



Property Identification

Site Address: S OCEAN DR
 Sec/Town/Range: 18/35S/41E
 Parcel ID: **2413-501-0155-000-3**
 Jurisdiction: Saint Lucie County
 Land Use Code: 0000 - Vac Residential
 Account #: **150187**
 Map ID: [25/18N](#)
 Zoning: Hutch Isla



Legal Description

SURFSIDE HARBOR BLK 10 LOT 11

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.19
 Land Size (SF): 8,100

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

[Sources/links:](#)

Ownership

John C Alberti
 39 Walnut Pl



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: SURFSIDE HARBOUR, HUTCHINSON ISLAND, FORT PIERCE
2. Legal description of real property for which annexation is being requested:
SURFSIDE HARBOUR BLK 10 LOT 11
Property Tax ID: 2413-50-0155-000-3
3. Size of described property: 8,100 SF
4. Project description: ANNEXATION INTO CITY OF FORT PIERCE
5. Current St. Lucie County Future Land Use Designation: RESIDENTIAL R-2
6. Current St. Lucie County Zoning: HUTCHINSON ISLAND
7. Is this a Historic property? NO
8. Appraised value: \$ 27,860.00
9. Name of Owner(s): John C. Alberti
* Signature of Owner(s): John C. Alberti
Mailing Address: 39 WALNUT PL.
City WEST GONG BRANCH State NJ. Zip 07764
Phone 848-207-1593 Fax _____

10. Name of Representative: Tony ACERRA
Signature of representative: Anthony D. Acerra
Mailing Address: 302 SW 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: _____	

Prepared By and Return To:
Gail Logan, AVP
Fidelity National Title Insurance Company of New York
118 North Second Street
Fort Pierce, FL 34950

File No. 03-020-702887

Property Appraiser's Parcel I.D.(folio) Number(s)
2413-501-0155-000/3

SS#: ~~_____~~
RETURN TO:
Fidelity National Title
Courthouse Box 121

WARRANTY DEED

THIS WARRANTY DEED dated August 8, 2003, by Marion Paul Broome hereinafter called the grantor, to John C. Alberti, a single man whose post office address is 39 Walnut Place, West Long Branch, New Jersey 07764, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

Lot 11, Block 10, Surfside Harbor Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 68 of the Public Records of St. Lucie County, Florida.

Together with an easement for ingress and egress across that strip of land recorded in O.R. Book 1597, Page 1382, Public Records of St. Lucie County, Florida.

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

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2289767 OR BOOK 1822 PAGE 986
Recorded: 10/15/03 15:40

* Doc Assump: \$	0.00
* Doc Tax : \$	420.00
* Int Tax : \$	0.00

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Gail Logan

(Witness Signature)

Marion Paul Broome
Marion Paul Broome

GAIL LOGAN

(Print Name of Witness)

Broxanne Huldeen

(Witness Signature)

(Address and Phone Number)

Broxanne Huldeen

(Print Name of Witness)

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 the County aforesaid to take acknowledgements, personally appeared Marion Paul Broome

to me known to be the person(s) described in or who has/have produced D.K. as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of August, 2003.



Gail Logan
MY COMMISSION # DD167037 EXPIRES
December 13, 2006
BONDED THRU TROY FAIN INSURANCE, INC

