 1732 | PALM | 13 | 1875 | PINE | 4 | 5068 | PALM | 18 | 5455 | OKA | 4 | 5688 | OKA | 4 | 5827 | PINE | 8 | | | |
| 828 | ALBIZIA | 10 | 1148 | OKA | 11 | 1350 | OKA | 9 | 1582 | PINE | 4 | 1735 | PINE | 9 | 1876 | PINE | 5 | 5069 | PINE | 8 | 5456 | OKA | 4 | 5689 | OKA | 4 | 5828 | PINE | 8 | | | |
| 829 | PALM | 4 | 1149 | OKA | 4 | 1351 | PALM | 12 | 1583 | PINE | 10 | 1739 | PINE | 9 | 1877 | PINE | 5 | 5074 | OKA | 8 | 5457 | OKA | 4 | 5690 | OKA | 4 | 5829 | PINE | 8 | | | |
| 831 | ALBIZIA | 4 | 1150 | UMBRELLA CLUSTER | 24 | 1352 | OKA | 11 | 1584 | PINE | 7 | 1740 | PINE | 11 | 1878 | PINE | 8 | 5075 | PINE | 8 | 5458 | OKA | 4 | 5691 | OKA | 4 | 5830 | PINE | 15 | | | |
| 848 | MELALEUCA | 9 | 1153 | OKA | 22 | 1353 | OKA | 23 | 1585 | PALM | 13 | 1741 | PALM | 13 | 1879 | MELALEUCA | 12 | 5076 | PINE | 8 | 5459 | OKA DOUBLE | 4 | 5692 | OKA | 4 | 5831 | OKA | 4 | | | |
| 839 | PALM | 14 | 1157 | OKA | 4 | 1354 | OKA | 17 | 1586 | PINE | 8 | 1742 | OKA | 24 | 1880 | PINE | 11 | 5077 | PINE | 12 | 5460 | OKA | 4 | 5693 | PINE | 6 | 5832 | PALM | 18 | | | |
| 842 | PALM | 13 | 1158 | OKA | 4 | 1355 | OKA | 6 | 1587 | PINE | 5 | 1745 | PINE | 11 | 1881 | MELALEUCA | 12 | 5078 | PINE | 12 | 5464 | PINE | 12 | 5694 | OKA | 5 | 5833 | PINE | 6 | | | |
| 843 | PALM | 14 | 1159 | OKA | 4 | 1356 | PALM | 7 | 1588 | PINE | 7 | 1746 | PINE | 7 | 1882 | MELALEUCA | 15 | 5079 | OKA | 12 | 5465 | OKA | 4 | 5695 | OKA | 4 | 5834 | PINE | 6 | | | |
| 844 | PALM | 14 | 1160 | OKA | 4 | 1357 | PALM | 16 | 1589 | PINE | 4 | 1747 | PALM | 13 | 1883 | MELALEUCA | 8 | 5080 | PINE | 12 | 5466 | OKA | 6 | 5696 | PINE | 8 | 5835 | PINE | 6 | | | |
| 845 | PALM | 6 | 1161 | OKA | 7 | 1362 | OKA | 4 | 1590 | PINE | 7 | 1748 | PINE | 12 | 1884 | PINE | 4 | 5085 | OKA | 10 | 5467 | OKA | 6 | 5697 | PINE | 8 | 5836 | PINE | 12 | | | |
| 846 | OKA | 5 | 1162 | OKA | 6 | 1363 | PALM | 5 | 1591 | PINE | 6 | 1749 | PINE | 9 | 1885 | PINE | 5 | 5089 | OKA | 18 | 5468 | OKA | 4 | 5698 | PALM | 15 | 5837 | PINE | 12 | | | |
| 847 | PALM | 16 | 1163 | OKA | 5 | 1364 | PALM | 5 | 1592 | OKA | 5 | 1750 | OKA | 8 | 1886 | PINE | 11 | 5090 | OKA | 15 | 5469 | PINE | 8 | 5699 | OKA | 4 | 5838 | PINE | 6 | | | |
| 849 | MELALEUCA | 9 | 1164 | OKA | 9 | 1365 | PALM | 14 | 1593 | OKA | 4 | 1751 | OKA | 4 | 1887 | MELALEUCA | 12 | 5091 | OKA | 12 | 5470 | OKA | 15 | 5700 | OKA | 12 | 5839 | PINE | 8 | | | |
| 849 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

TREE TABLE:

