RESOLUTION NO. 12-R100

A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL PLAT FOR PRIMA VISTA COMMERCIAL CENTER (P12-099) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF THE SHOPPES AT PRIMA VISTA, LLC.; AUTHORIZING THE MAYOR AND CITY CLERK TO COUNTERSIGN SAID PLAT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by the owner, The Shoppes at Prima vista, LLC, to approve and accept the preliminary and final plat titled Prima Vista Commercial Center within the City of Port St. Lucie, Florida; and

WHEREAS, the plat conforms to Section 156, Port St. Lucie City Code, and meets all state requirements for such plats; and

WHEREAS, there are no public roads, drainage, or utility facilities to be constructed within the platted area; and

WHEREAS, the Site Plan Review Committee, on August 22, 2012, recommended approval of the preliminary and final plat (P12-099); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the preliminary and final plat titled Prima Vista Commercial Center, (P12-099), within the City of Port St. Lucie, Florida, said plat being offered by The Shoppes at Prima vista, LLC, as the owner and title holder of said property and as prepared by Bloomster Professional Land Surveyors, Inc., as designated on the attached said plat.

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said preliminary and final plat.

RESOLUTION NO.12-R100

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 24th day of September, 2012.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: *REGULAR* X___ *SPECIAL* ____

DATE: SEPTEMBER 24, 2012

ORDINANCE ____ *RESOLUTION* _X__ *MOTION* __ *PUBLIC HEARING* ____

ITEM: PRELIMINARY AND FINAL PLAT APPLICATION (P12-099)
PRIMA VISTA COMMERCIAL CENTER

RECOMMENDED ACTION:

The Site Plan Review Committee recommended approval of the preliminary and final plat on August 22, 2012.

EXHIBITS:

A. Resolution
B. Staff Report
C. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The purpose of the subdivision plat is to subdivide the project site into two lots.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None

SUBMITTING DEPARTMENT: PLANNING and ZONING *DATE: 9/12/2012*

City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: **CITY COUNCIL MEETING OF SEPTEMBER 24, 2012**

FROM: **THRESIAMMA KURUVILLA, PLANNER**

RE: **PRELIMINARY AND FINAL PLAT APPLICATION (P12-099)**
PRIMA VISTA COMMERCIAL CENTER

DATE: **SEPTEMBER 13, 2012**

APPLICANT: Joseph T. Friscia, P.E. of Friscia Engineering. Authorization letter is attached to the staff report.

OWNER: The Shoppes at Prima Vista, LLC. Proof of ownership is attached.

LOCATION: The property is located at the northeast corner of Prima Vista Blvd. and Friar Street.

LEGAL DESCRIPTION: Lots 1-5 and 34-41, Block 115, Section 27 (A portion of land lying in Section 29, Township 36 South, Range 40 East, St. Lucie County).

SIZE: 3.15 acres (137,151 sq. ft.)

EXISTING ZONING: Shoppes @ Prima Vista PUD (Planned Unit Development) zoning

EXISTING USE: Vacant lots

SURROUNDING USES: North = RS-2 (Single Family Residential) zoning, houses; South = RS-2 (Single Family Residential) zoning, vacant lots and Prima Vista Blvd.; East = RS-2 (Single Family Residential) zoning, house and vacant lot; West = RS-2 (Single Family Residential) zoning, vacant lots.

PROPOSED PROJECT: The purpose is to subdivide the project site into two lots.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: The City of Port St. Lucie is the water and sewer service provider.

Transportation: The site plan (P12-100 review indicates that this project will generate 369 weekday average daily trips, with 57 a.m. peak hour trips and 42 p.m. peak hour trips, as per the Institute of Transportation Engineers Trip Generation-7th Edition. It will not adversely affect the transportation level of service for the adjacent roads. The proposed replat will not adversely impact traffic.

Parks/Open Space: As per the Citywide Design Standards, 576 sq. ft. of useable open space is shown on the site plan.

Storm Water: Paving and drainage plans that are in compliance with the adopted level of service standard are required in conjunction with the building permit review.

Solid Waste: Solid waste impacts are to be measured and planned based on population projections on an annual basis. There is adequate capacity available.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Environmental: The applicant has to obtain a tree removal permit prior to construction of the building.

Other: The City's surveyor, Legal department, Engineering department, Finance department, and MIS have reviewed and approved this replat.

STAFF RECOMMENDATION:

The Site Plan Review Committee recommended approval of the preliminary and final plat on August 22, 2012. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, City Subdivision Code, and recommends approval.

