

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5213
P&Z File No. _____
Fees (Nonrefundable) \$ _____ Arch.: \$ _____
Receipt #(s): _____

PRIMARY CONTACT EMAIL ADDRESS: Kristina.belt@kimley-horn.com

PROJECT NAME: RC C0801- Port St. Lucie

LEGAL DESCRIPTION: ST LUCIE WEST PLAT #47 CENTRAL PARK THIRD REPLAT IN PARCEL 39 LOT 14

LOCATION OF PROJECT SITE: 1549 St Lucie W Blvd , Port St Lucie, FL 34986

PROPERTY TAX I.D. NUMBER: 134633

STATEMENT DESCRIBING IN DETAIL 3500 SF quick service restaurant with drive thru lane

THE CHARACTER AND INTENDED USE
OF THE DEVELOPMENT: _____

GROSS SQ. FT. OF STRUCTURE (S): _____
NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: _____

UTILITIES & SUPPLIER: _____

GROSS ACREAGE & SQ. FT. OF SITE: 1.72 Acres **ESTIMATED NO. EMPLOYEES: _____

FUTURE LAND USE DESIGNATION: General Commercial ZONING DISTRICT: General Commercial

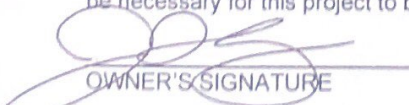
OWNER(S) OF PROPERTY: VYBE SLW LLC
Name, Address, Telephone & Fax No.: 2518 Florida Ave
West Palm Beach, FL 33401

APPLICANT OR AGENT OF OWNER: Raising Cane's Restaurant
Name, Address, Telephone & Fax No.: 6800 Bishop Road, Plano, TX 75024

PROJECT ARCHITECT/ENGINEER: Kimley Horn
(Firm, Engineer Of Record, EOR: Kristina Belt
Florida Registration No., Contact 445 24th St Suite 200, Vero Beach, FL 32960
Person, Address, Phone & Fax No.) 772-812-1226
Kristina.belt@kimley-horn.com

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.
***When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

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.


OWNER'S SIGNATURE

JOHN F. COONEY, JR
HAND PRINT NAME

MANAGER
TITLE

10/11/2021
DATE
03/02/20

Prepared by and return to:
DAVID D. HALLOCK, JR.
Attorney at Law
GrayRobinson, P.A.
One Lake Morton Drive
Lakeland, FL 33801
863-284-2200
Deliver to Lakeland Box

File No.: 420954.12

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Special Warranty Deed

This Special Warranty Deed is made this 28th day of July, 2021, between SOUTH STATE BANK, National Association, f/k/a Centerstate Bank, National Association, successor by merger with Harbor Community Bank, a Florida banking corporation, whose post office address is 1951 8th Street NW, Winter Haven, FL 33881 "Grantor" and VYBE SLW LLC, a Florida limited liability company, whose post office address is 2518 Florida Avenue, West Palm Beach, FL 33401, "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 entities, 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, successors and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida to-wit:

Lot 14, ST. LUCIE WEST PLAT NO. 47 CENTRAL PARK - THIRD REPLAT IN PARCEL 39, according to the map or plat thereof as recorded in Plat Book 32, Page(s) 15 and 15A, Public Records of St. Lucie County, Florida.

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.

THIS CONVEYANCE is made subject to those items listed on Exhibit "A" attached hereto.

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 claiming by, through or under Grantor.

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:

SOUTH STATE BANK, National Association, formerly known as CENTERSTATE BANK, National Association, successor by merger with Harbor Community Bank, a Florida banking corporation

Tammy Benfield
Witness Name: TAMMY BENFIELD

By: Paul Hunter
Paul Hunter, Vice President and OREO/OAO Manager

Ginger Allen
Witness Name: GINGER ALLEN

State of Georgia
County of HABERSHAM

The foregoing instrument was acknowledged, sworn to and subscribed before me by means of physical presence or online notarization, this 21st day of July, 2021 by Paul Hunter, as Vice President and OREO/OAO Manager of SOUTH STATE BANK, National Association, formerly known as CENTERSTATE BANK, National Association, successor by merger with Harbor Community Bank, a Florida banking corporation, on behalf of said banking association, who is personally known to me or who has provided _____ as identification.

