

This instrument was prepared under the direction of:

James D. Stokes, Esq., City Attorney

Prepared by:

CITY OF PORT ST. LUCIE

City Attorney's Office

121 S.W. Port St. Lucie Boulevard

Port St. Lucie, FL 34984

(Space above this line reserved for recording office use only)

### **TERMINATION OF RESTRICTIVE COVENANT**

**WHEREAS**, on June 22, 1998, a Restrictive Covenant was executed by Robert L. Hitt and Susan Hitt (the "Former Owners") and subsequently recorded on June 23, 1998, in Official Records Book 1154, Page 0969, of the Public Records of St. Lucie County, Florida, encumbering the following described property, to wit:

**Lots 1 and 26, Block 1891, Port St. Lucie Section Nineteen, according to the plat thereof, as recorded in Plat Book 13, Pages 19, 19A through 19K, of the Public Records of St. Lucie County, Florida ("Subject Property").**

**WHEREAS**, by said Restrictive Covenant, the Former Owners stated that they are the owners of the Subject Property, they have a principal residence on Lot 26, they occupy the Subject Property as one single residential unit, and they intend to restrict the Subject Property so that it can be occupied and used only as one single residential unit; and

**WHEREAS**, the Restrictive Covenant was created for the purpose of combining the Subject Property so Lots 1 and 26, Block 1891, Port St. Lucie Section Nineteen, would be assessed by the City of Port St. Lucie as a single residential unit for the special assessment program to fund the extension of utility services to all properties located within the assessment area, including the Subject Property; and

**WHEREAS**, Susan Hitt, a single woman (as Robert L. Hitt was deceased), by General Warranty Deed dated March 29, 2022, and recorded on April 6, 2022, in Official Records Book 4803, Page 1267, of the Public Records of St. Lucie County, Florida, conveyed title to the Subject Property to Treasure Coast Project Management, Inc., a Florida corporation; and

**WHEREAS**, Treasure Coast Project Management, Inc., a Florida corporation, by Warranty Deed dated June 7, 2022, and recorded on June 8, 2022, in Official Records Book 4839, Page 2063, of the Public Records of St. Lucie County, Florida, conveyed title to Lot 1 to Holiday Builders, Inc., a Florida corporation; and

**WHEREAS**, Treasure Coast Project Management, Inc., a Florida corporation, by Warranty Deed dated June 27, 2022, and recorded on June 30, 2022, in Official Records Book 4851, Page 409, of the Public Records of St. Lucie County, Florida, conveyed title to Lot 26 to Dana Vincent Mangiafico; and

**WHEREAS**, Holiday Builders, Inc., a Florida corporation, wishes to separate Lots 1 and 26, and no longer desires to occupy the Subject Property as one single residential unit; and

**WHEREAS**, the City of Port St. Lucie agrees to the Termination of said Restrictive Covenant, upon payment of the total sum of Two Hundred Dollars and Zero Cents (\$200.00), which sum represents the administrative fee for processing the request to terminate the Restrictive Covenant, there being no outstanding assessments due and owing on the Subject Property based upon equivalent residential connections (ERC) within the Utility Service assessment area.

**NOW, THEREFORE**, for and in consideration of the sum of \$200.00, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the City of Port St. Lucie hereby covenants and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The City of Port St. Lucie hereby acknowledges receipt of full and complete payment in satisfaction of the referenced Restrictive Covenant and said Restrictive Covenant is hereby released, satisfied and discharged in its entirety.
3. The Restrictive Covenant recorded in Official Records Book 1154, Page 0969, of the Public Records of St. Lucie County, Florida, restricting the Subject Property to one single residential unit is hereby terminated.
4. By the Termination of said Restrictive Covenant, the lots described herein may each be subject to assessments by the City of Port St. Lucie as a separate residential unit.
5. Lots 1 and 26, Block 1891, Port St. Lucie Section Nineteen, may be developed independently of each other in accordance with the rules and regulations of the City of Port St. Lucie.

**IN WITNESS WHEREOF**, the City of Port St. Lucie, Florida, a Florida municipal corporation, has caused this Termination of Restrictive Covenant to be executed by its proper and duly authorized public official on this \_\_\_\_ day of \_\_\_\_\_ 2023.

WITNESSES

**CITY OF PORT ST. LUCIE**,  
a Florida municipal corporation

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

\_\_\_\_\_  
Signature  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Print Name: \_\_\_\_\_

STATE OF FLORIDA            )  
COUNTY OF ST. LUCIE        )

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_ 2023, by Shannon M. Martin as Mayor of the City of Port St. Lucie, and on behalf of the City of Port St. Lucie who is [ X ] personally known to me, or who has [ ] produced the following identification \_\_\_\_\_.

NOTARY SEAL/STAMP

\_\_\_\_\_  
Signature of Notary Public  
Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission expires \_\_\_\_\_