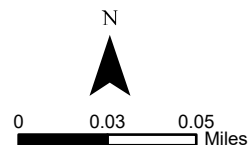
| TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES | TREE NUMBER | TREE NAME | DIAMETER IN INCHES |
|-------------|------------------|--------------------|-------------|-----------------|--------------------|-------------|------------|--------------------|-------------|------------------|--------------------|-------------|-------------|--------------------|-------------|-------------|--------------------|
| 5921 | OAK | 10 | 6057 | OAK | 6 | 6196 | PALM | 18 | 6330 | PINE | 12 | 6466 | PALM | 12 | 6604 | OAK | 10 |
| 5922 | PALM | 12 | 6058 | OAK | 6 | 6197 | OAK | 8 | 6331 | OAK | 10 | 6467 | PALM | 12 | 6605 | OAK | 12 |
| 5923 | PINE | 10 | 6059 | OAK | 8 | 6198 | OAK | 6 | 6332 | OAK | 6 | 6468 | PALM | 12 | 6606 | PINE | 8 |
| 5924 | PINE | 10 | 6060 | PALM | 4 | 6199 | OAK | 6 | 6333 | OAK | 4 | 6469 | PINE | 18 | 6607 | PINE | 5 |
| 5925 | OAK | 6 | 6061 | PALM | 12 | 6200 | OAK | 6 | 6334 | OAK DOUBLE | 8 | 6470 | PALM | 15 | 6608 | PINE | 8 |
| 5926 | OAK | 4 | 6062 | PALM | 7 | 6201 | PALM | 4 | 6335 | OAK | 6 | 6471 | PINE | 4 | 6609 | OAK DOUBLE | 15 |
| 5927 | OAK | 4 | 6063 | PALM | 7 | 6202 | PINE | 18 | 6336 | OAK | 12 | 6472 | PINE | 4 | 6610 | PINE | 10 |
| 5928 | PINE | 6 | 6064 | OAK | 18 | 6204 | PINE | 10 | 6337 | PALM | 12 | 6474 | PINE DOUBLE | 18 | 6611 | PINE | 6 |
| 5929 | PALM | 15 | 6065 | OAK | 8 | 6205 | PINE | 12 | 6338 | PINE | 8 | 6475 | PINE | 8 | 6612 | PINE | 6 |
| 5930 | MAPLE | 8 | 6066 | OAK | 8 | 6206 | PINE | 12 | 6339 | OAK | 8 | 6476 | PINE | 4 | 6613 | PINE | 6 |
| 5931 | PALM | 12 | 6067 | OAK | 6 | 6207 | PINE | 18 | 6340 | OAK | 12 | 6477 | PINE | 8 | 6614 | PINE | 10 |
| 5932 | OAK | 18 | 6068 | PINE | 6 | 6208 | PALM | 15 | 6341 | OAK | 10 | 6478 | PINE | 10 | 6615 | PINE | 8 |
| 5933 | OAK | 18 | 6069 | OAK | 12 | 6209 | OAK | 6 | 6342 | OAK | 6 | 6479 | OAK | 4 | 6616 | PINE | 7 |
| 5934 | PALM | 12 | 6070 | OAK | 6 | 6210 | OAK | 6 | 6343 | OAK | 8 | 6480 | PALM | 12 | 6617 | PINE | 7 |
| 5935 | OAK | 12 | 6071 | OAK | 7 | 6211 | OAK | 5 | 6344 | PINE | 8 | 6481 | PALM | 12 | 6618 | OAK | 6 |
| 5936 | PINE | 12 | 6072 | OAK | 5 | 6212 | PINE | 4 | 6345 | PINE | 7 | 6482 | PINE | 4 | 6619 | PINE | 18 |
| 5937 | OAK | 6 | 6073 | OAK | 8 | 6213 | PINE | 15 | 6346 | OAK | 4 | 6483 | PALM | 15 | 6620 | OAK | 6 |
| 5938 | OAK | 6 | 6074 | PINE | 8 | 6214 | PINE | 10 | 6347 | OAK | 4 | 6484 | PALM | 20 | 6621 | PINE | 6 |
| 5939 | OAK | 6 | 6075 | PONCIANA | 6 | 6215 | PINE | 8 | 6348 | PINE | 24 | 6485 | PINE | 5 | 6622 | PINE | 7 |
| 5940 | OAK | 8 | 6076 | OAK | 4 | 6216 | OAK | 10 | 6349 | OAK | 12 | 6486 | PINE | 4 | 6623 | OAK | 4 |
| 5941 | PINE | 18 | 6077 | OAK | 4 | 6217 | OAK | 4 | 6350 | OAK | 20 | 6487 | PALM | 12 | 6624 | PINE | 20 |
| 5942 | OAK | 7 | 6078 | OAK | 10 | 6218 | OAK | 10 | 6351 | OAK | 18 | 6488 | PINE | 7 | 6625 | OAK | 7 |
| 5943 | PINE | 6 | 6079 | OAK | 10 | 6219 | OAK DOUBLE | 10 | 6352 | OAK | 12 | 6489 | PINE | 6 | 6626 | OAK | 4 |
| 5944 | OAK | 8 | 6080 | OAK | 4 | 6220 | PALM | 18 | 6353 | OAK | 10 | 6490 | OAK | 4 | 6628 | OAK | 5 |
| 5945 | OAK | 4 | 6081 | PONCIANA | 6 | 6221 | OAK | 12 | 6354 | OAK | 8 | 6491 | OAK | 4 | 6629 | OAK | 5 |
| 5946 | PALM | 12 | 6082 | PINE | 4 | 6222 | OAK | 10 | 6355 | PALM | 10 | 6492 | OAK | 4 | 6630 | OAK DOUBLE | 10 |
| 5947 | PINE | 6 | 6083 | PINE | 7 | 6223 | OAK | 4 | 6356 | PALM | 10 | 6493 | PALM | 18 | 6631 | OAK | 4 |