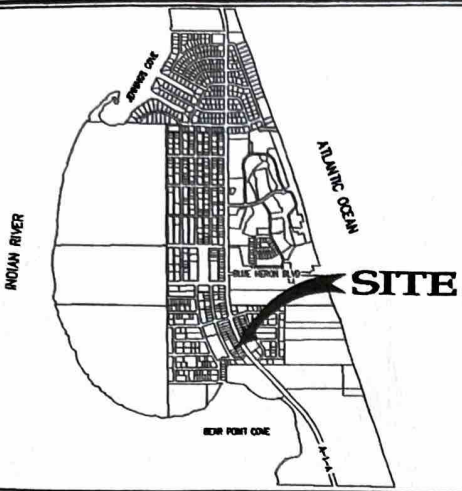
Gail Logan

Notary Signature

GAIL LOGAN

Printed Notary Name

My commission expires: _____



LEGEND

- Δ - DELTA (CENTRAL ANGLE)
- - CENTER LINE
- A/C - AIR CONDITIONER
- A.C.A. - ALSO KNOWN AS
- ALUM. - ALUMINUM
- B.E. - BURFER EASEMENT
- C.B. - CATCH BASIN
- C.C. - CEMENT
- C.L.P. - CHAIN LINK FENCE
- CONC. - CONCRETE
- CON. - COVERED
- C.U.E. - CITY UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- ELEC. - ELECTRIC
- ELEV. - ELEVATION
- EQUIP. - EQUIPMENT
- EASMT. - EASEMENT
- EXIST. - EXISTING
- F.H. - FIRE HYDRANT
- F.P.L. - FLORIDA POWER & LIGHT
- F.R. - FINISHED
- F.L. - FLOOR
- F.P.D. - FLOOR
- G.V. - GATE VALVE
- H.H. - HAND HOLE
- H.P. - HIGH POINT
- IR./CAP - IRON ROD & CAP
- L.E. - LANDSCAPE EASEMENT
- L.M.E. - LIMITED MAINTENANCE EASEMENT
- L.P. - LIGHT POLE
- N.R. - NON RADIAL
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.I. - POINT OF INTERSECTION
- P.F. - PAGE(S)
- P.R.C. - POINT OF REVERSE CURVATURE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- PROP. - PROPOSED
- R. - RADIUS
- R.P. - RADIUS POINT
- R/O/W - RIGHT-OF-WAY
- RAD. - RADIAL
- SQ. FT. - SQUARE FEET
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- W.M. - WATER METER
- W.P.E. - DENOTES PROPOSED ELEVATION
- W.E. - DENOTES EXISTING ELEVATION
- DIR. OF FLOW - DIRECTION OF FLOW
- DRAINAGE MANHOLE - DRAINAGE MANHOLE
- REGULATION CONTROL VALVE - REGULATION CONTROL VALVE
- OVERHEAD WIRE - OVERHEAD WIRE
- SANITARY MANHOLE - SANITARY MANHOLE
- SET 3/4" R./CAP LB 3081 - SET 3/4" R./CAP LB 3081

NOTES:

1. 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.
2. THE LANDS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
3. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE NORTH LINE OF LOT 11, BLOCK 10 AS N58°27'03"E.
5. THE DESCRIPTION, AS SHOWN HEREON, IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
6. ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. 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.
8. FLOOD ZONE: "AE" BASE FLOOD ELEV.: 4.0'; FIRM MAP NO. 12111C0182K; COMMUNITY NO. 120285; DATED: FEBRUARY 19, 2020.
9. BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "87 77 A 21", ELEVATION = 2.48'.
10. PROPERTY ADDRESS: S OCEAN DRIVE

DESCRIPTION:

LOT 11, BLOCK 10, SURFSIDE HARBOR SUBDIVISION, 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 8,333 SQUARE FEET OR 0.1913 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 FEBRUARY 22, 2022. 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 Lindley
Digitally signed by David Lindley
 DN: cn=David P. Lindley, o=Caulfield & Wheeler, Inc., ou=Survey, email=David.Lindley@cw-dfw.com, serial=28828227, 15.02.24.0700

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

SHEET 1 OF 2



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

REVISIONS	DATE	BY

FILE NAME: 9873_Lot 11 Blk 10 Boundary.dwg

DATE	2/22/2022
DRAWN BY	RFC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	9873

SURFSIDE HARBOR
LOT 11, BLOCK 10 - BOUNDARY SURVEY

ALBERTO

Owner's Authorization Letter

I/we hereby certify that I/we am/are the owner(s) of the described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request.

Anthony S. ACERRA
Name of Applicant or Company (Printed)

10/6/2025
Date

John Alberti
1st Owners Signature

10/10/25
Date

John Alberti
1st Owners Printed Name

10/10/25
Date

2nd Owners Signature

Date

2nd Owners Printed Name

Date

Additional property owners must provide their signatures, printed names, and dates on a separate letter. This letter must also be notarized. Failure to include additional property owner(s) or to submit the document correctly may result in delays.

