

**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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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:** dsorrow@cotleur-hearing.com

**PROPERTY OWNER:**

Name: Equity One Florida Portfolio LLC  
Address: 1 Independent Dr, Suite 114, Jacksonville, FL 32202  
Telephone No.: 904-598-7464 Email barryargalas@regencycenters.com

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

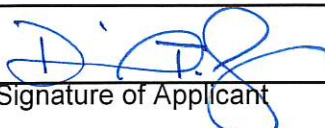
Name: Cotleur & Hearing - Daniel Sorrow  
Address: 1934 Commerce Ln, Suite 1, Jupiter, FL 33458  
Telephone No.: 561-747-6336 Email dsorrow@cotleur-hearing.com

**SUBJECT PROPERTY:**

Legal Description: Please see attached legal description.  
Parcel I.D Number: 3420-660-0013-000-1  
Address: SW Port St Lucie Blvd and SW Becker Rd Bays: \_\_\_\_\_  
Development Name: Becker Road 7-Eleven (Attach Sketch and/or Survey)  
Gross Leasable Area (sq. ft.): ~~4,915~~ 5,040 Assembly Area (sq. ft.): \_\_\_\_\_  
Current Zoning Classification: CG (pending), PUD SEU Requested: Convenience store with gas station

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

Please see attached justification.  
\_\_\_\_\_  
\_\_\_\_\_

 Daniel Sorrow 4-5-22  
Signature of Applicant Hand Print Name 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:  
Paul K. Hines, Esq.  
Gunster, Yoakley & Stewart, P.A.  
777 South Flagler Drive  
Suite 500 East Tower  
West Palm Beach, FL 33401

Property Tax I.D. :

3420-660-2648-000-5  
3420-660-2640-000-9  
4431-500-0001-000-8  
3420-660-0013-000-1  
4431-500-0002-000-5

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made this 27<sup>th</sup> day of November, 2006, by and between **ST. LUCIE HOLDINGS LLLP, a Florida limited liability limited partnership (“Grantor”)**, whose post office address is 5575 Whirlaway Road, Palm Beach Gardens, FL 33418, and **Equity One (Florida Portfolio) Inc., a Florida corporation (“Grantee”)**, whose address is 1600 N. E. Miami Gardens Dr., Miami, FL 33179.

### **WITNESSETH:**

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its heirs, successors and assigns forever, the following described real property (the “**Property**”), situated in St. Lucie County, Florida, which is more particularly described as:

**PARCEL 1:** Parcels “A” and “B” of Nau Ranch, according to the Plat thereof, as recorded in Plat Book 40, Pages 6 and 6A, of the Public Records of St. Lucie County, Florida.

**PARCEL 2:** Lot 8 in Block 2285 of Port St. Lucie Section Thirty-Three, according to the Plat thereof, as recorded in Plat Book 15, Pages 1 and 1A through 1V, of the Public Records of St. Lucie County, Florida.

**PARCEL 3:** Lot 29, Block 2284 of Port St. Lucie Section Thirty-Three, according to the Plat thereof as recorded in Plat Book 15, Pages 1 and 1A through 1V, of the Public Records of St. Lucie County, Florida.

**PARCEL 4:** Tract M of Port St. Lucie Section Thirty-Three, according to the Plat thereof, as recorded in Plat Book 15, Pages 1 and 1A through 1V, of the Public Records of St. Lucie County, Florida.

**SUBJECT TO** comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the Plat or otherwise common to the subdivision, and public utility easements, but reference hereto shall not serve to reimpose any of the foregoing, and taxes for the year 2007 and subsequent years.