

**FOR SPECIAL EXCEPTION USE 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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

**PRIMARY CONTACT EMAIL ADDRESS:** viper2u@msn.com

**PROPERTY OWNER:**

Name: Yani Enterprises, LLC  
Address: 1924 Gatlin Blvd., Port St. Lucie, FL  
Telephone No.: \_\_\_\_\_ Email viper2u@msn.com

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


Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_ Email \_\_\_\_\_

**SUBJECT PROPERTY:**

Legal Description: Port St. Lucie - Section 31 - BLK 1704 Lots 25, 26 and 27.  
Parcel I.D Number: 3420-650-0985-000-4  
Address: 1919 SW Gatlin Blvd Bays: \_\_\_\_\_  
Development Name: Subway (Attach Sketch and/or Survey)  
Gross Leasable Area (sq. ft.): 5,000 sf Assembly Area (sq. ft.): NA  
Current Zoning Classification: CG SEU Requested: Drive Through Window

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

A drive through window is being requested for the Subway restaurant.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

 Signature of Applicant  
Mark Floyd Hand Print Name  
8-18-21 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.  
02/26/20

Prepared by and return to:

**Edward W. Becht, Esq.**  
**Attorney at Law**  
**Edward W. Becht, P.A.**  
**321 South Second Street**  
**Fort Pierce, FL 34950**  
**772-465-5500**

File Number: **YaniCalRy409570**

Purchase Price: \$265,000.00

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## Warranty Deed

**This Warranty Deed** made this 25 day of **September, 2018** between **G. Callas Holdings, LLC, a Florida limited liability company** whose post office address is **3720 NE 209th Terrace, Aventura, FL 33180**, grantor, and **Yani Enterprises, LLC, a Florida limited liability company** whose post office address is **1924 S.W. Gatlin Boulevard, Port Saint Lucie, FL 34953**, 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 corporations, 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 and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

**Lots 25, 26, and 27, Block 1704, PORT ST. LUCIE SECTION THIRTY-ONE, according to the Plat thereof, as recorded in Plat Book 14, Page(s) 22 and 22A through 22G, of the Public Records of St. Lucie County, Florida.**

**Parcel Identification Number: 3420-650-0985-000/4**

**Subject to taxes and assessments for the year 2018 and all subsequent years; comprehensive land use plans, zoning and other land use restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, outstanding oil, gas, and mineral rights of record without right of entry, and unplatted public utility easements of record, but reference hereto shall not serve to reimpose same.**

**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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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:

[Signature]  
 Witness Name: Karina Kawakina  
[Signature]  
 Witness Name: Ralph Colimon

G. Callas Holdings, LLC, a Florida limited liability company

By: [Signature]  
 George J. Callas, Manager

State of Florida  
 County of Miami-Dade

The foregoing instrument was acknowledged before me this 25th day of September, 2018 by George J. Callas, Manager of G. Callas Holdings, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
 Notary Public, State of Florida  
 Printed Name: Mariangela Zavala  
 My Commission Expires: June 06, 2021

**CERTIFICATE OF COMPANY RESOLUTION,  
PURSUANT TO WRITTEN CONSENT IN LIEU OF SPECIAL MEETING OF  
MEMBERS OF  
G. CALLAS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

G. CALLAS HOLDINGS, LLC, a Florida limited liability company, does hereby certify the adoption of the following preamble and resolutions and to the taking of the following action by written consent in lieu of a special meeting of the members, that has been entered upon the records of the company and in accordance with the Minutes of the company, is now in full force and effect, to wit:

RESOLVED, that the Members of the Company hereby authorize and approve the sale of the below described property by the Company to YANI ENTERPRISES, LLC, a Florida limited liability company, in the amount of \$265,000.00, and ratify and confirm the actions of the Manager of the Company in executing the Contract:

**Lots 25, 26, and 27, Block 1704, PORT ST. LUCIE SECTION THIRTY-ONE,  
according to the Plat thereof, as recorded in Plat Book 14, Page(s) 22 and 22A through  
22G, of the Public Records of St. Lucie County, Florida (“Property”);**

RESOLVED, that GEORGE J. CALLAS , as Manager of the Company, be and he is hereby authorized to act as Deeding and Granting Officer for G. CALLAS HOLDINGS, LLC, a Florida limited liability company, and pursuant to this resolution, he is hereby authorized to sign and execute the Warranty Deed, and such other documents that are reasonable in the premises to file the Warranty Deed in the Public Records of St. Lucie County, Florida.

RESOLVED, that GEORGE J. CALLAS, as Manager of the Company, be and he is hereby authorized to act as Deeding and Granting Officer for G. CALLAS HOLDINGS, LLC, and pursuant to this resolution, he is hereby authorized to sign, execute, acknowledge and deliver deeds of conveyance, closing statements, owner's affidavits and other closing documents to the parcel owned by G. CALLAS HOLDINGS, LLC, a Florida limited liability company, as is recorded in the Public Records of St. Lucie County, Florida.

I (WE) HEREBY CERTIFY that the foregoing resolutions are fully in accordance with and pursuant to the Operating Agreement and Charter of G. CALLAS HOLDINGS, LLC, a Florida limited liability company.

*(Remainder of document intentionally left blank. Signature Page to follow.)*

DATED this 25 day of SEPTEMBER, 2018.

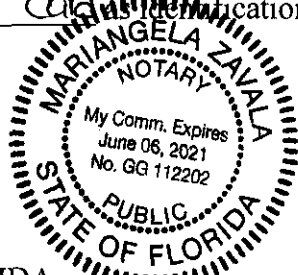
G. CALLAS HOLDINGS, LLC, a Florida limited liability company

By: George J. Callas  
George J. Callas, Member

By: Carmen H. Callas  
Carmen H. Rey a/k/a Carmen H. Callas, Member

STATE OF FLORIDA  
COUNTY OF miami-Dade

The foregoing document was acknowledged before me this 25th day of September, 2018, by GEORGE J. CALLAS, who is personally known to me or who has produced Florida Id card as identification.



Mariangela Zavala  
Signature  
Print Name: Mariangela Zavala  
Notary Public, State of Florida  
My commission expires: 06/06/2021

STATE OF FLORIDA  
COUNTY OF miami-Dade

The foregoing document was acknowledged before me this 25th day of September, 2018, by CARMEN H. REY a/k/a CARMEN H. CALLAS who is personally known to me or who has produced \_\_\_\_\_ as identification.



Mariangela Zavala  
Signature  
Print Name: Mariangela Zavala  
Notary Public, State of Florida  
My commission expires: 06/06/2021