Be aware that individuals representing a corporation, limited liability company (LLC), or similar entity in matters of property ownership must include documentation with this letter confirming their authority to sign on behalf of the entity. Failure to provide this documentation may result in delays.

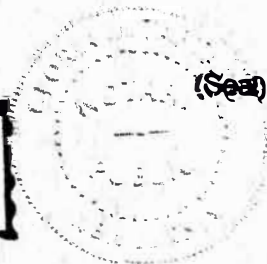
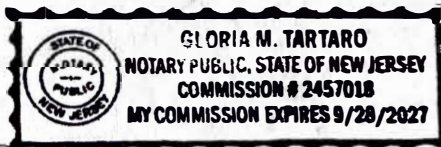
ATTEST: THE STATE OF NEW JERSEY : MONMOUTH COUNTY

BEFORE ME, the undersigned authority, a Notary Public in and for the State of New Jersey, on this day personally appeared John Alberti, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE 10th DAY OF October, 2025.

[Signature]
NOTARY PUBLIC



Justification Statement

All my life I enjoyed creating and building. In 1979 I became a union carpenter and worked in the extreme heat and cold for 38 years. I first visited Florida in 1975 with a couple of friends and returned many times afterwards. In 1989 I visited friends and Stuart. Their parents just built a house on the river in Sewall's Point. The sunsets were amazing and the warmth thawed my frostbitten fingers and toes. I knew I had to return here someday. My dream was to build a home with a sunset view.

I bought a fixer-upper house in my hometown and worked on it for 35 years. I also sacrificed to save money by working side jobs, nights and weekends. In 2003, 12 years before my retirement in 2015 because of spinal injuries. I bought my first Lot #14 on Hutchinson Island at Bear Point Sanctuary in the Surfside Harbor subdivision. I envisioned my dream three-story home with 360° sunrise to sunset views. I was curious why no one had built in the area after finding out that those lots were plotted out in 1950. So, I did my due diligence and visited the county building department on 2300 Virginia Ave in 2003 a couple of weeks later. The gentleman in the office there took me into the conference room and I showed him what I had just purchased. weeks later. He told me, "You are grandfathered into the lot size and setbacks for your house and septic tank". I felt relieved, so I bought my second lot #10.

Soon after I did a lot of legwork and asked many questions. I hired a wetlands consultant and started my mitigation process for Lot 14 with Lauri Heistermann at the Bear point Mitigation Bank. I paid for one reservation credit to mitigate the mangoes which amounted to 1/10th of an acre, or 4,500 square ft. I then hired my wetlands consultant to begin my DEP application much time and money later. I also have my DEP approval. Which, by the way, included a septic tank because the county did not provide sewer or water service. The City of Fort Pierce had a waterline installed only. Powerlines were there, and my dream was coming true. Little did I know my nightmare was just about to begin. Not just for me, before the whole subdivision dozens of lots were sold off during 2003 to 2004 and no one discovered any restrictions either.

Then a stroke of luck. After buying YMCA Easter house tickets since 1989, yes 31 years, I got a call from the YMCA in 2020. " You won the house". A year later our house was sold in a good market and my wife and I moved into the house in Port St. Lucie. I was ready to build. But, not so fast. First, the county said they would not allow a septic tank. I needed a sewer line. One day I was speaking to a builder/ developer from West Palm Beach who had bought a lot just up from me about my sewer petition. He said he was told the county had created. Something called an NCLOR, which rendered our lots, non-conforming, not billable, I basically worthless. Deep depression. I had been in the process of trying to get a sewer line from the county 1.5 miles to the south of our subdivision at a cost of \$1.5 million in 2021. This first MSBU consisted of 75 lots from Blue Heron Boulevard to the end of our subdivision just north of the Bear Point Sanctuary parking lot. I questioned Barbara Getler and Cathy Altizer about the targeted area because it included the lots not just fronting A1A, but also the lots behind us. I mentioned that I was always told that the back lots were never going to be able to be built on. Barbara said, "This is what they gave us".

