



## 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](mailto: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](mailto: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

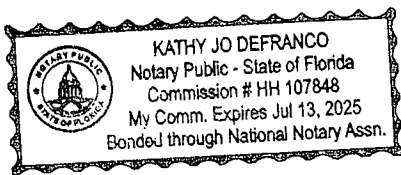
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of January, 2022 by Ronald Bluestein, Manager of Stratford Associates, LLC, on behalf of the company, who  is personally known to me or  has produced a driver's license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









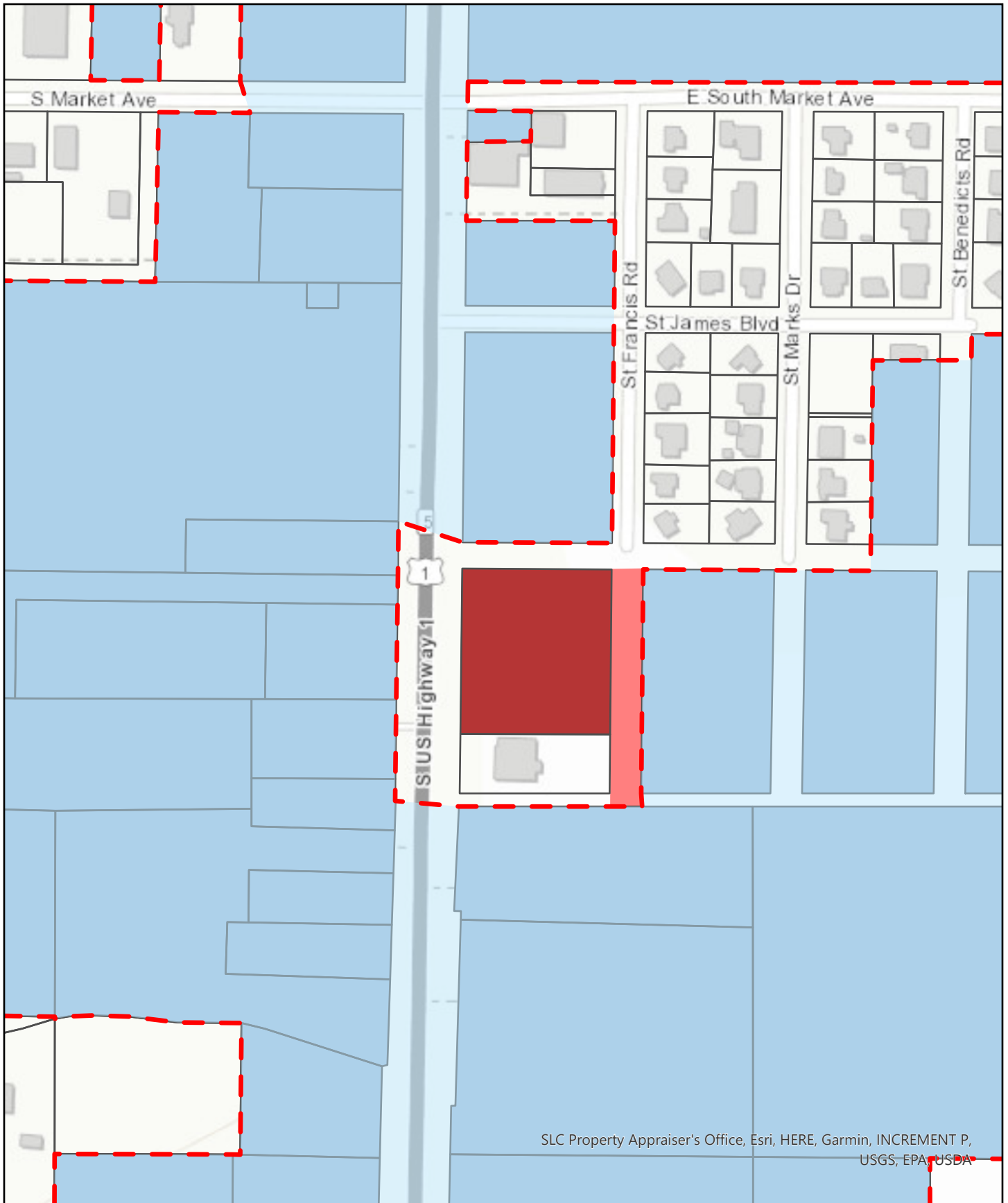


TREE TABLE:

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	ROYAL POINCIANA	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	5099	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	12	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	1729	OKA	6	1873	PINE	12	5066	OKA	6	5452	PALM	15	5686	PINE	10	5825	PINE	8			
826	PALM	6	1145	OKA	17	1342	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	MELALEUCA	11	1881	PINE	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	7	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			

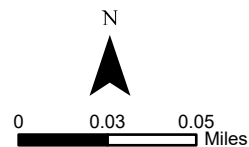
TREE TABLE:

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	OAK	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	PALM	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											



# 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,

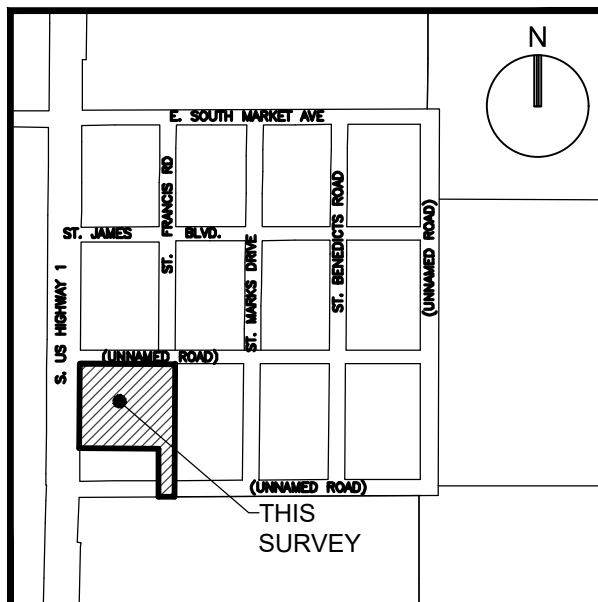
LESS THE FOLLOWING:

