
MEMORANDUM

TO: JERRY A. BENTROTT, CITY MANAGER
FROM: PAM E. BOOKER HAKIM, SENIOR ASSISTANT CITY ATTORNEY 
DATE: OCTOBER 3, 2011
SUBJECT: UNITY OF TITLE / CREATIVE REALTY MANAGEMENT, INC.

Attached please find a request for a Unity of Title given by Creative Realty Management, Inc., for Lots 1 through 3, and 10 through 14, Block 90, Port St. Lucie Section Twenty-Seven. This Unity of Title is being placed on the property so that the parcels may be combined as one parcel for rezoning and future development.

Please place this item on the next available City Council agenda. Should you have any questions, or need any additional information, please do not hesitate to contact me at 873.6525.

PBH/liw

c: Thresiamma Ruruvilla, Planner, Planning and Zoning Department

RECEIVED

OCT 03 2011

City Manager's Office

This instrument was prepared by:
Pam Booker Hakim, Senior Assistant City Attorney
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
P11-100

UNITY OF TITLE

In consideration of the issuance of a Permit to CREATIVE REALTY MANAGEMENT, INC., in Port St. Lucie, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described as follows, to-wit:

Lots 1, 2, 3, 10, 11, 12, 13 and 14, Block 90, Port St. Lucie Section 27, according to the plat thereof, as recorded in Plat Book 14, Page 5, 5A through 5I, of the Public Records of St. Lucie County, Florida.

in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs, successors and/or assigns until such time as the same may be released in writing by the City Council.

3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County.

Signed, sealed, and acknowledged on the 22 day of September, 2011, in St. Lucie County, Florida.

Cheryl Niemann
Witness
(Print Name): Cheryl Niemann

Annette Mallin
Witness
(Print Name): Annette Mallin

STATE OF Florida
COUNTY OF St. Lucie

By: Louise Pine-Flanzbaum
Louise Pine-Flanzbaum, President
Creative Realty Management, Inc.



The foregoing instrument was acknowledged before me this 22 day of September, 2011, by Louise Pine-Flanzbaum who is personally known to me, or produced _____ as identification.

Cheryl Niemann
Notary Public

FRISCIA ENGINEERING

459 N.W. Prima Vista Blvd. • Port St. Lucie, FL 34983 • (772) 340-4990 • Fax (772) 340-7996
Email: frisciaeng@adelphia.net

September 27, 2011

Lira I. Walker
City of Port St. Lucie Attorney Office
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Re: Flanzbaum Rezoning
Lots 1, 2, 3, 10, 11, 12, 13 & 14, Block 90, Port St. Lucie Section 27
Unity of Title

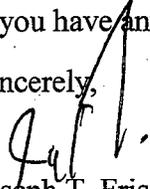
Dear Ms. Walker:

The following are attached as requested in your September 19 letter:

1. Executed and notarized Unity of Title
2. Recording fee (\$200.00)

If you have any questions, please call.

Sincerely,


Joseph T. Friscia, P.E.

Attachments

cc: File 10-1235psp.doc

SEP 27 2011



City of Port St. Lucie

PLANNING and ZONING DEPARTMENT
A City for all Ages

TO: Linda Bradian, Legal Department
FROM: Thresiamma Kuruvilla, Planner *TK* PHONE: 5281
DATE: August 23, 2011
SUBJECT: Unity of Title

Prepare Unity of Title and/or Record a Unity of Title

P-number: P11-100

Name of Project: Creative Realty Management, Inc.

Document to be recorded after the application has been approved by the City Council.

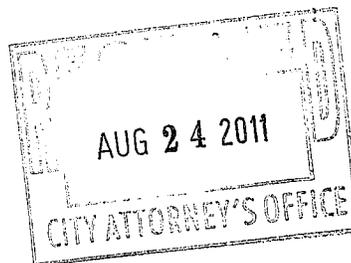
Tentative Date of City Council Meeting: September 26, 2011 and October 10, 2011

Attached:

Application (copy)

Deeds (copy)

Legal description: Lots 1-3 and 10-14, Block 90, Port St. Lucie Section 27



REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX:(772) 871-5124

FOR OFFICE USE ONLY

Planning Dept. P11-100
Fee (Nonrefundable) \$ 2,195.00
Receipt # 11211

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PROPERTY OWNER:

Name: Louise Pine-Flanzbaum, President
Creative Realty Management, Inc.
Address: P.O. Box 8135, Port St. Lucie, FL 34985
Telephone No.: 772-343-0726 FAX No.:

AGENT OF OWNER (if any)

Name: Joseph T. Friscia, P.E.
Address: 459 NW Prima Vista Blvd., Port St. Lucie, FL 34983
Telephone No.: 772-340-4990 FAX No: 772-340-7996

RECEIVED

JUL 29 2011

PLANNING & ZONING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

PROPERTY INFORMATION

Legal Description: Lots 1, 2, 3, 10, 11, 12, 13, & 14. Block 90, PSL Sect. 27, according to the plat thereof, as recorded in Plat Book 14, Pages 5, 5A through 5I, of the Public Records of St. Lucie County, Florida.