[Notary Seal]



Ginger Allen
Notary Public
Printed Name: GINGER ALLEN
My Commission
Expires: 4/20/22

EXHIBIT "A"
EXCEPTIONS

1. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
2. General or special taxes and assessments required to be paid in the year 2021 and subsequent years, which are not yet due and payable.
3. Provisions in the Plat of ST. LUCIE WEST PLAT NO. 47, recorded in Plat Book 32, Page 15, as amended in Official Records Book 832, Page 2273; Official Records Book 1137, Page 1989 and Assignment of Easement in Official Records Book 825, Page 1387 of the Public Records of St. Lucie County, Florida.
4. Declaration of Covenants, Conditions, Restrictions and Easements, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded in Book Official Records 636, Page 1687, as amended in Official Records Book 649, Page 1363; Official Records Book 678, Page 1375; re-recorded in Official Records Book 680, Page 1046; Official Records Book 691, Page 1619; re-recorded in Official Records Book 693, Page 702; Official Records Book 715, Page 354; Official Records Book 719, Page 263; Official Records Book 722, Page 525; Official Records Book 749, Page 2355; Official Records Book 808, Page 2078; Official Records Book 962, Page 1630; Official Records Book 937, Page 1073; Official Records Book 937, Page 1077; Official Records Book 962, Page 1630; Official Records Book 978, Page 1611; Official Records Book 1082, Pages 190; Official Records Book 1082, Page 193; Official Records Book 1164, Page 1562; Official Records Book 1192, Page 1787; Official Records Book 1198, Page 2457; Official Records Book 1215, Page 787; Official Records Book 1343, Page 2497; Official Records Book 1520, Page 1086; Official Records 2986, Page 2343; Official Records Book 2993, Page 2216 and Official Records Book 3067, Page 1012 and Notice of Preservation recorded in Official Records Book 4267, Page 1093 together with Assignment of Declarant's Rights in Official Records Book 898, Page 1761; Official Records Book 1016, Page 2257, together with Agreement recorded in Official Records Book 1719, at Page 1269 all in the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Amendment to By-laws recorded in Official Records Book 2986, Page 2339; Official Records Book 3067, Page 1007; Official Records Book 3085, Page 2258 and Official Records Book 3085, Page 2263, of the Public Records of St. Lucie County, Florida.
6. Restrictive Covenants, as to various "non uses", as contained in the instrument recorded in Official Records Book 819 at Page 2477; Official Records Book 884, at Page 2225; Assignment of Declarant Rights recorded in Official Records Book 1016, at Page 2263, and Consent to Use recorded in Official Records Book 926, at Page 549, Official Records Book 993, Page 1118, and Official Records Book 1024, at Page 345 and Amendment to Consent to Use recorded in Official Records Book 1240, at Page 1452 in the public records of St. Lucie County, Florida.

7. Subject to the conditions of Item 4 of the Certificate of Ownership and Dedication as shown on the Plat of St. Lucie West Plat No. 15, Commercial Sites - Phase One, as recorded in Plat Book 27, Page 22A, of the Public Records of St. Lucie County, Florida.
8. The subject property is located within the St. Lucie West Service District and is subject to assessment for benefits and taxes as levied by said District, all as set forth in the Commissioner's Report recorded in Official Records Book 683, at Page 2008, Agreement filed in Official Records Book 929, at Page 662, as affected by Final Judgment recorded in Official Records Book 964, at Page 1010 and Official Record Book 1212, at Page 786 and Certificate of No Appeal filed in Official Record Book 1219, at Page 1005 and Collection Agreement filed in Official Records Book 1349, at Page 2242.
9. Notice of Water and Sewer Utility Operating Policy with the St, Lucie West Services District recorded in Official Records Book 1285, Page 2156, of the Public Records of St. Lucie County, Florida.
10. Notice of Water and Sewer Utility Operating Policy recorded in Official Records Book 3123, Page 1678, of the Public Records of St. Lucie County, Florida.
11. Consent to Use recorded in Official Records Book 4113, Page 854, of the Public Records of St. Lucie County, Florida.
12. Those matters shown on the survey by David P. Lindley, PLS of Caufield & Wheeler, Inc, dated January 2021 as Job # 9214 including but not limited to the following:
 - a. Encroachment of concrete drive, and raised concrete curbs into 10' P.U.E. & P.G.E easements on Eastern side of property;
 - b. Encroachment of 18" concrete pipe into 10' P.U.E. & P.G.E easements on Western side of property;
 - c. Encroachment of concrete drive and sign, into 30' P.U.E. & P.G.E & Landscape easement on Southern side of property.