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

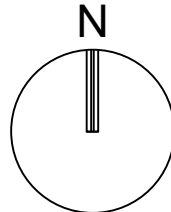
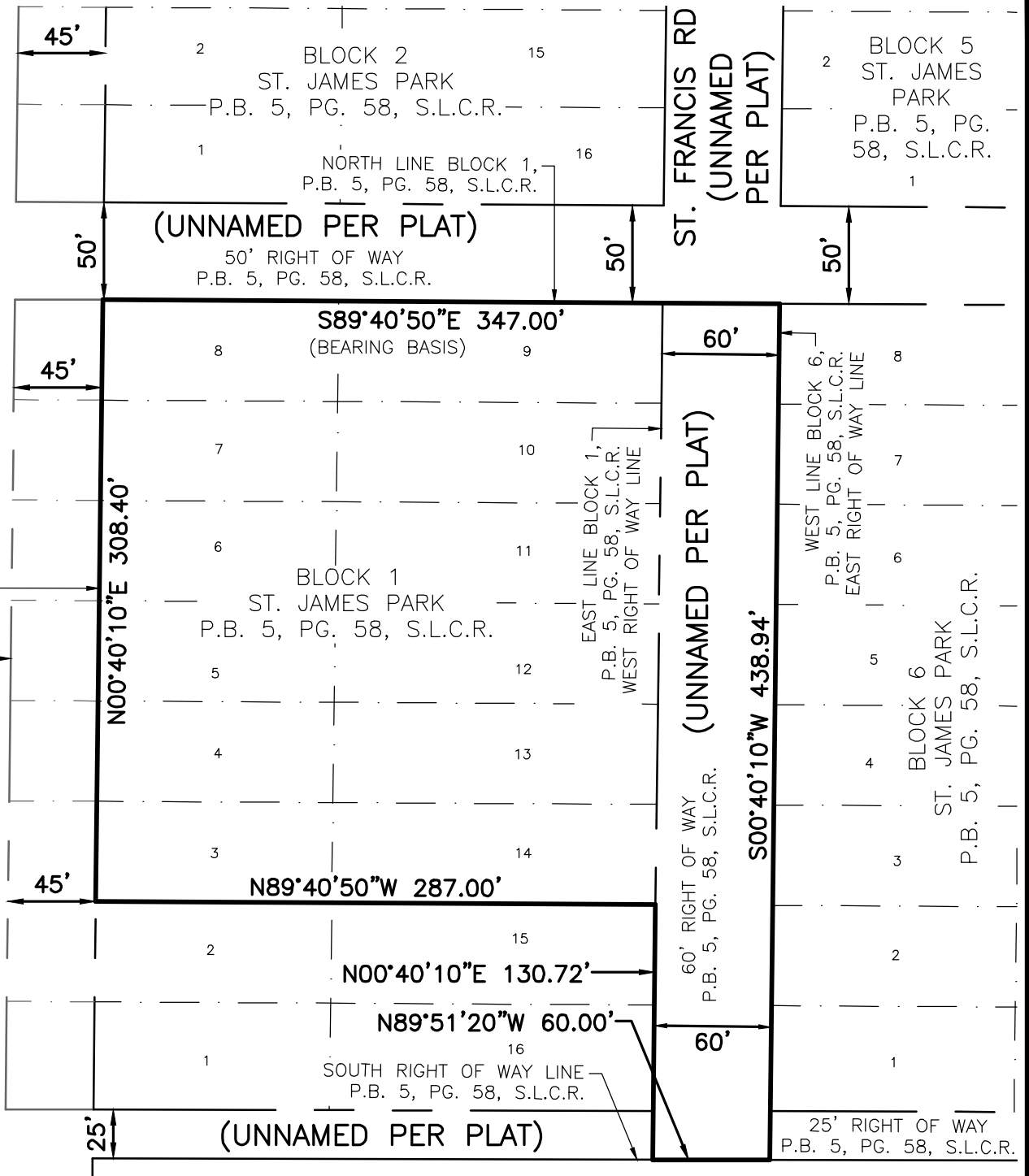
CHK. BY WA

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

(US HIGHWAY 1)  
 (NEW DIXIE HIGHWAY PER PLAT)  
 120' RIGHT OF WAY PER FDOT RIGHT OF WAY  
 MAP SECTION 94010-2110 (2205) SHEET  
 NUMBER 1 OF 1, LAST REVISED 02/01/1954

EXISTING RIGHT OF WAY LINE

ORIGINAL WEST LINE BLOCK 1,  
 P.B. 5, PG. 58, S.L.C.R.



SCALE: 1" = 80'

**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.

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 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

06/25/25 COMMENTS

COMMENTS

COMMENTS

COMMENTS

COMMENTS

COMMENTS

COMMENTS

COMMENTS



**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]*

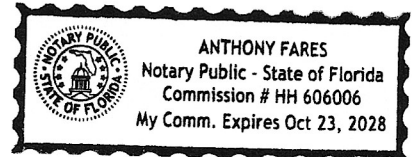
Print Name

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

