

P21-102

Port St. Lucie Section Twenty Five, Replat of Lot 11, Block 24

<b>TYPE</b>	<b>STATUS</b>	<b>BUILDING TYPE</b>
SUB	CITY COUNCIL MEETING SCHEDULED	

**ASSIGNED TO**

Isai Chavez; Rick Compitello; John Kwasnicki; Michele Holler; Bolivar Gomez; Public Works Engineering

**ADDRESS**

<b>SECTION</b>	<b>BLOCK</b>	<b>LOT</b>
25	24	11

**LEGAL DESCRIPTION**

Lot 11, Block 24, Port St. Lucie Section Twenty Five, according to the Plat thereof, recorded in Plat Book 13, Page(s) 32, 32A to 32I of the Public Records of St. Lucie County, Florida

**SITE LOCATION**

577 NW Riverside Drive; Northwest corner of NW Riverside Drive and NW Kingston Street; +/- .34 miles east of NW Bayshore Blvd.

**PARCEL #**

3420-620-0679-000-3

<b>CURRENT LANDUSE</b>	<b>PROPOSED LANDUSE</b>	<b>CURRENT ZONING</b>	<b>PROPOSED ZONING</b>
RL		RS-2	

<b>ACREAGE</b>	<b>NON-RESIDENTIAL SQ. FOOTAGE</b>	<b>NO. OF RESIDENTIAL UNITS</b>
0.51		

<b>NO. OF LOTS OR TRACTS</b>	<b>NO. OF SHEETS IN PLAT</b>
1	2

**UTILITY PROVIDER**

CITY OF PORT ST. LUCIE

**DESCRIBE REQUEST**

Application is for a Preliminary and Final Subdivision Plat that is .51 acres. The project proposes to establish two single family lots.

**Primary Contact Email**

tiffanyowen@edc-inc.com

**AGENT/APPLICANT**

<b>FIRST NAME</b>	<b>LAST NAME</b>
Michael	Owen

**Business Name**

**ADDRESS**

10250 SW Village Parkway, Suite 201

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Port St. Lucie	FL	34987

<b>EMAIL</b>	<b>PHONE</b>
tiffanyowen@edc-inc.com	7724622455

**AUTHORIZED SIGNATORY OF CORPORATION**

<b>FIRST NAME</b>	<b>LAST NAME</b>
Mohammed	Lalani

**ADDRESS**

11653 Pavia Drive

<b>CITY</b>	<b>STATE</b>	<b>PHONE</b>	<b>ZIP</b>
Rancho Cucamonga	CA		91701
<b>EMAIL</b>		<b>PHONE</b>	
mohammedlalani@yahoo.com		9099389219	

**PROJECT ARCHITECT/ENGINEER**

<b>FIRST NAME</b>	<b>LAST NAME</b>
Michael	Owen

**Business Name**

Engineering Design &amp; Construction, Inc.

**ADDRESS**

10250 SW Village Parkway, Suite 201

<b>CITY</b>	<b>STATE</b>	<b>PHONE</b>	<b>ZIP</b>
Port St. Lucie	FL		34987
<b>EMAIL</b>		<b>PHONE</b>	
mikeowen@edc-inc.com		7724622455	

**PROPERTY OWNER****Business Name**

Slalani LLC

**ADDRESS**

2456 SW Edgarce Street

<b>CITY</b>	<b>STATE</b>	<b>PHONE</b>	<b>ZIP</b>
Port St. Lucie	FL		34953
<b>EMAIL</b>		<b>PHONE</b>	
mohammedlalani@yahoo.com		(909) 938-9219	

Prepared by and Return to Sue Meitner,  
an employee of First International Title, Inc.  
201 SW Port St. Lucie Blvd.  
Suite 205  
Port St. Lucie, FL 34984  
File No.: 178665-40

## **WARRANTY DEED**

This indenture made on January 15, 2021, by **Lawrence C. Dunne** whose address is: 1200 Hibiscus Ave. Apt. 1205, Pompano Beach, FL 33062 hereinafter called the "grantor",

to **Slalani LLC, a Florida limited liability company** whose address is: 11653 Pavia Drive, Rancho Cucamonga, CA 91701, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, **Florida**, to-wit:

Lot 11, Block 24, PORT ST. LUCIE SECTION TWENTY FIVE, according to the Plat thereof, recorded in Plat Book 13, Page(s) 32, 32A to 32I of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-620-0679-000/3

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2020.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Lawrence C. Dunne  
Lawrence C. Dunne

**Signed, sealed and delivered in our presence:**

[Signature]  
1<sup>st</sup> Witness Signature  
Print Name: A. Ruiz

[Signature]  
2<sup>nd</sup> Witness Signature  
Print Name: RAFAEL Carlos ARAUJO

State of FLORIDA  
County of BROWARD

The Foregoing Instrument Was Acknowledged before me by means of ( X ) physical presence or ( ) online notarization on JANUARY, 12 2021, by Lawrence C. Dunne, who ( ) is/are personally known to me or who ( X ) has/have produced a valid Valid Driver's license as identification.

[Signature]  
Notary Public  
Printed Name: RAFAEL Carlos ARAUJO  
My Commission expires: 03-05-2024

