

**P21-134**

**Sympatico Plaza 2 - Pre & Fin Plat**

TYPE

STATUS

BUILDING TYPE

**SUB**

**AWAITING CUSTOMER RESPONSE**

ASSIGNED TO

**Holly Price, Clyde Cuffy, Rick Compitello, Michele Holler, Public Works Engineering**

ADDRESS

PARCEL #

**3045 SW Port St Lucie Blvd, Port Saint Lucie, FL 3**

SECTION

BLOCK

LOT

**Sympatico Plaza**

**3 Replat**

LEGAL DESCRIPTION

**LOT 3, SYMPATICO PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 3 THROUGH 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.**

SITE LOCATION

**East of Sw Port St. Lucie Boulevard and north of Darwin Plaza**

CURRENT LANDUSE

PROPOSED LANDUSE

CURRENT ZONING

PROPOSED ZONING

**CG**

**CG**

ACREAGE

NON-RESIDENTIAL SQ. FOOTAGE

NO. OF RESIDENTIAL UNITS

**12.17**

NO. OF LOTS OR TRACTS

NO. OF SHEETS IN PLAT

**2**

**2**

UTILITY PROVIDER

**CITY OF PORT ST. LUCIE**

DESCRIBE REQUEST

**On behalf of Port St. Lucie Properties, LLC, we are pleased to submit this application for a Subdivision Plat for Preliminary and Final Plat for Sympatico Plaza 2. The replat of Lot 3, Sympatico Plaza will consist of a subdivision plat named Sympatico Plaza 2 for Lot 3A (7.047 ac) and Lot 3B (5.127 ac)**

Primary Contact Email

**aj.fasano@kimley-horn.com**

**AGENT/APPLICANT**

FIRST NAME			LAST NAME
<b>AJ</b>			<b>Fasano</b>
ADDRESS			
<b>445 24th Street Suite 200</b>			
CITY	STATE	ZIP	
<b>Vero Beach</b>	<b>FL</b>	<b>32960</b>	
EMAIL	PHONE		
<b>aj.fasano@kimley-horn.com</b>	<b>7727944152</b>		

**PROPERTY OWNER**

FIRST NAME			LAST NAME
ADDRESS			
CITY	STATE	ZIP	
EMAIL	PHONE		

**AUTHORIZED SIGNATORY OF CORPORATION**

FIRST NAME			LAST NAME
ADDRESS			
CITY	STATE	ZIP	
EMAIL	PHONE		

**PROJECT ARCHITECT/ENGINEER**

FIRST NAME			LAST NAME
<b>AJ</b>			<b>Fasano</b>
ADDRESS			
<b>445 24th Street Suite 200</b>			
CITY	STATE	ZIP	
<b>Vero Beach</b>	<b>FL</b>	<b>32960</b>	
EMAIL	PHONE		
<b>aj.fasano@kimley-horn.com</b>	<b>7727944152</b>		

27.00  
14350.00

Prepared by/Return to:  
Janis K. Cheezem, Esq.  
Akerman LLP  
One SE 3<sup>rd</sup> Avenue, Suite 2500  
Miami, Florida 33131

PARCEL I.D. NO.:  
3420-714-0007-000-0

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made and executed the 13 day of May, 2014, by FLORIDA COMMUNITY BANK, National Association, whose street address is 2500 Weston Road, Suite 300, Weston, FL 33331, hereinafter called the Grantor, to PORT SAINT LUCIE PROPERTIES, LLC, a Florida limited liability company, whose address is 222 Lakeview Avenue, PH-5 West Palm Beach, FL 33401, hereinafter called the Grantee:

(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 considerations, receipt whereof are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in St. Lucie County, Florida, more particularly described in the attached Exhibit "A" (the "Property").

TOGETHER with all the easements, 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 Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, subject to real estate taxes for 2014 and subsequent years and all matters of record, without the intention of reimposing same.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Sign Name: *Nante Nade*  
Print Name: Nante Nade


FLORIDA COMMUNITY BANK, National Association

By *[Signature]* (SEAL)  
Larry Benton, Senior Vice President

Sign Name: *Mahriah Tucker*  
Print Name: Mahriah Tucker

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 13 day of May, 2014, by Larry Benton, Senior Vice President of FLORIDA COMMUNITY BANK, National Association, in the capacity aforesated; such person is personally known to me or has produced \_\_\_\_\_ as identification and did not do so under oath.

 MAITE MENDIOLA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE210524  
Expires 6/24/2016  
My Commission Expires:

Sign Name: *Nante Nade*  
Print Name: Nante Nade  
Notary Public

Serial No. (none if blank): \_\_\_\_\_

[NOTARIAL SEAL]

**Exhibit "A"**  
**to**  
**Special Warranty Deed**  
**(Legal Description)**

Lot 5, of DARWIN PLAZA, according to the Plat thereof, as recorded in Plat Book 38, Page 31, of the Public Records of St. Lucie County, Florida.