| 5948 | PINE | 8 | 6084 | PINE | 4 | 6224 | OAK | 6 | 6357 | PALM | 12 | 6494 | PALM | 18 | 6632 | PINE | 20 |
| 5949 | PINE | 6 | 6085 | PALM | 12 | 6225 | PALM | 18 | 6358 | OAK | 7 | 6495 | OAK | 7 | 6633 | OAK | 5 |
| 5950 | PINE | 8 | 6086 | OAK | 18 | 6226 | PINE | 8 | 6359 | OAK | 10 | 6496 | PINE | 5 | 6634 | OAK | 5 |
| 5951 | PINE | 8 | 6087 | OAK | 7 | 6227 | PINE | 10 | 6360 | OAK | 8 | 6497 | PALM | 15 | 6636 | OAK DOUBLE | 20 |
| 5952 | PINE | 6 | 6088 | OAK | 8 | 6228 | PALM | 20 | 6361 | PALM | 12 | 6498 | PINE | 8 | 6641 | OAK | 5 |
| 5953 | PINE | 4 | 6089 | OAK | 6 | 6229 | OAK | 8 | 6362 | PINE | 10 | 6499 | PINE | 10 | 6642 | OAK | 5 |
| 5954 | PINE | 10 | 6090 | OAK | 12 | 6230 | PINE | 15 | 6363 | OAK | 4 | 6501 | OAK | 4 | 6643 | OAK | 5 |
| 5955 | PINE | 4 | 6091 | OAK | 6 | 6231 | PINE | 15 | 6364 | OAK | 4 | 6502 | OAK | 5 | 6644 | PALM | 12 |
| 5956 | PINE | 10 | 6092 | OAK | 6 | 6232 | PINE | 15 | 6365 | OAK | 6 | 6503 | OAK | 4 | 6645 | PALM | 12 |
| 5957 | PINE | 8 | 6093 | PALM | 20 | 6233 | PINE | 12 | 6366 | OAK | 8 | 6504 | PALM | 12 | 6646 | PALM | 18 |
| 5958 | PINE | 10 | 6094 | PALM | 20 | 6234 | PINE | 6 | 6367 | PINE | 10 | 6505 | OAK | 5 | 6647 | PALM | 12 |
| 5959 | PALM | 12 | 6095 | OAK | 8 | 6235 | OAK | 4 | 6368 | PINE | 6 | 6506 | PALM | 12 | 6648 | PALM | 12 |
| 5960 | PALM | 12 | 6096 | OAK | 6 | 6236 | PINE | 10 | 6369 | PINE | 6 | 6507 | PALM | 12 | 6649 | PALM | 12 |
| 5961 | PINE | 24 | 6097 | OAK | 6 | 6237 | PINE | 6 | 6370 | OAK | 12 | 6508 | OAK | 5 | 6650 | PALM | 12 |
| 5962 | PALM | 18 | 6098 | OAK | 4 | 6238 | PINE | 7 | 6371 | PINE | 7 | 6509 | OAK | 5 | 6651 | PALM | 12 |
| 5963 | PINE | 10 | 6099 | PALM | 4 | 6239 | PINE | 12 | 6372 | PINE | 12 | 6510 | PINE | 20 | 6652 | PALM | 12 |
| 5964 | PALM | 12 | 6100 | OAK | 10 | 6240 | OAK | 8 | 6373 | PINE | 7 | 6511 | OAK CLUSTER | 28 | 6653 | OAK | 10 |
| 5965 | PALM | 12 | 6101 | OAK | 10 | 6241 | OAK | 4 | 6374 | PINE | 10 | 6512 | PALM | 12 | 6654 | OAK | 12 |
| 5966 | OAK | 10 | 6102 | PALM | 8 | 6242 | PALM | 18 | 6375 | PINE | 8 | 6513 | PINE | 8 | 6655 | OAK | 12 |
| 5967 | OAK | 6 | 6103 | OAK | 6 | 6243 | OAK | 7 | 6376 | PINE | 7 | 6514 | PINE | 4 | 6656 | OAK | 12 |
| 5968 | PALM | 15 | 6109 | PALM | 10 | 6244 | PINE | 12 | 6378 | PINE | 7 | 6515 | PINE | 4 | 6657 | OAK | 15 |
| 5969 | OAK | 18 | 6110 | OAK | 4 | 6245 | PALM | 20 | 6379 | PINE | 7 | 6516 | PINE | 4 | 6658 | PALM | 12 |
| 5970 | UMBRELLA | 8 | 6111 | PALM | 4 | 6246 | PALM | 20 | 6380 | PINE | 8 | 6517 | PINE | 4 | 6659 | OAK | 12 |
| 5971 | PALM | 12 | 6112 | OAK | 8 | 6247 | PALM | 20 | 6381 | PALM | 20 | 6518 | PINE | 4 | 6660 | OAK | 12 |
| 5972 | PINE | 15 | 6113 | OAK | 15 | 6248 | PALM | 20 | 6382 | PALM | 15 | 6519 | PINE | 4 | 6661 | OAK | 24 |
| 5973 | PINE | 8 | 6114 | OAK | 20 | 6249 | PALM | 20 | 6383 | PALM | 18 | 6520 | PINE | 4 | 6662 | PALM | 10 |
| 5974 | PINE | 8 | 6115 | OAK | 4 | 6250 | PALM | 20 | 6384 | PALM | 20 | 6521 | PINE | 7 | 6663 | PALM | 12 |
| 5975 | OAK | 12 | 6116 | OAK | 8 | 6251 | OAK | 6 | 6385 | UMBRELLA CLUSTER | 8 | 6522 | PINE | 7 | 6664 | OAK | 10 |
| 5976 | PALM | 15 | 6117 | PALM | 12 | 6252 | PALM | 12 | 6386 | PINE | 12 | 6524 | PINE | 18 | 6665 | OAK | 12 |
| 5977 | PALM | 12 | 6119 | PALM | 15 | 6253 | PINE | 4 | 6387 | PINE | 6 | 6525 | PALM | 12 | 6666 | OAK | 15 |
| 5978 | OAK | 12 | 6120 | OAK | 8 | 6254 | PINE | 24 | 6388 | PINE | 12 | 6526 | PINE | 7 | 6667 | OAK | 10 |