I had no choice, but to continue on with the MSBU, even though I told Barbara and Cathy, that I was afraid for my life. Can you imagine me getting them to pay for my sewer line knowing that they could not use it? They know where I live, and everyone in Florida has a gun. I had checked in with the petition count for the MSBU from time to time. Two years later, I was seven petitions short.

The next time I called Barbara, she told me my MSBU would not be allowed because our properties were not valuable enough. I said they were not valuable because we do not have a sewer line. I called Ray Morankus from the county sewer department to ask him if our subdivision could self-pay. He said the cost to install the sewer line went from \$1.5 million to \$4.5 million during that two year time period. This MSBU was doomed to fail from the beginning. Even if I did get the last seven properties, my MSBU would have been rejected by the county attorney anyway. I know this now only because of what happened next.

One day, I went to talk to Otis the owner of the Pie Hole pizza restaurant in our subdivision. The waitress said he was out of town. I mentioned about the sewer line and she told me he got approval from FPUA to bring it from Blue Heron Boulevard to the north south to his restaurant and properties. I was confused. When I inquired about that, I was told that would not be possible because that line was installed with federal money and it could not be extended south of Blue Heron Boulevard. Apparently, I was given wrong information again.

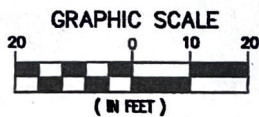
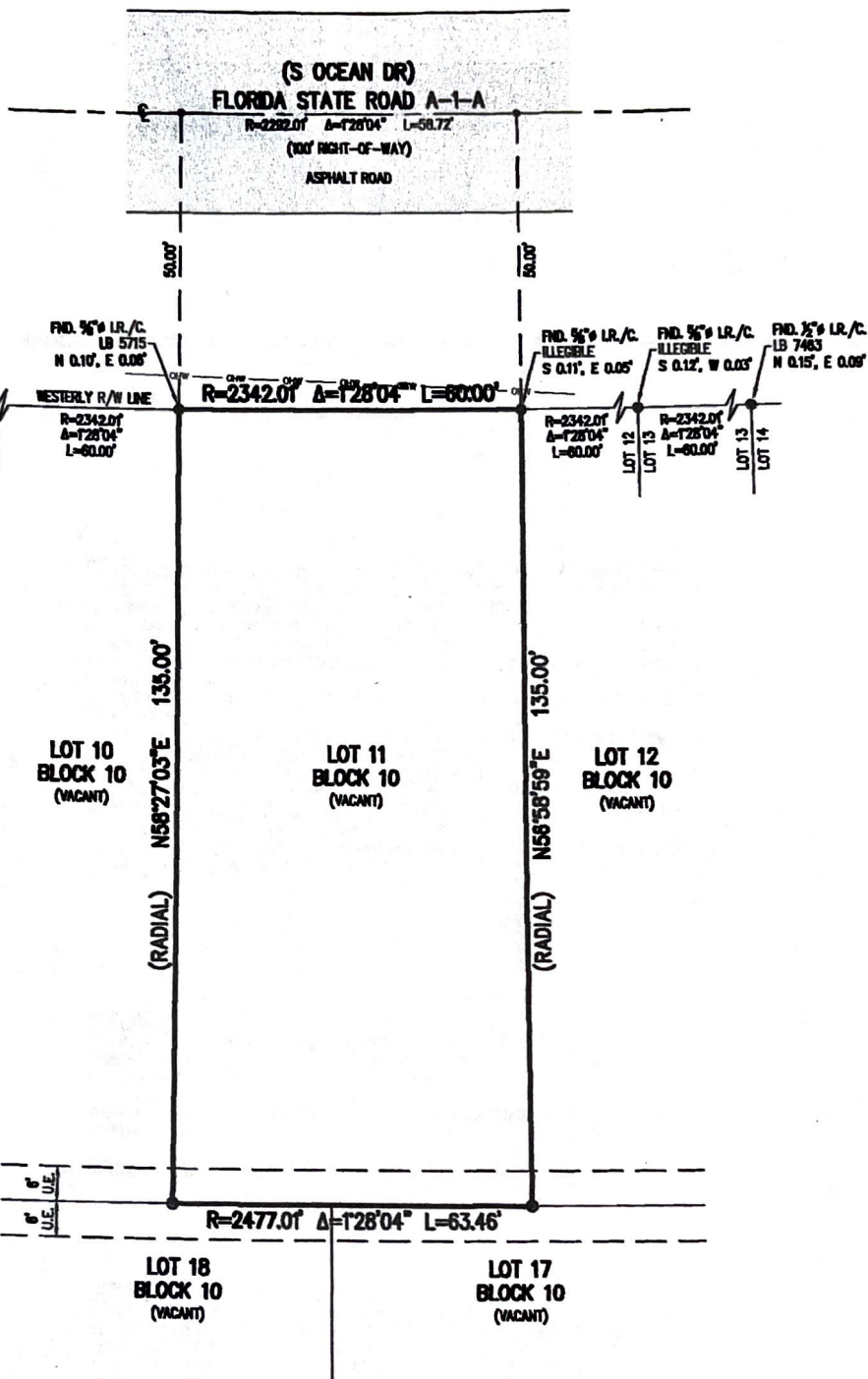
In March 2022, I decided to hire a lawyer to see what my options were. He told me that I needed to annex into the City of Fort Pierce because they did not change their ordinance and our lots would be considered conforming and buildable. I got in contact with Venus Gilmore, who is very helpful. My lawyer set up a meeting with him at City Hall. At that meeting, Venus confirmed that I could annex, my lots would be conforming, and that I could have a septic tank.