SUBDIVISION PLAT APPLICATION

ONLY C...PLETE SUBMISSIONS WILL BE PRO...SSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5212 FAX: (772)871-5124

P&Z File No. P12-099
Fee (Nonrefundable)$ 945.00
Receipt # 11883

PRIMARY CONTACT EMAIL ADDRESS: frisciaeng@comcast.net

PROJECT NAME: Prima Vista Commercial Center

LEGAL DESCRIPTION: Lots 1-5,& 34-41, Block 115, PSL Section 27, Plat Book 14, Pages 5, 5A - 5I

LOCATION OF PROJECT SITE: NE Corner of Prima Vista Blvd. & Friar Street

PROPERTY TAX I.D. NUMBER: Lot 1: 342063011050007, Lot 2: 342063011060004, Lots 3-5: 342063011070001
Lot 34: 342063011380007, Lot 35: 342063011390004, Lot 36: 342063011400004
Lot 37: 342063011410001, Lot 38: 342063011420008, Lots 39-40: 342063011430005, Lot 41: 342063011450009

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

PROPOSED USE: Two (2) lot commercial subdivision

GROSS SQ. FT. OF STRUCTURE(S): N/A

NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: Port St. Lucie Utility Systems Department

GROSS ACREAGE & SQ. FT. OF SITE: 3.15 Acres, 137,151 S.F.

FUTURE LAND USE DESIGNATION: CG ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY:
NAME, ADDRESS, TELEPHONE & FAX NO.
Leonard Meyers, (Manager)
The Shoppes at Prima Vista,LLC
7485 Bondsberry CT., Boca Raton, FL 33434, (561) 483-6705

APPLICANT OR AGENT OF OWNER:
NAME, ADDRESS, TELEPHONE & FAX NO.
Friscia Engineering, Joseph T. Friscia, P.E.
459 NW Prima Vista Blvd., Port St. Lucie, FL 34983
772-340-4990 / 772-340-7996 Fax

PROJECT ARCHITECT/ENGINEER:
(FIRM, ENGINEER OF RECORD
Bloomster Profesional Land Surveyors, Inc.
L.B. #601

FLORIDA REGISTRATION NO., CONTACT
PERSON, ADDRESS, PHONE & FAX No.)
641 Northeast Spencer Street, Jensen Beach, FL 34957
772-334-0868

- 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.

OWNER'S SIGNATURE	HAND PRINT NAME	TITLE	DATE
Leonard M Meyers	Leonard Meyers	Manager	9/22/12
	The Shoppes at Prima Vista, LLC		

The Shoppes at Prima Vista, LLC
7485 Bondsberry Court
Boca Raton, FL 33434

Letter of Authorization

To Whom It May Concern:

This letter authorizes Friscia Engineering, to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described below:

LOTS 1, 2, 3, 4, 5, 34, 35, 36, 37, 38, 39, 40, & 41, BLOCK 115, PORT ST. LUCIE SECTION TWENTY-SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 5, 5A-5I, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

If you have any questions, please call me at (561) 483-6705.

Sincerely,

Leonard R. Meyers, Member

State of: Florida
County of: Palm Beach

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 3rd day of April, 2012, by Leonard R. Meyers who is (✓) personally known to me or ( ) has produced _____ as identification.

NOTARY PUBLIC

Name Printed: _____
State of _____ at-large
My Commission expires: _____

cc: File 121293aut.doc

(407) 396-0153

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2470660 OR BOOK 2057 PAGE 2226
Recorded:09/14/04 15:28

This Document Prepared By and Return to:
Stephen Navaretta, Esq.
Navaretta & Navaretta, P.A.
1100 SW St. Lucie West Blvd., Ste. 203
Port St. Lucie, FL 34986

Parcel ID Number: 3420-630-1105-000/7

Warranty Deed

COPY

This Indenture, Made this 27th day of August, 2004 A.D., Between Larry W. Hice also known as Larry Hice and Helen G. Hice, husband and wife of the County of Alachua, State of Florida, grantors, and The Shoppes at Prima Vista, LLC, a Florida limited liability company whose address is 7485 Bondsberry Court, Boca Raton, FL, Boca Raton, FL 33434 of the County of Palm Beach, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold 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 1,2,3,4,5,36,37,38,39,40 AND 41, Block 115, Port St. Lucie Section Twenty Seven, according to the Plat thereof, recorded in Plat Book 14, page 5, Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2003.

COPY

* Doc Assump: $ 0.00
* Doc Tax : $ 6,034.00
* Int Tax : $ 0.00

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

COPY

Printed Name: JACK KRIEGER
Witness

Printed Name: S NAVARETTA
Witness

Larry W. Hice (Seal)
Larry W. Hice also known as Larry Hice
P.O. Address: 7910 SW 103 Avenue, Gainesville, FL 32608

Helen G. Hice (Seal)
Helen G. Hice
P.O. Address: 7910 SW 103 Avenue, Gainesville, FL 32608

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 27th day of August, 2004 by Larry W. Hice also known as Larry Hice and Helen G. Hice, husband and wife who are personally known to me or who have produced their Florida driver's license as identification

S. Navaretta
My Commission DD224076
Expires July 21, 2007

Printed Name:
Notary Public
My Commission Expires:

HICE

Laser Generated by © Display Systems, Inc. 2003 (863) 763-5555 Form FLWD-1

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2470661 OR BOOK 2057 PAGE 2227
Recorded:09/14/04 15:28

This Document Prepared By and Return to:
Stephen Navaretta, Esq.
Navaretta & Navaretta, P.A.
1100 SW St. Lucie West Blvd., Ste. 203
Port St. Lucie, FL 34986

Parcel ID Number:

Warranty Deed

This Indenture, Made this 27th day of August, 2004 A.D. Between Prima Vista Properties, LLC, a Connecticut limited liability company of the County of New Haven, State of Connecticut, grantor, and The Shoppes at Prima Vista, LLC, a Florida limited liability company whose address is 7485 Bondsberry Court, Boca Raton, FL 33434 of the County of Palm Beach, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of State of Florida to wit:

Lots 34 and 35, Block 115, Port St. Lucie Section Twenty-Seven according to the Plat thereof, recorded in Plat Book 14, page 05 of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2003.

* Doc Assump: $ 0.00
* Doc Tax : $ 764.40
* Int Tax : $ 0.00

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

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

Signed, sealed and delivered in our presence:

Printed Name: S NAVARETTA
Witness

Printed Name: Maria A. Casabona
Witness

Prima Vista Properties, LLC, a Connecticut limited liability company

By: _____ (Seal)
Mark Engengro, Sr.
Member Manager
P.O. Address: 3074 Whitney Avenue, Bldg 1, Ste. 1
Hamden, CT 06518

STATE OF Connecticut
COUNTY OF New Haven

The foregoing instrument was acknowledged before me this 27th day of August, 2004 by Mark Engengro, Sr., Member Manager of Prima Vista Properties, LLC, a Connecticut limited liability company he is personally known to me or he has produced his Florida driver's license as identification.

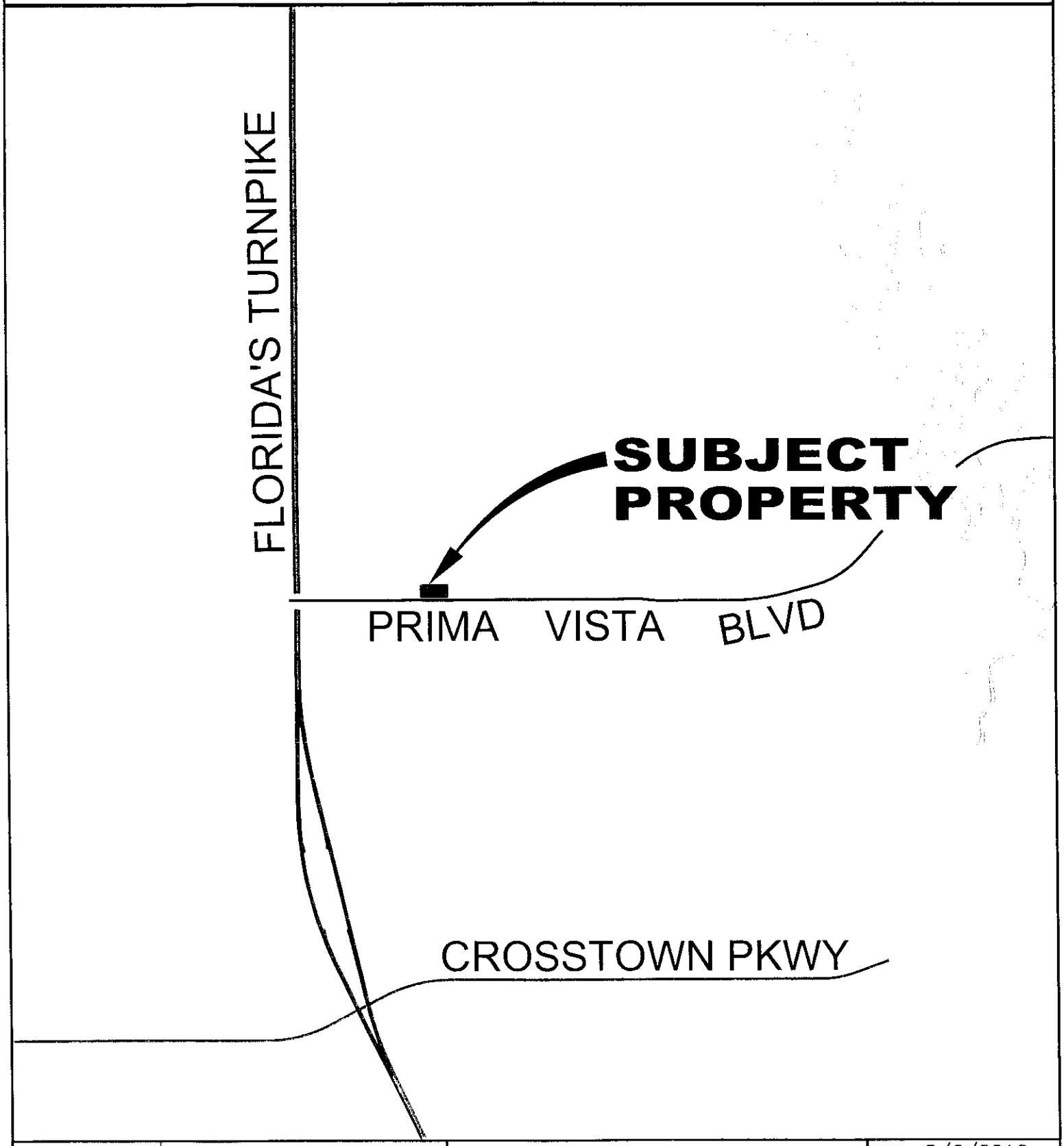
Printed Name:
Notary Public
My Commission Expires:

OFFICIAL NOTARY SEAL
MARIA A CASABONA
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD107517
MY COMMISSION EXP. APR. 9,2006

PVSHOP

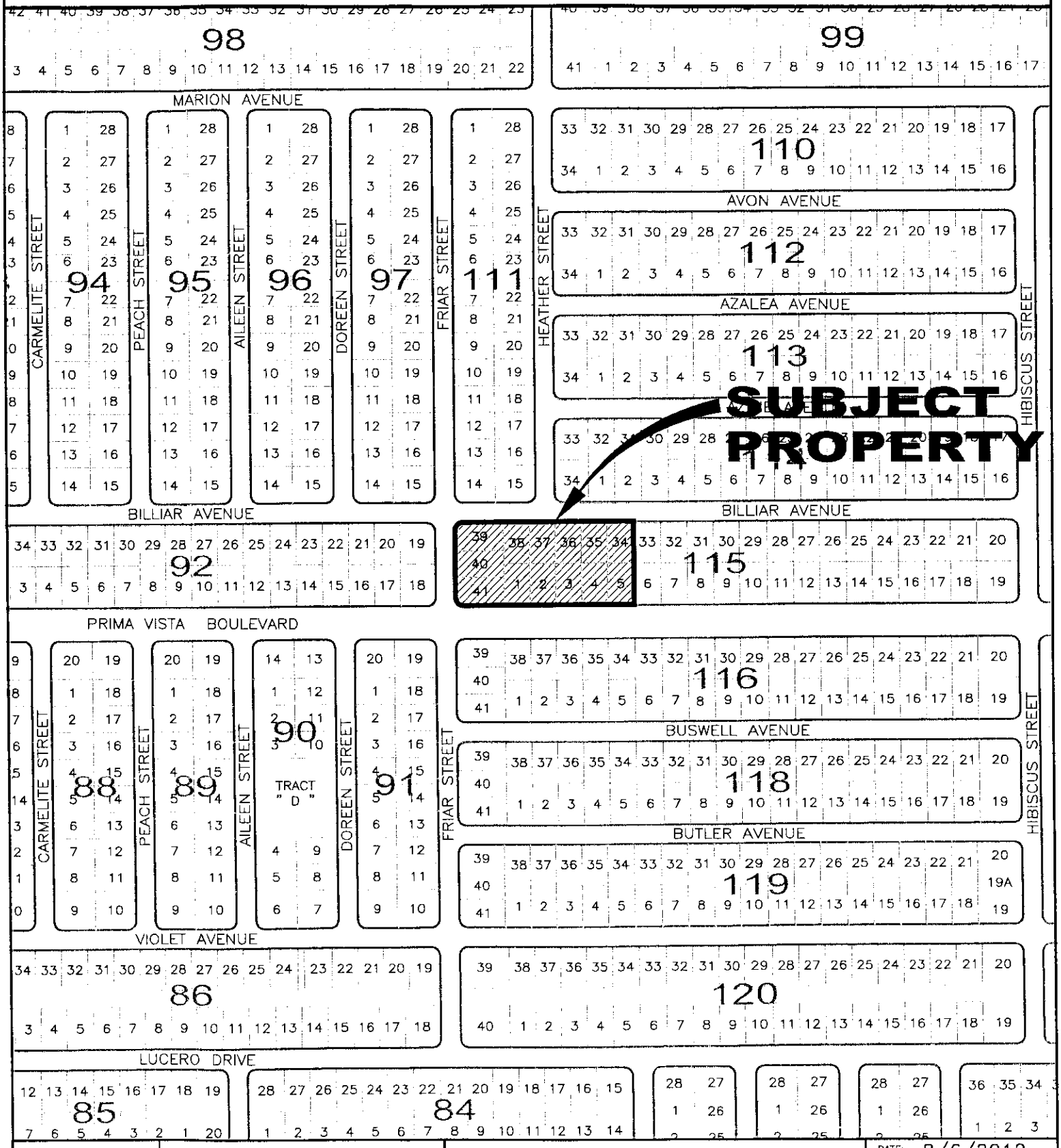
Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLWD

SITE LOCATION



CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT. Prepared by: M.I.S. DEPARTMENT PZ 2012.DWG	SUBDIVISION PLAT PRIMA VISTA COMMERCIAL CENTER	DATE: 8/6/2012 APPLICATION NUMBER: P12-099 CADD FILE NAME: P12-099L SCALE:1"=.5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT

PRIMA VISTA COMMERCIAL CENTER

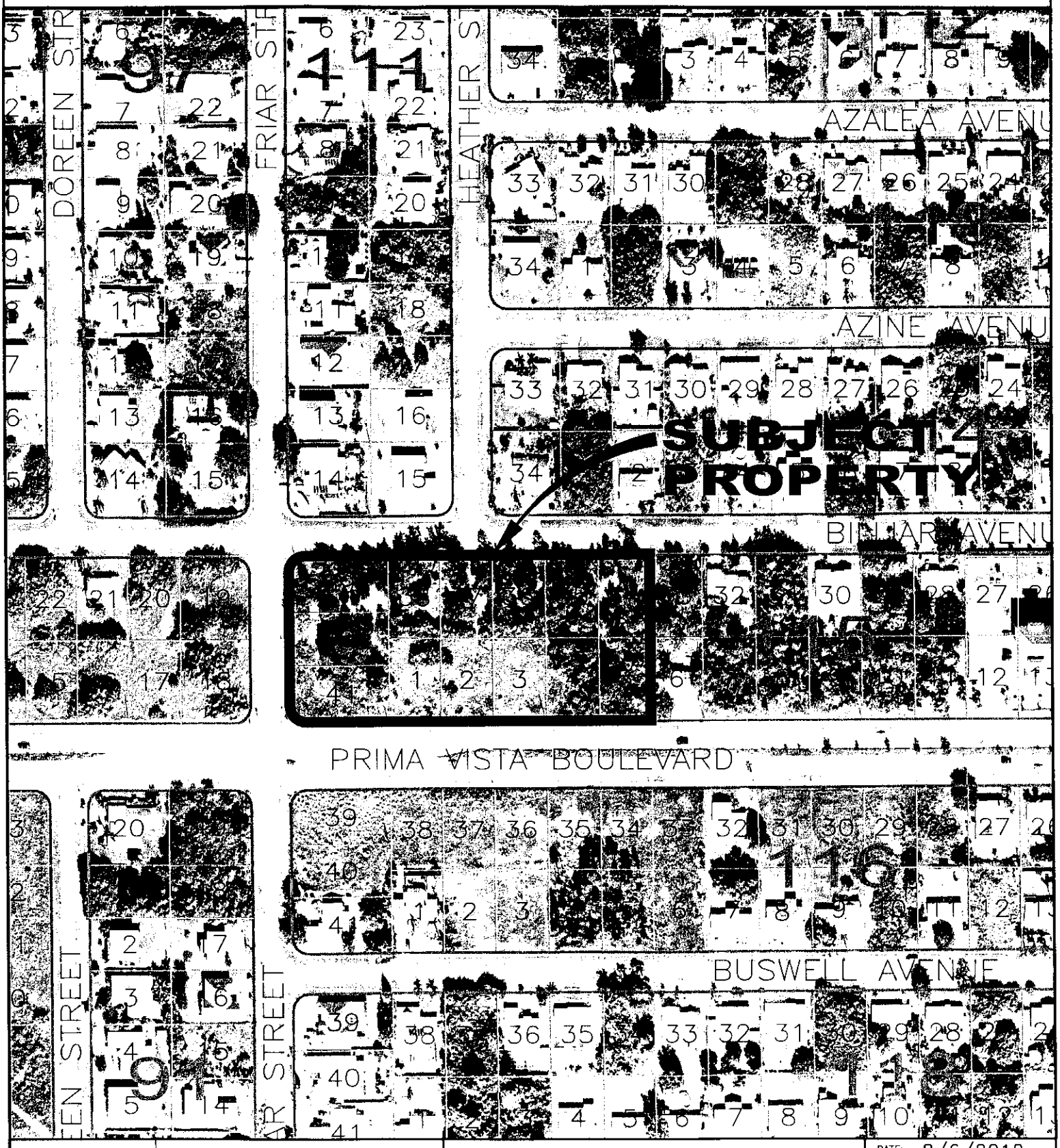
DATE: 8/6/2012

APPLICATION NUMBER: P12-099

CADD FILE NAME: P12-099M

SCALE: 1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT

PRIMA VISTA COMMERCIAL CENTER

AERIAL DEC 2010

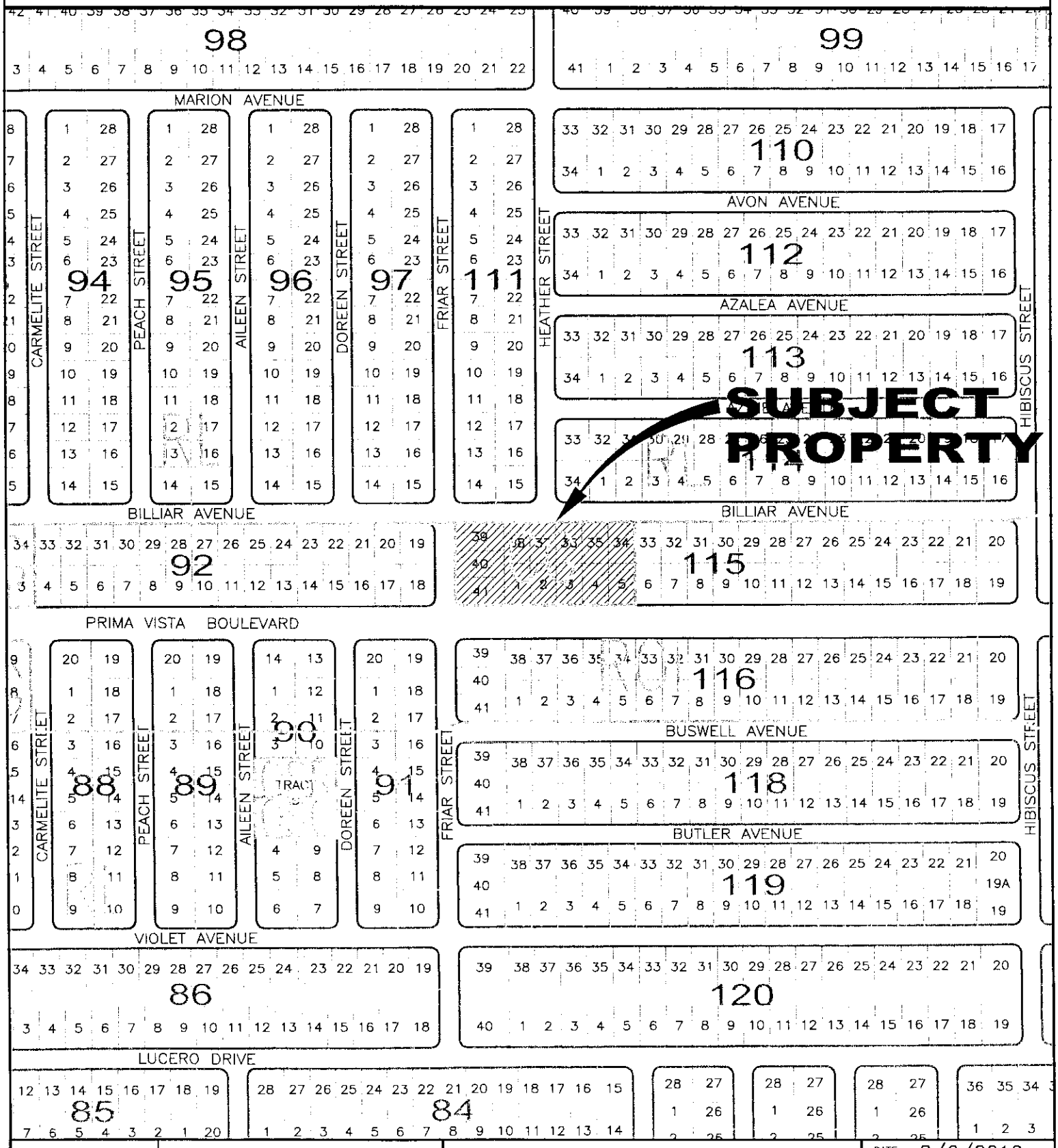
DATE: 8/6/2012

APPLICATION NUMBER: P12-099

CADD FILE NAME: P12-099A

SCALE: 1"=200'