| 5979 | PALM | 15 | 6121 | OAK | 4 | 6255 | UMBRELLA | 5 | 6389 | PINE | 10 | 6527 | PINE DOUBLE | 18 | 6668 | OAK | 10 |
| 5982 | PONCIANA | 12 | 6122 | OAK | 4 | 6256 | PALM | 30 | 6390 | PINE | 4 | 6528 | PINE | 15 | 6669 | OAK | 12 |
| 5983 | PONCIANA | 10 | 6123 | OAK | 8 | 6257 | PINE | 8 | 6391 | PINE | 8 | 6529 | PALM | 12 | 6670 | PALM | 12 |
| 5984 | PONCIANA | 8 | 6124 | OAK | 8 | 6258 | PALM | 18 | 6392 | PINE | 10 | 6530 | OAK | 5 | 6671 | OAK | 12 |
| 5985 | PALM | 10 | 6125 | OAK | 7 | 6259 | PINE | 8 | 6393 | PALM | 20 | 6531 | PALM | 15 | 6672 | OAK | 15 |
| 5986 | PALM | 8 | 6126 | OAK | 12 | 6260 | PINE | 7 | 6394 | PINE | 10 | 6532 | PINE | 10 | 6673 | OAK | 10 |
| 5987 | PALM | 8 | 6127 | OAK | 4 | 6261 | OAK | 36 | 6395 | PINE | 5 | 6533 | PALM | 15 | 6674 | OAK | 8 |
| 5988 | PALM | 10 | 6128 | OAK | 12 | 6262 | OAK | 18 | 6396 | PINE | 4 | 6534 | PINE | 4 | 6675 | OAK | 5 |
| 5989 | PALM | 8 | 6129 | OAK | 7 | 6263 | OAK | 8 | 6397 | PINE | 5 | 6535 | PINE | 5 | 6676 | PALM | 15 |
| 5990 | PALM | 7 | 6130 | PALM | 18 | 6264 | OAK | 6 | 6398 | PINE | 5 | 6536 | PINE | 8 | 6677 | OAK | 12 |
| 5991 | OAK | 7 | 6131 | OAK | 6 | 6265 | PALM | 15 | 6399 | PALM | 12 | 6537 | PINE | 10 | 6678 | OAK | 7 |
| 5992 | PONCIANA CLUSTER | N/A | 6132 | OAK | 6 | 6266 | PALM | 15 | 6400 | PALM | 15 | 6538 | PALM | 15 | 6679 | OAK | 8 |
| 5994 | OAK | 15 | 6133 | OAK | 6 | 6267 | OAK | 8 | 6401 | PINE | 20 | 6539 | PINE | 8 | 6680 | OAK | 12 |
| 5995 | OAK | 12 | 6134 | OAK | 4 | 6268 | OAK | 8 | 6402 | PINE | 8 | 6540 | PALM | 15 | 6681 | MAPLE | 6 |
| 5996 | OAK | 8 | 6135 | OAK | 6 | 6269 | OAK | 8 | 6403 | PINE | 8 | 6541 | OAK | 8 | 6684 | OAK | 7 |
| 5997 | OAK | 8 | 6136 | PALM | 8 | 6270 | OAK | 6 | 6404 | PINE | 4 | 6542 | PALM | 12 | 6685 | OAK | 7 |
| 5998 | OAK CLUSTER | 28 | 6137 | UNKNOWN | 10 | 6271 | PINE | 8 | 6405 | PALM | 15 | 6543 | PINE | 15 | 6686 | UMBRELLA | 5 |
| 5999 | OAK | 8 | 6138 | UNKNOWN CLUSTER | 6 | 6272 | PALM | 18 | 6406 | PINE | 5 | 6544 | PINE | 12 | 6687 | OAK | 7 |
| 6000 | OAK | 10 | 6139 | PALM | 12 | 6273 | OAK | 4 | 6407 | PINE | 10 | 6545 | PINE | 4 | 6688 | PINE | 15 |
| 6001 | OAK | 6 | 6140 | PALM | 12 | 6274 | OAK | 4 | 6408 | OAK | 4 | 6546 | PINE | 10 | 6689 | OAK CLUSTER | 12 |
| 6002 | OAK | 12 | 6142 | OAK | 7 | 6275 | PINE | 8 | 6409 | PINE | 8 | 6547 | PINE | 10 | 6690 | PINE | 10 |
| 6003 | OAK | 6 | 6143 | OAK | 8 | 6276 | PINE | 10 | 6410 | OAK | 4 | 6548 | PINE | 4 | 6691 | OAK | 7 |
| 6004 | OAK | 36 | 6144 | OAK | 10 | 6277 | PINE | 10 | 6411 | OAK | 8 | 6549 | PINE | 8 | 6692 | PINE | 10 |
| 6005 | OAK | 28 | 6145 | OAK | 15 | 6278 | PINE | 7 | 6412 | PINE | 8 | 6550 | OAK | 8 | 6693 | PINE | 8 |
| 6006 | UMBRELLA | 8 | 6146 | OAK | 6 | 6279 | OAK | 4 | 6414 | OAK | 4 | 6551 | OAK | 6 | 6694 | OAK | 5 |
| 6009 | OAK | 10 | 6147 | OAK | 10 | 6280 | PINE | 10 | 6415 | PINE | 10 | 6552 | OAK | 4 | 6695 | OAK | 8 |
| 6010 | OAK | 8 | 6148 | OAK | 6 | 6281 | PINE | 12 | 6416 | PINE | 8 | 6553 | PINE | 10 | 6696 | OAK | 7 |
| 6011 | PALM | 6 | 6149 | UNKNOWN | 6 | 6282 | OAK | 4 | 6417 | PINE | 7 | 6554 | PINE | 5 | 6697 | OAK | 6 |
| 6012 | PALM | 6 | 6150 | PALM | 10 | 6283 | OAK | 8 | 6418 | PINE | 8 | 6555 | PINE | 4 | 6698 | OAK | 6 |
| 6013 | PALM | 6 | 6151 | OAK | 6 | 6284 | OAK | 8 | 6419 | PINE | 7 | 6556 | PALM | 36 | 6699 | PINE | 7 |
| 6014 | PALM | 4 | 6152 | PALM | 10 | 6285 | OAK | 6 | 6420 | PINE | 7 | 6557 | PINE | 10 | 6700 | PINE | 8 |
| 6015 | PALM | 6 | 6153 | PALM | 10 | 6286 | | | | | | | | | | | |



SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Annexation Parcel Map

- Annexation Parcel
- ROW Area
- Fort Pierce Parcels
- Fort Pierce City Limits



LEGAL DESCRIPTION:

LOTS 3 THROUGH 14, BLOCK 1, ST. JAMES PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

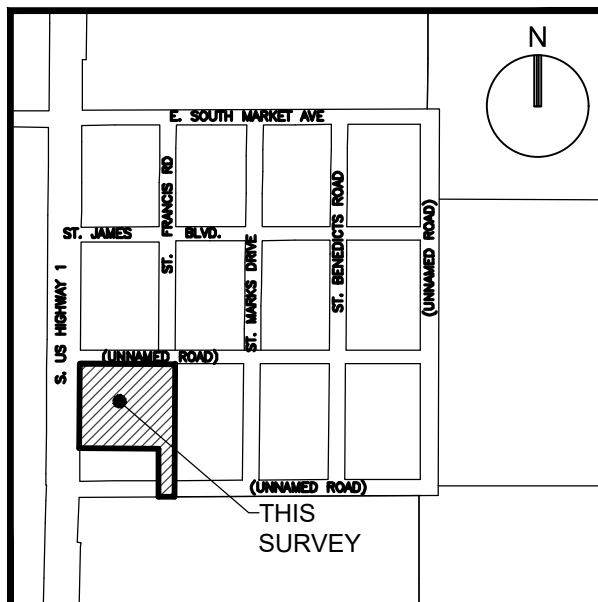
LESS THE FOLLOWING:

THE WEST 45 FEET OF LOTS 3 THROUGH 8 OF SAID BLOCK 1, OF SAID PLAT, FROM THE EXISTING WEST LINE TO THE ORIGINAL WEST LINE OF SAID LOTS, OF SAID PLAT.

