

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the 'City of Port St. Lucie.' Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: mhouston@hjadstudio.com

PROPERTY OWNER

Name: St. Andrews Park Commercial, LLC
Address: 1400 E Okaland Park Blvd., Suite 103, Ft. Lauderdale, Florida 33334
Telephone No.: _____

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: Stanley Markofsky
Address: 1400 East Oakland Park Blvd, Suite 103, Flort Lauderdale, FL 33334
Telephone No.: 954-567-5161

AGENT OF OWNER (if any)

Name: HJA Design Studio - Michael Houston
Address: 50 E. Ocean Blvd., Suite 101, Stuart, Florida 34994
Telephone No.: 772-678-7200

PROPERTY INFORMATION

Boundary Description PARCELS B AND C, OF ST. ANDREWS PARK COMMERCIAL, A REPLAT ACCORDING TO THE PLAT THEREOF
(attach map) RECORDED IN PLAT BOOK 59, PAGES 9 THROUGH 13 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY
Property Tax I.D. Number # 3408-703-0003-000-0 and 3408-703-0002-000-3
Current Land Use ROI/CG/OSP Proposed Land Use ROI/OSP
Current Zoning PUD Acreage of Property 14.75

Reason for Comprehensive Plan Amendment: The completed Phase 2A of the St. Andrew's project was a very sucessful mix of one and two story townhomes and villas. This request is intended to allow the continuation of that success with the removal of the +/-4.25 acre General Commercial land use area and the expansion of the Residential Office Institutional land use from +/-9 ac to +/-13.24 ac. This change will allow the construction of approximately 69 townhomes and or villas while still allowing a small office building use in the area of the previous sales center directly off of

St. James Blvd.


*Signature of Owner

Michael Houston - President HJA Design Studio 6/18/2021
Hand Print Name Date

*If signature is not that of owner, a letter of authorization from the owner is needed.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

This Instrument prepared by:
Judith E. Kreitzer, Esq.
Holland & Knight LLP
515 East Las Olas Blvd.
Suite 1200
Fort Lauderdale, FL 33301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made effective as of the 26 day of December, 2012 by VRB CORP., a Michigan corporation, whose mailing address is c/o Comerica Bank, 411 West Lafayette Street, MC3205, Detroit Michigan 48226, hereinafter called the "Grantor", to ST. ANDREWS PARK COMMERCIAL, LLC, a Florida limited liability company, whose mailing address is 1400 E. Oakland Park Boulevard, Suite 103, Fort Lauderdale, FL 33334, hereinafter called the "Grantee" (whenever used hereunder 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 and limited liability companies):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the Grantee all that certain land situate in St. Lucie County, Florida, described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEROF

SUBJECT TO: (i) Ad valorem and non-ad valorem real estate taxes and assessments; (ii) all encumbrances and matters of record; (iii) matters which may be set forth on a current survey; (iv) all governmental and quasi-governmental laws, ordinances and regulations; (v) any tenant leases and the rights of all tenants, parties in possession and other occupants of all or any portion of the Property; and (vi) all other Permitted Exceptions set forth in that certain Contract of Sale between Grantor and Skymark Real Estate Investors, LLC, dated September 27, 2012, as amended from time to time and as assigned to Grantee in connection with the attached described Property.

NOTE: Tax Folio Numbers: 3408-703-0003-000/0 and 3408-703-0002-000/3

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 warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

VRB Corp., a Michigan corporation

Alfredo Casab

Name Printed:

[Signature]

By:

[Signature]
John F. Regan, Vice President

[Signature]

Name Printed:

STATE OF Michigan

COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 26 day of December, 2012, by John F. Regan, as Vice President of VRB CORP., a Michigan corporation, on behalf of the corporation, who is personally known to me or who has produced driver's license as identification.

[Signature]
Notary Public

(SEAL)



MARY A GUDOBBA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
MY COMMISSION EXPIRES JANUARY 29, 2015

Helding in Oakland County, MI

EXHIBIT "A"

PARCEL 2:

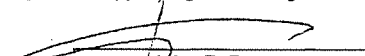
Parcels B and C, of St. Andrews Park Commercial, a replat according to the Plat thereof recorded in Plat Book 59, Pages 9 through 13 of the Public Records of St. Lucie County, Florida.



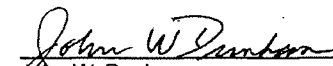
VRB CORP.
CORPORATE AUTHORIZATION CERTIFICATE

John W. Dunham certifies as follows:

1. He is an Assistant Secretary of VRB Corp., a Michigan corporation (the "Corporation"), and in this capacity maintains the corporate books and records.
2. Attached hereto as **Exhibit A** is a true copy of resolutions designating the signing authority of the Corporation's officers and others, which resolutions were duly adopted by the Directors of the Corporation by a Unanimous Written Consent, effective as of August 13, 2012, and which are now in full force and effect with respect to the Corporation. They have not been modified, superseded or rescinded.
3. John F. Regan, a Vice President of the Corporation, is a duly elected, acting and qualified officer of the Corporation, authorized to sign instruments on behalf of the Corporation as stated in the resolutions attached hereto as **Exhibit A**
4. The specimen signature appearing below is genuine.