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT

PRIMA VISTA COMMERCIAL CENTER

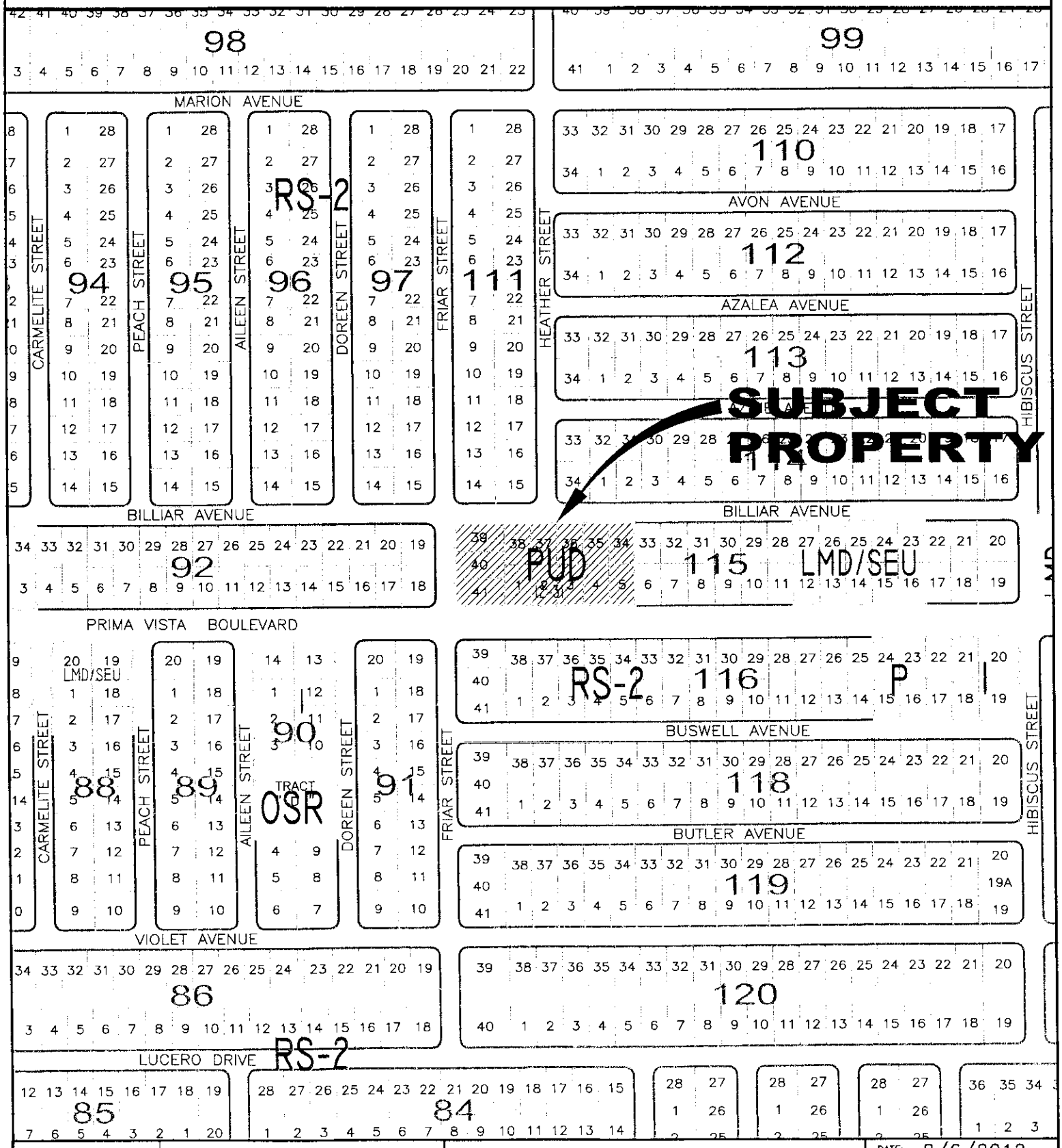
DATE: 8/6/2012

APPLICATION NUMBER: P12-099

CADD FILE NAME: P12-099M

SCALE: 1"=400'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT

PRIMA VISTA COMMERCIAL CENTER

DATE: 8/6/2012

APPLICATION NUMBER: P12-099

CADD FILE NAME: P12-099M

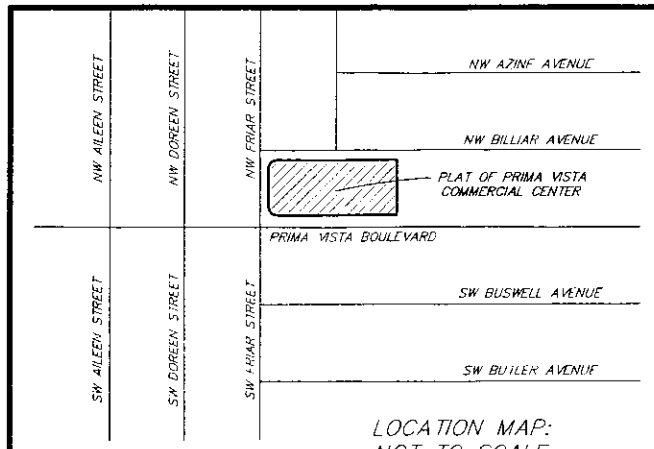
SCALE: 1"=400'

11D
9-24-12

PLAT BOOK: _____
PAGE: _____

PRIMA VISTA COMMERCIAL CENTER

BEING A REPLAT OF LOTS 1–5 AND LOTS 34–41, BLOCK 115, PORT ST. LUCIE SECTION TWENTY–SEVEN RECORDED IN PLAT BOOK 14, PAGES 5, 5A THROUGH 5I LYING IN SECTION 29, TOWNSHIP 36 SOUTH, RANGE 40 EAST CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP:
NOT TO SCALE

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4, 5, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK 115, 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT THE SHOPPES AT PRIMA VISTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PRIMA VISTA COMMERCIAL CENTER AND DOES HEREBY DEDICATE THE FOLLOWS:

1. INGRESS AND EGRESS EASEMENT
THE INGRESS AND EGRESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE SHOPPES AT PRIMA VISTA, LLC, ITS SUCCESSORS AND/OR ASSIGNS AND TO THE GENERAL PUBLIC FOR PURPOSES OF INGRESS AND EGRESS TO, FROM AND OVER THE PLAT. AN EASEMENT OVER AND UNDER SAID INGRESS AND EGRESS EASEMENT AS SHOWN HEREON ARE ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES, AND ALSO FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID INGRESS AND EGRESS EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

2. DRAINAGE EASEMENT
THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE PRIMA VISTA COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, LLC, OR ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE AS NEEDED OF DRAINAGE LINES, MECHANISMS AND STORM WATER TREATMENT AREAS.