TOGETHER WITH:

THAT CERTAIN UNNAMED 60' RIGHT OF WAY LYING BETWEEN BLOCK 1, & BLOCK 6, OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 1, AND BEING BOUND OF THE SOUTH BY THE SOUTH RIGHT OF WAY LINE OF THAT CERTAIN UNNAMED 25 FOOT RIGHT OF WAY.

SAID RIGHT OF WAY LYING IN ST. LUCIE COUNTY, FLORIDA, AND CONTAINING 114,851 SQUARE FEET (2.637 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°40'50" EAST ALONG THE NORTH LINE OF BLOCK 1, ST. JAMES PARK, AS RECORDED IN PLAT BOOK 5, ON PAGE 58, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JANUARY 24, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

WILLIAM ARATA, P.S.M.
FLORIDA REG. NO. 5082
(FOR THE FIRM)

SKETCH & DESCRIPTION

LOTS 3 THROUGH 14,
BLOCK 1, AND PORTIONS OF THOSE
25' & 60' UNNAMED RIGHT OF WAYS,
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

SAINT LUCIE COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 13844.00 SK&D ANNEX.dwg

DATE 01/24/25

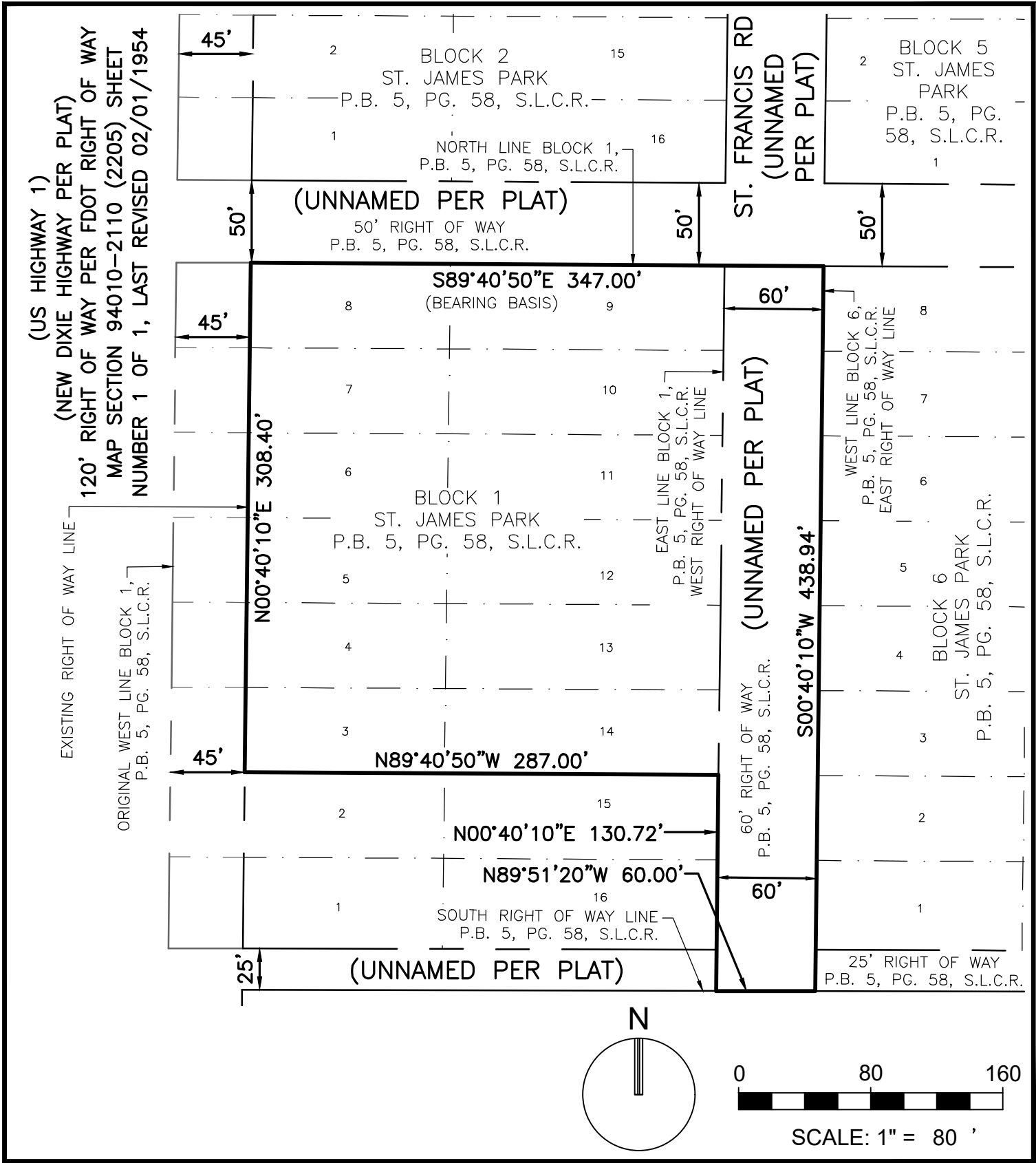
SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY ZPB