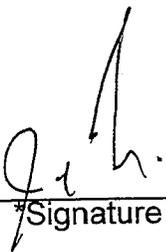
Parcel I.D. Number: Lot 1: 3420-630-0389-000-4 Lot 11: 3420-630-0399-000-7
Lot 2: 3420-630-0390-000-4 Lot 12: 3420-630-0400-000-8
Lot 3: 3420-630-0391-000-1 Lot 13: 3420-630-0401-000-5
Lot 10: 3420-630-0398-000-0 Lot 14: 3420-630-0402-000-2

Current Zoning: RS-2

Proposed Zoning: I

Future Land Use Designation: RL & ROI, Lots 3 & 10 are RL Acreage of Property: 2.031

Reason for Rezoning Request: To construct a church



Signature of Owner

Joseph T. Friscia, P.E., Agent
Hand Print Name

7/29/11
Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

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.

H:\PZ\SHARED\APPLCTN\REZAPPL(07/29/04)

Prepared by and return to:

Stuart-Martin Title, LLC
508 E. Osceola Street
Stuart, Fl 34994

Parcel ID Number:

Quitclaim Deed

This Quitclaim Deed, Made the 15th day of September 2008, Between Oliver McKenna, LLC., grantor, to Creative Realty Management, Inc., a Florida Corporation, whose address is P.O. Box 8135, Pt. St. Lucie, Florida 34985, grantee and this Quitclaim Deed is being prepared in lieu of foreclosure.

Witnesseth that the GRANTOR, for and in consideration of the sum of \$10.00, TEN DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lots 1,2,3,10,11,12,13 and 14, Block 90, PORT ST. LUCIE SECTION TWENTY SEVEN, ACCORDING TO THE Plat thereof, as recorded in Plat Book 14, Pages 5, 5A through 5I, of the Public Records of St. Lucie County, Florida.

To Have and to Hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

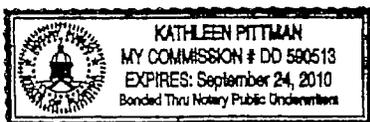
[Signature]
 Witness Signature: _____
 Printed Name: George Davidson

[Signature]
 Witness Signature: _____
 Printed Name: Kathleen Pittman

[Signature]
 Oliver McKenna, individually and as
 Managing Member of Oliver McKenna, LLC.

