

P22-319

Commerce Lakes Warehouse

TYPE	STATUS	BUILDING TYPE
LM	SUBMITTED	

ASSIGNED TO

Bethany Grubbs

ADDRESS

2011 NW Commerce Dr

SECTION	BLOCK	LOT
Go Team Ind. Pk.-Unit 3	B	18

LEGAL DESCRIPTION

Lot 18, Block B of G.O. Team Industrial Park Unit 3, according to the plat thereof, as recorded in plat book 26, pages 2 & 2A of the public records of St. Lucie County Florida.

SITE LOCATION

Commerce Lakes Dr.

PARCEL #

3315-703-0007-000-3

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
CS		IN	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

Request to install additional trees and keep existing native vegetation in the 68-foot easement in lieu of constructing a perimeter wall.

Primary Contact Email

achabob@comcast.net

AGENT/APPLICANT

FIRST NAME	LAST NAME
ABRAHAM	CHABAB

Business Name

ADDRESS

1391 NW St. Lucie West Blvd. # 411

CITY	STATE	ZIP
PORT ST LUCIE	FL	34986

EMAIL	PHONE
agchabab1@msn.com	7724756630

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL

PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME

LAST NAME

Business Name

ADDRESS

CITY

STATE

ZIP

EMAIL

PHONE

PROPERTY OWNER

Business Name

A Great Home LLC

ADDRESS

751 NW Enterprise Drive

CITY

STATE

ZIP

PORT ST LUCIE

FL

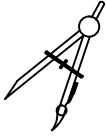
34986

EMAIL

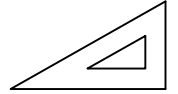
darrickbailey@hotmail.com

PHONE

(772) 209-2845



Abraham Chabab, Inc.
1391 NW St. Lucie West Blvd #411
Port St. Lucie, FL 34986



Oct. 25, 2022

Bethany Grubbs, Planner II
City of PSL Planning and Zoning
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984

**RE : Commerce Lakes Warehouse P22-254. Landscape Modification Buffer
in Lieu of Perimeter Wall.**

Location: 2011 NW Commerce Lakes Drive.

Legal Description: Lot 18, Block B, G.O. Team Ind. Park Unit Three.

Dear Ms. Grubbs:

Enclosed, please find the required plans, letters and related documents regarding the landscape modification buffer that we plan to install along the southern property line. The landscape architect has prepared the landscape plan showing the additional trees that will be planted, he also provided a letter justifying the use of native vegetation in addition to proposed trees to act as a natural buffer. We also enclosed a letter from the Reserve Community Development District stating they have no plan to remove any of the native trees along the southern property line and they have no objection for part of the easement to remain in its natural habitat.

Should you have any questions or require any additional information, please contact us at your convenience.

Sincerely

Abraham Chabab, P.E.

cc: Darrick Bailey

Ph:772-475-6630
Email: agchabab1@msn.com

Darrick Bailey
A Great Home LLC
751 Enterprise Dr. Ste 105
Port St Lucie, FL 34986
Ph: 772-209-2845
Email: darrickbailey@hotmail.com

July 29, 2022

Anne Cox, AICP, Assistant Director
Planning and Zoning Dept.
121 SW Port St. Lucie Blvd.
Port St. Lucie FL, 34984

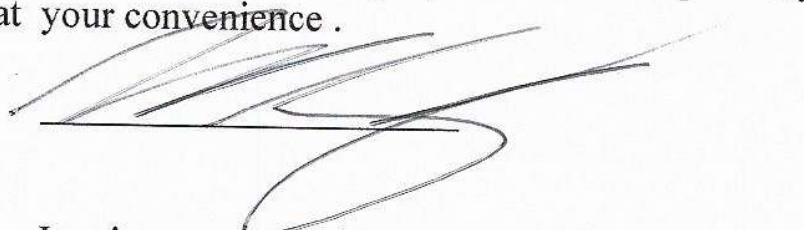
**RE : Site Plan Application for
Lot 18, Block B, of G.O. Team Ind. Park Unit Three.**

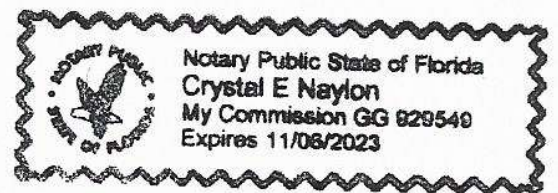
Dear Ms. Cox:

This letter should inform you that Abraham Chabab is the owner's agent for the above mentioned property. Issues regarding Planning and Zoning Department and related items shall be addressed to his office which is located at the following address:

Abraham F. Chabab, P.E.
1391 NW St. Lucie West Blvd # 411
Port. St. Lucie , FL. 34986

Please be advised that the owner is requesting courtesy copies be sent to owner's address of all correspondences. Should you have any questions or require any additional information, please contact us at your convenience .


In witness whereof, I hereunto
set my hand and official seal
Crystal E. Naylon
Notary Public
Date 8/8/22
My commission expires
11/06/2023



Prepared by and Return to:
Sue Meitner, an employee of
First International Title, Inc.
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984
File No.: 210004-40

WARRANTY DEED

This indenture made on March 14, 2022, by **Wakim's Manufacturing, LLC, a Florida limited liability company** whose address is: 1260 SW Biltmore Street, Port St. Lucie, FL 34983 hereinafter called the "grantor",

to **A Great Home LLC, a Florida limited liability company** whose address is: 751 NW Enterprise Drive Ste 105, Port St. Lucie, FL 34986, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

Lot 18, Block B, G.O. Team Industrial Park Unit Three, according to the plat thereof, as recorded in Plat Book 26, Page(s) 2, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3315-703-0007-000-3

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.