

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5213

P&Z File No. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

PRIMARY CONTACT EMAIL ADDRESS: ken@designandentitlement.com

PROJECT NAME: Eco Village / Hawk's Ridge (River Place Plat No. 8) Replat

LEGAL DESCRIPTION: All of the River Place on the St. Lucie Plat No. 8, according to the plat thereof, as recorded in Plat Book 72, Pages 1-3 of the public records of Saint Lucie County, Florida.

LOCATION OF PROJECT SITE: East of N.E. Lazy River Parkway, east of N.E. St. James Drive within Eco Village community

PROPERTY TAX I.D. NUMBER: 3416-679-0067-000-9 3416-679-0068-000-6, 3416-679-0069-000-3, 3416-679-0070-000-3, 3416-679-0071-000-0

CIRCLE ONE: **PRELIMINARY** **FINAL** **PRELIMINARY & FINAL**

PROPOSED USE: Residential townhome. Proposed replat of lots 1 - 5 of Block 12 of recorded plat book 72, pages 1-3.

GROSS SQ. FT. OF STRUCTURE(S): Total gross square footage ground floor square footage = +/- 7,380 s.f.

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: 5 dwelling units within Block 12. Overall density = 7.40 D.U./Ac.

UTILITIES & SUPPLIER: City of Port St. Lucie

GROSS ACREAGE & SQ. FT. OF SITE: 15.94 Ac. (694,346.4 S.F.). Block 12 replat area = +/- 16,653.50 S.F.

FUTURE LAND USE DESIGNATION: RL - Low Density Residential ZONING DISTRICT: Development PUD - River Place Planned Unit

OWNER(S) OF PROPERTY: K. Hovnanian Hawks Ridge LLC
NAME, ADDRESS, TELEPHONE & FAX NO. 3601 Quantum Boulevard, Boynton Beach, Fl. 33426
561-597-0438

APPLICANT OR AGENT OF OWNER: Design & Entitlement Consultants LLC / Ken DeLaTorre
NAME, ADDRESS, TELEPHONE & FAX NO. 1127 Royal Palm Beach Blvd. Unit 411 Royal Palm Beach, Fl. 33411
561-707-3410

PROJECT ARCHITECT/ENGINEER: Surveyor: Caulfield & Wheeler / Ronnie Furness
(FIRM, ENGINEER OF RECORD) 410 S.E. Port St. Lucie Blvd, Port St. Lucie, Fl. 33434

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.) _____

I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

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.

 Kevin Borkenhagen V.P. Of Operations 9.14.21
OWNER'S SIGNATURE HAND PRINT NAME TITLE DATE

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

K. Hovnanian Homes
3601 Quantum Boulevard
Boynton Beach, FL 33426
Attn.: Cara Chieffallo, Esq.
FLX1271
\$2,730,000.00

Space Above This Line Reserved for Recorder's Use

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 2nd day of July, 2021, between **AMSTIN, LLC, a Florida limited liability company** (hereinafter called the "Grantor"), whose address is 17812 N. US Highway 41, Lutz, Florida 33549, and **K. HOVNANIAN HAWKS RIDGE, LLC, a Florida limited liability company** (hereinafter called the "Grantee"), whose address is 3601 Quantum Boulevard, Boynton Beach, FL 33426.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land lying and being in the County of St. Lucie, State of Florida, described as follows (the "Lot(s)"):

{see exhibit "A" attached hereto}

Tax Identification Numbers: 3416-679-0044-000-2 through 3416-679-0127-000-8, inclusive

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat referenced above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of the Grantor, and any matter than would be disclosed by an inspection or accurate ALTA/ACSM survey of the Lot(s).

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name, the day and year first above written.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

Madeline Cullaro
Print Name: Madeline Cullaro

Brittany D Collins
Print Name: Brittany D Collins

GRANTOR:

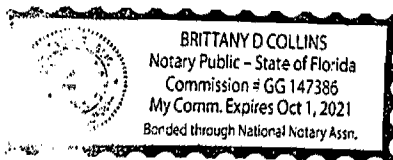
AMSTIN, LLC, a
a Florida limited liability company

By: [Signature]
Name: Enoch Poon
Its: Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of June, 2021 before me, an officer duly qualified to take acknowledgments, personally appeared Enoch Poon, Manager of Amstin, LLC, a Florida limited liability company, to me personally known to be the person described in and who executed the foregoing instrument and he acknowledge before me that he executed the same on behalf of said limited liability company and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in said county and state the day and year first above written.



Brittany D Collins
Notary Public
My Commission Expires: 10/1/2021

EXHIBIT "A"
(LEGAL DESCRIPTION)

Lots 1, 2, 3, 4, 5, Block 8; Lots 1, 2, 3, 4, 5, 6, Block 9; Lots 1, 2, 3, 4, 5, 6, Block 10; Lots 1, 2, 3, 4, 5, 6, Block 11; Lots 1, 2, 3, 4, 5, Block 12; Lots 1, 2, 3, 4, Block 13; Lots 1, 2, 3, 4, Block 14; Lots 1, 2, 3, 4, 5, 6, Block 15; Lots 1, 2, 3, 4, 5, 6, Block 16; Lots 1, 2, 3, 4, 5, 6, Block 17; Lots 1, 2, 3, 4, 5, 6, Block 18; Lots 1, 2, 3, 4, 5, 6, Block 19; Lots 1, 2, 3, 4, Block 20; Lots 1, 2, 3, 4, 5, 6, Block 21; Lots 1, 2, 3, 4, Block 22; and Lots 1, 2, 3, 4, Block 23, of RIVER PLACE ON THE ST. LUCIE PLAT NO. 8, according to the Plat thereof as recorded in Plat Book 72, Pages 1 through 3, inclusive, of the Public Records of St. Lucie County, Florida.