John F. Regan

SEAL


John W. Dunham
Assistant Secretary

Dated: December 21, 2012

Exhibit A

**CONSENT IN LIEU OF ORGANIZATIONAL MEETING OF
THE BOARD OF DIRECTORS OF
VRB CORP.**

The undersigned, being all the directors of VRB Corp., a Michigan corporation (the "Corporation"), adopt the following resolutions by unanimous written consent in lieu of the Annual Organizational Meeting of the Board of Directors. This action is taken in accordance with Section 525 of the Michigan Business Corporation Act and the Corporation's articles of incorporation and bylaws.

Appointment of Officers

RESOLVED, that the following named persons are elected as the only officers of the Corporation, to hold the offices indicated next to their names until the next organizational meeting of the Board of Directors when their respective successors are duly elected and qualified or until their earlier resignation, death or removal:

<u>NAME</u>	<u>TITLE</u>
John M. Killian	Chairman and President
Michael O. Moore	Executive Vice President
Nancy D. Kordoban	Senior Vice President
Andrew W. Ottaway	Senior Vice President
Brad T. Schwartz	Senior Vice President
Craig W. Selden	Senior Vice President
Joseph W. Sullivan	Senior Vice President
Ernest M. Zarb	Senior Vice President
Linda J. Cooper	Vice President
John F. Regan	Vice President
James J. Herzog	Treasurer
Nicole V. Gersch	Secretary
Keith M. Altenburg	Assistant Secretary
Barbara E. DeBenedetto	Assistant Secretary
Jennifer S. Perry	Assistant Secretary
Michael E. Moco	Assistant Secretary
John W. Dunham	Assistant Secretary

Signing Authority

RESOLVED, that except as may be limited by the bylaws of the Corporation or by other resolutions of this Board of Directors, any instrument of any character may be signed in the name of the Corporation by any duly appointed officer of the Corporation.

VRB Corp.
Consent in Lieu of Organizational Meeting of the Board of Directors
August 13, 2012 – Page 2

Formation and Dissolution of Subsidiaries

RESOLVED, that the officers of the Corporation, or any one of them, may, on behalf of the Corporation, form or approve the dissolution of such subsidiaries of the Corporation, whether banking or non-banking, wholly, majority or minority owned by the Corporation (collectively the "Subsidiaries") as he or she deems necessary or appropriate, and such officer shall be authorized to take any actions he or she deems necessary or appropriate to carry out any such formation or dissolution;

RESOLVED FURTHER, that the Corporation may be the manager of any limited liability company Subsidiary.

Capital Contributions

RESOLVED, that the President, any Senior Vice President, the Treasurer, the Secretary or any Assistant Secretary of the Corporation, or their designees (the "Authorized Officers"), are, and each is individually, authorized and empowered to make payments or contributions, in whole or in part, in cash or assets, to any Subsidiaries of the Corporation, whether existing or newly-formed, in such amounts and at such times as determined by the Authorized Officers in their reasonable discretion;

RESOLVED FURTHER, that these resolutions shall be in full force and effect until amended or repealed by this Board of Directors;

RESOLVED FURTHER, that the Authorized Officers may allocate these capital contributions as deemed appropriate from time to time, including, without limitation, to increase the capital to asset ratios of the Subsidiaries.

Miscellaneous

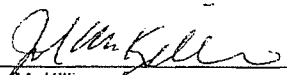
RESOLVED, that the officers of the Corporation are, and each is individually, authorized and empowered to take, or cause to be taken, all actions and to do, or cause to be done, all things necessary, desirable or convenient to carry out the purposes and authorities listed above and granted, including, without limitation, preparing, executing, delivering and filing, and accepting and receiving, to, with or from any applicable federal state or local authority or regulatory body, any and all agreements, modifications, understandings, certificates, applications, filings, reports, or other instruments or documents, and any amendments thereto, which may be necessary or desirable to accomplish the purposes of the foregoing resolutions;

**VRB Corp.
Consent in Lieu of Organizational Meeting of the Board of Directors
August 13, 2012 – Page 3**

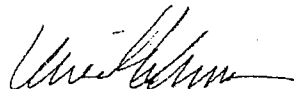
RESOLVED FURTHER, that the Secretary or any Assistant Secretary of the Corporation is hereby authorized to amend these resolutions to correct them for any scrivener's or other errors, to provide clarification thereof or to ensure technical compliance with applicable law, order or regulation, and such resolutions are hereby deemed adopted *in haec verba* with the same force and effect as if set forth herein at length and that copies thereof be filed with the records of the Corporation.

This Action by Unanimous Written Consent may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

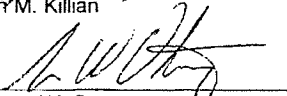
IN WITNESS WHEREOF, the undersigned directors have caused this Consent to be effective as of August 13, 2012.




John M. Killian



Michael O. Moore



Andrew W. Ottaway



Craig W. Selden



Joseph W. Sullivan