

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
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 check 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 Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: acolom@teamarchitecture.us

PROPERTY OWNER:

Name: Soma Investors (Jacqueline Nunez CEO)
Address: 3255 Forest Hill Blvd , SUITE 103. Palm Springs FL, 33461
Telephone No. 561-685-0970

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

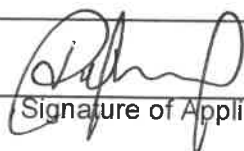
Name: Ana I Colom (Team Architecture Inc.)
Address: 2328 10TH Avenue North Suite 200 Lake Worth Beach , FL, 33461
Telephone No. 561- 855-2688 Email acolom@teamarchitecture.us

SUBJECT PROPERTY:

Legal Description: Port Saint Lucie Section 28 blk 234 Lots 16,17,18 & 19 (map 34/31n)
Parcel I.D. Number: 3420-635-0474-00-2
Address: 1170 SW Bayshore blvd, Port Saint Lucie Fl, 34983
Current Zoning Classification C.G

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

See attached Description



Signature of Applicant

Ana I. Colom.

Hand Print Name

6.30.2022

Date

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.

03/02/20

Document Prepared by and Return to
Timothy H. Olenn, Esq.
Alliant Title and Escrow
1900 Glades Road, Suite #245
Boca Raton, FL 33431

21-6364NBSOMA
Property Appraisers Parcel ID#
3420-635-0474-000-2
Consideration Amount: \$890,000.00

Special Warranty Deed

THIS SPECIAL WARRANTY DEED executed on the 13 day of September, 2021 shown below, by **4DAWGS LLC, a Florida limited liability company**, whose address is 502 SW Ray Ave., Port St. Lucie, FL 34983, first party, to **SOMA Investors, LLC, a Florida limited liability company**, whose address is 1170 SW Bayshore Blvd, Port St Lucie, FL 34983, second party:

(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 grantee, all the certain land situated in the County of St Lucie, Florida, viz:

LOTS 16, 17, 18 & 19, BLOCK 234, PORT ST. LUCIE SECTION TWENTY EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 7, 7A THROUGH 7C, OF THE 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.

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 Grantors; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2020.

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:

[Signature]

Witness 1 Signature
Rosa Barajas

Witness 1 Print Name

[Signature]

Witness 2 Signature

[Signature]
Witness 2 Print Name

4 DAWGS, LLC, a Florida Limited Liability Company

[Signature]
By: Marc A. Baumgard
Its: Manager

State of: Florida

County of: **St. Lucie**

The foregoing instrument was acknowledged before me **Rosa Barajas**, a Notary Public in and for **St. Lucie** County, Florida by means of physical presence or online notarization this 13 day of Sept., 2021, by Marc A. Baumgard, Manager of 4DAWGS LLC, a Florida limited liability company, who [] is/are personally known to me or has/have each produced 2 driver's licenses as identification. FL Driver License physical presence

[Signature]

Notary Public **Rosa Barajas**
Notary Public

My Commission Expires: **8-17-2023**