Great, I didn't have to bother with another MSBU for sewer line. Weeks later, I walked into the annexation meeting, and Ryan Altizer said, "You're going to be quick and easy so we are going to do yours first". I was annexing my Lot 14 to the lot across A1A to whom I paid \$2100 for his survey to get him to annex because he was contiguous with the lot next to him thus making me contiguous with his lot across A1A. This is basically what lot number #9 did which my second lot to be annexed #10 is contiguous to. He annexed his lot in 2007 according to ordinance K-438 which was created by the City of Fort Pierce in 2006. But it wasn't that easy. As soon as the mention of a septic tank, I believe it was Alicia, said septic tanks were not allowed. At this point, the highs and lows are destroying my soul. Kevin Freeman said my annexation was on hold until we had a sewer line, not canceled.

So I contacted Bo Hutchinson and Lugey Dawson at the FPUA. He said yes the sewer line was federally funded. I asked him then how was Pie Whole Pizza was able to bring the sewer line down about 800' to his restaurant. He told me he paid for it himself. Private money. I contacted Barbara to start another MSBU to service the second half of our subdivision with FPUA. Bo said we first had to get approval from Florida Fish And Wildlife. We called and emailed Patricia Kelly. She explained to us over the phone and through emails that she would only give permission for the 26 lots fronting A1A, and it had to be paid for by our private money. There was no formal application or document. The new 26 lot approval map was drawn up and Patricia indicated the area with a red arrow.

The new area map is part of my application and has been uploaded to the portal.

Of the 26 parcels, I have more than 75% of the required MSBU applications signed. Only 51% is required for approval. So here we are today because our MSBU was denied by the county because 10 of the 26 lots that are in the county are nonconforming. The county attorney said an owner of a nonconforming lot cannot be forced to pay for a MSBU if they are not able to build. We need to annex the 10 county lots first into the City of Fort Pierce to be conforming. Then, at that time, the sewer line can be installed. 16 of the 26 lots south of Pie Hole Pizza are already city lots in our MSBU. The lots from Blue Heron Boulevard south to Pie Hole Pizza are all city lots which make up the northern half of our subdivision. That makes about 90% city lots and 10% county lots total in our Surfside Harbor subdivision. This annexation process will conform the whole subdivision to city lots. Note, the FPUA owns the water line already and because of this if anyone were ever to build they would have to sign an annexation agreement for the City of Fort Pierce before any building would be able to commence. Thank you for considering our annexation applications.



SHEET 2 OF 2

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

SURFSIDE HARBOR
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