CHK. BY WA

| DATE | REVISIONS |
|----------|-----------|
| 02/24/25 | COMMENTS |
| 06/25/25 | BOUNDARY |
| | |
| | |
| | |
| | |



SKETCH & DESCRIPTION

LOTS 3 THROUGH 14,
 BLOCK 1, AND PORTIONS OF THOSE
 25' & 60' UNNAMED RIGHT OF WAYS,
 ST. JAMES PARK
 P.B. 5, PG. 58, S.L.C.R.

SAINT LUCIE COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 13844.00 SK&D ANNEX.dwg

DATE 01/24/25

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY ZPB

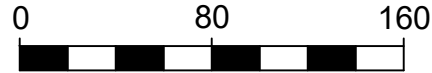
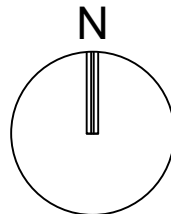
CHK. BY WA

DATE 02/24/25

REVISIONS COMMENTS

DATE 06/25/25

REVISIONS COMMENTS



SCALE: 1" = 80'



Owner Affidavit / Letter of Authorization

City of Fort Pierce
Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

St. Lucie County
Planning and Development Services Department
Planning Division
2300 Virginia Avenue
Fort Pierce, FL 34982

RE: Goose Development Fund, LLC
18978 Point Drive
Tequesta, FL 33469
Folio: 2434-501-0072-000-2, 2434-501-0087-000-0, 2434-501-0154-000-1,
2434-501-0110-000-1, 2434-501-0139-000-0, 2434-501-0132-000-1, 2434-
501-0004-000-5

To Whom It May Concern;

State of Florida
County of St. Lucie

I, Grant Garvey, am the authorized agent of **Goose Development Fund, LLC**, the owner of property described in the legal description.

PARCEL NO. 1:
LOTS 3 TO 8, INCLUSIVE, LESS THE WEST 45 FEET AND ALL LOTS 9 TO 14,
INCLUSIVE, BLOCK 1, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT
THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF
SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO. 2:
LOTS 1 TO 16, BLOCK 6, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT
THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF
SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO. 3:
LOTS 1 TO 16, BLOCK 7, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT
THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF
SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO. 4:
LOTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 8, ST. JAMES PARK, ACCORDING TO
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC
RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO. 5:

LOTS 8, 9, 10, 11, 12, 13 AND 14, BLOCK 10, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO 6:

LOTS 1 TO 16, BLOCK 11, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL NO. 7:

LOTS 1 TO 16, BLOCK 12, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

We hereby authorize **KEITH** to act and sign on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

[Handwritten signature]

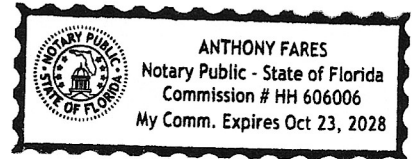
Print Name

Grant Garvey

Sworn and subscribed to before me this 23 day of November, 2024
He/she is personally known to me or
Has presented as identification.

Signature of Notary Public

[Handwritten signature]



Anthony Fares
Print Name

[Handwritten signature]

Witness #1 Signature

Jade Mather
Print Name

[Handwritten signature]

Witness #2 Signature

KATHLEEN GARVEY
Print Name

Print Address

Print Address



Re: Technical Review Committee cmmnts

From Sebastian Reina <sreina@keithteam.com>

Date Fri 9/26/2025 11:04 AM

To Kerry Driver <kdriver@cityoffortpierce.com>; Kevin Freeman <kfreeman@cityoffortpierce.com>; Christopher Suneson <csuneson@cityoffortpierce.com>

Cc 'Grant Garvey' <grantsgarvey@gmail.com>; Kermit White <kwhite@principledd.com>; Jorge Valle-Pellot <jvalle@keithteam.com>; James Kahn <JKahn@keithteam.com>

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good morning Kerry,

Hope you have been having a great week!

Thank you very much for the virtual meeting we had on 9/11/2025. After some thought on the matter and taking the board's concerns into consideration, we believe the best way forward on the annexation is to have the parcel **continue to have a commercial future land use and zoning**. Please see the table below on the requested land use designations based on surrounding properties and like-for-like intensity:

| | St Lucie County (Current) | Ft Pierce (Proposed) |
|------------------------|----------------------------------|-----------------------------|
| Future Land Use | Commercial (COM) | General Commercial (GC) |
| Zoning | Commercial General (CG) | General Commercial (C-3) |

We believe we can better address the concerns of the board and council during the PD rezoning process (with a concurrent future land use change).