STATE OF FLORIDA
COUNTY OF St. Lucie

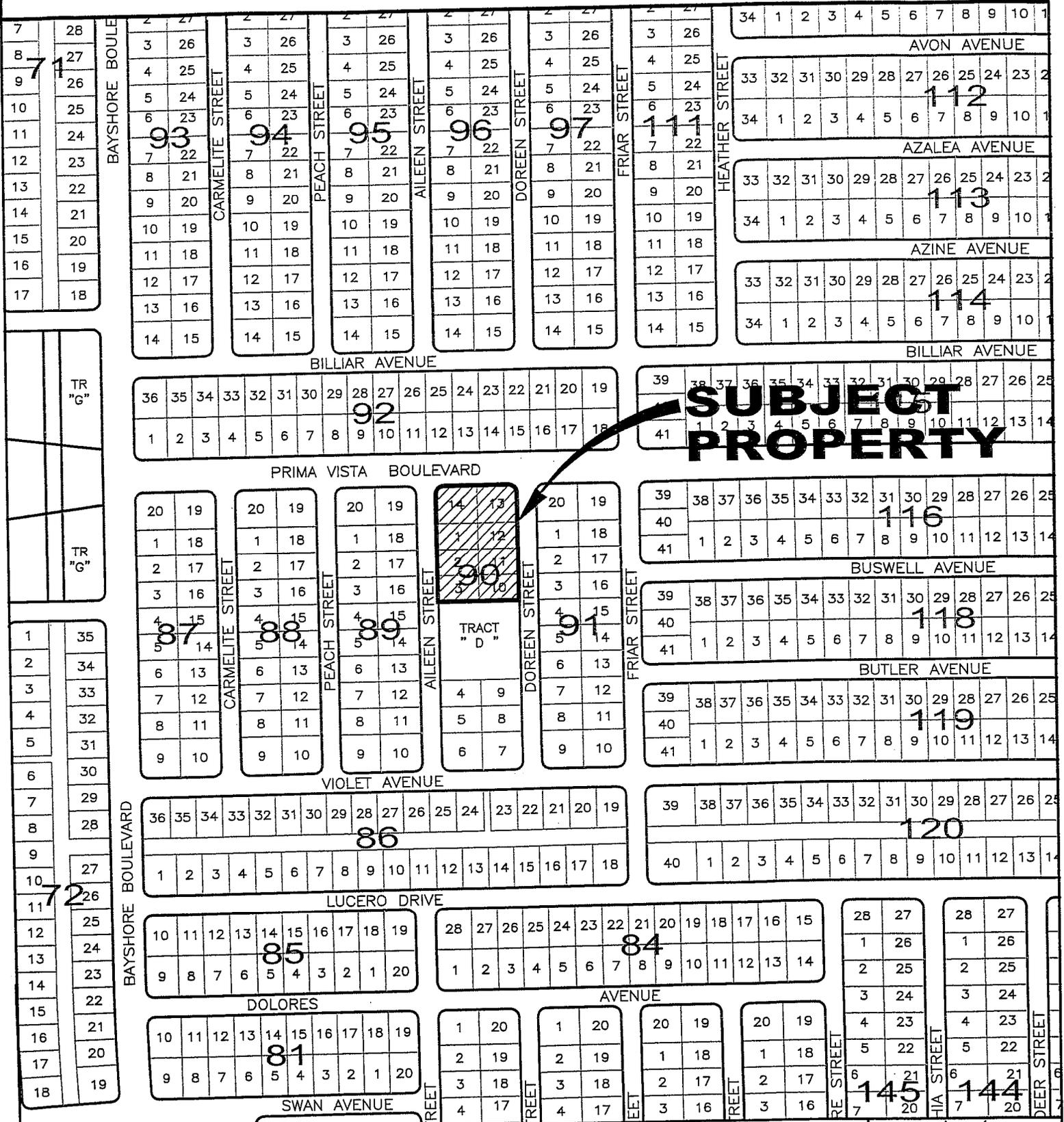
The foregoing instrument was acknowledged before me this 15th day of July, 2008, by Oliver McKenna, Individually and as Managing Member of Oliver McKenna LLC who is personally known to me or who has produced Ireland DL as identification.



[Signature]
Kathleen Pittman
Notary Public
[Signature]
Kathleen Pittman
Printed Name
My Commission Expires
(seal)

This Quit Claim Deed is prepared in lieu of foreclosure

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING

LOTS 1-3 AND 10-14 BLOCK 90
PORT ST LUCIE SECTION 27

DATE: 8/10/2011

APPLICATION NUMBER:
P11-100

CADD FILE NAME:
P11-100M

SCALE: 1"=400'



CITY OF PORT ST. LUCIE

CITY ATTORNEY

September 19, 2011

Joseph T. Friscia, P.E.
459 NW Prima Vista Boulevard
Port St. Lucie, FL 34983

Re: Creative Realty Management, Inc.
P11-100 / Unity of Title

Dear Mr. Friscia:

Enclosed you will find a Unity of Title which has been prepared by our office. Please have the document signed before a notary public and two witnesses. Please make sure that the notary fills in all of the blanks in the acknowledgment.

Once the document has been signed and notarized, return it to my attention with a check in the amount of \$200.00, made payable to the City of Port St. Lucie to cover the cost of recording the document in the public records.

Please note that the rezoning application will not be scheduled for council consideration until we receive the properly executed Unities of Title from you. Therefore, I must receive the Unity of Title back from you by September 26, 2011, in order for the rezoning application to be scheduled for council consideration at the City Council meeting.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Lira I. Walker
Legal Assistant
Encl.

FLORESTA CONGREGATION OF JEHOVAHS
WITNESSES, INC
103 NW MARION AVE
PORT SAINT LUCIE FL 34983-1643

1008

SEPT. 22, 2011

63-27/631 FL
597

Pay To The Order Of City of Port St Lucie

Two Hundred

\$ 200.00

Bank of America

ACH R/T 063100277

UNITY OF TITLE

FOR RECORD BACK TWO LOTS

Michael Perry
James Perry

⑆063100277⑆ 229038730724⑈1008

Harland Clarke