Please place us on the next P&Z meeting for this annexation. I will prepare and send you a PowerPoint presentation on the item next week. If you have any questions or concerns, please contact me via email or phone.

Thank you,

Sebastian Reina

Planning Analyst

Office: 954.788.3400

Email: sreina@keithteam.com

www.KEITHteam.com

From: Kerry Driver <kdriver@cityoffortpierce.com>

Sent: Tuesday, September 9, 2025 2:14 PM

To: Sebastian Reina <sreina@keithteam.com>

Subject: Re: Technical Review Committee cmmnts

Sebastian,

Please add Kev Freeman (kfreeman@cityoffortpierce.com) and Chris Suneson (csuneson@cityoffortpierce.com) to the meeting link for Thursday.

Thank you

Kerry

Kerry C. Driver | Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3739 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

From: Sebastian Reina <sreina@keithteam.com>
Sent: Tuesday, September 9, 2025 10:55 AM
To: Kerry Driver <kdriver@cityoffortpierce.com>
Subject: Re: Technical Review Committee cmmnts

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.
Good morning Kerry,

Per the P&Z meeting yesterday, I would like to request a meeting with you to resolve the future land use and zoning issue the board members had on the annexation item. Would you be able to do Thursday morning? Let me know at what time and I can schedule a virtual teams meeting.

Thank you,

Sebastian Reina
Planning Analyst
Office: 954.788.3400
Email: sreina@keithteam.com
www.KEITHteam.com

From: Kerry Driver <kdriver@cityoffortpierce.com>
Sent: Friday, September 5, 2025 5:24 PM
To: Sebastian Reina <sreina@keithteam.com>
Subject: Re: Technical Review Committee cmments

It isn't required and too late for the Planning Board however, should you choose to create a PP for City Commission, when scheduled, please let me know as there will be a deadline for submission.

Kerry

Kerry C. Driver | Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3739 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

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From: Sebastian Reina <sreina@keithteam.com>
Sent: Friday, September 5, 2025 4:08 PM
To: Kerry Driver <kdriver@cityoffortpierce.com>
Subject: Re: Technical Review Committee cmments

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Good afternoon Kerry,

No problem! Would you suggest we prepare a presentation on this item for the meeting? Please let me know.

Thank you,

Sebastian Reina
Planning Analyst
Office: 954.788.3400
Email: sreina@keithteam.com
www.KEITHteam.com

From: Kerry Driver <kdriver@cityoffortpierce.com>
Sent: Friday, September 5, 2025 12:18 PM
To: Sebastian Reina <sreina@keithteam.com>
Cc: James Kahn <JKahn@keithteam.com>; Kermit White <kwhite@principledd.com>; Kelly Cranford <kcranford@keithteam.com>; 'Grant Garvey' <grantsgarvey@gmail.com>
Subject: Re: Technical Review Committee cmments

Hi Sebastian,

My apologies as I forgot to update the portal with the Planning Board information.

Yes, your annexation is scheduled for this coming Monday, September 8th meeting, which is start at 2p. Please see portal for details.

Kerry

Kerry C. Driver | Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3739 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

From: Sebastian Reina <sreina@keithteam.com>
Sent: Friday, September 5, 2025 10:55 AM
To: Kerry Driver <kdriver@cityoffortpierce.com>
Cc: James Kahn <JKahn@keithteam.com>; Kermit White <kwhite@principledd.com>; Kelly Cranford <kcranford@keithteam.com>; 'Grant Garvey' <grantsgarvey@gmail.com>
Subject: Re: Technical Review Committee cmments

You don't often get email from sreina@keithteam.com. [Learn why this is important](#)

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Good morning Kerry,

Hope you've had a great week!

Quick question, has the planning department scheduled our annexation request to a P&Z meeting yet?
This is for project PZANN2025-00004.

Thank you,

Sebastian Reina

Planning Analyst

Office: 954.788.3400

Email: sreina@keithteam.com

www.KEITHteam.com

From: noreply@eplmail.tylerapp.com <noreply@eplmail.tylerapp.com>

Sent: Wednesday, August 20, 2025 3:45 PM

To: Sebastian Reina <sreina@keithteam.com>; Kelly Cranford <kcranford@keithteam.com>;
kwhite@principledd.com <kwhite@principledd.com>; James Kahn <JKahn@keithteam.com>

Cc: kdriver@cityoffortpierce.com <kdriver@cityoffortpierce.com>

Subject: Technical Review Committee cmments

Hello,

Attached are the compiled technical review committee comments for your project. Please review the comments. As a reminder, your technical review committee meeting is scheduled for tomorrow. Invite information should have been provided. If not, please let me know.

I look forward to meeting you and working on getting your project approved.

Kerry

This is a no-reply e-mail address. To contact us, please send an e-mail to kdriver@cityoffortpierce.com