3. MAINTENANCE
THE MAINTENANCE OF THE INGRESS/EGRESS EASEMENT REFERENCED ABOVE SHALL BE THE PERPETUAL OBLIGATION OF THE SHOPPES AT PRIMA VISTA, LLC, OR ITS SUCCESSORS AND ASSIGNS. ANY OWNER OF PROPERTY WITHIN THE PRIMA VISTA COMMERCIAL CENTER SHALL BE RESPONSIBLE FOR THE MAINTENANCE FOR THAT PORTION OF THE INGRESS/EGRESS EASEMENT LYING WITHIN ITS PROPERTY.
THE MAINTENANCE OF THE DRAINAGE EASEMENT REFEREENCE ABOVE, INCLUDING THE LINES OR FACILITIES OF THE DRAINAGE EASEMENT, SHALL BE THE PERPETUAL OBLIGATION OF THE PRIMA VISTA COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, LLC OR ITS SUCCESSORS AND ASSIGNS.

4. THE DRAINAGE AND UTILITY EASEMENT
THE DRAINAGE AND UTILITY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, BELLSOUTH, AND ALL OTHER PUBLIC UTILITIES INCLUDING CABLE TELEVISION FOR DRAINAGE AND UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF THE SHOPPES OF PRIMA VISTA, LLC, ITS SUCCESSORS AND/OR ASSIGNS. SAID EASEMENT IS ALSO DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO, WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL IT RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND TO HAVE ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS _____ DAY OF _____, 2012.

WITNESS: _____

PRINT NAME: _____

THE SHOPPES OF PRIMA VISTA, LLC

BY: _____
LEONARD MEYERS, ITS MANAGER

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED LEONARD MEYERS, MANAGER OF THE SHOPPES OF PRIMA VISTA, LLC, A FLORIDA, A LIMITED LIABILITY COMPANY, THE OWNER OF THIS PROPERTY, IS KNOWN TO ME INDIVIDUALLY, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND HE DULY ACKNOWLEDGES BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2012.

PRINT OR STAMP NAME: _____

NOTARY PUBLIC–STATE OF FLORIDA
COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION:
I, JAMES SCHWARTZ, AS DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT AS OF _____, 2012.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITY **EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.**

2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTIONS 197, 192 FLORIDA STATUTES HAVE BEEN PAID.

3. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOW:

(A) MORTGAGE IN FAVOR OF NORMAN RAPPAPORT IN OFFICIAL RECORDS BOOK 2966, PAGE 524, AS AFFECTED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3094, PAGE 173

DATED THIS _____ DAY OF _____, 2012.

_____
JAMES SCHWARTZ
ATTORNEY–AT–LAW
FLORIDA BAR NO. 169528
235 N GARDEN AVENUE
CLEARWATER, FLORIDA 33755

MORTGAGEE'S CONSENT:
STATE OF FLORIDA
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN RAPPAPORT IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE ENCUMBERING THE LAND DESCRIBED HEREON AND RECORDED IN OFFICIAL RECORDS BOOK 2966, PAGE 524 AS AFFECTED BY MORTGAGE AND NOTE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3094, PAGE 173 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND DOES HEREBY JOIN AND CONSENT TO THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH. SIGNED AND SEALED THIS _____ DAY OF _____, 2012.

_____
NORMAN RAPPAPORT

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF _____

BEFORE ME THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED NORMAN RAPPAPORT, IS KNOWN TO ME INDIVIDUALLY, OR HAS PRODUCED _____ AS IDENTIFICATION AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2012.

BY: _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

WITNESS: _____ WITNESS: _____

PRINTED NAME: _____ PRINTED NAME: _____

SURVEYOR'S SEAL

CITY CLERK SEAL

CLERK OF CIRCUIT COURT:
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____ CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR PUBLIC RECORD IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2012.

BY: _____
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA.

APPROVAL OF CITY COUNCIL:
STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF PRIMA VISTA COMMERCIAL CENTER HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2012.

CITY COUNCIL
CITY OF PORT ST. LUCIE
ATTEST:

BY: _____ _____
JOANN M. FAIELLA, MAYOR

_____
KAREN A. PHILLIPS, CITY CLERK

GENERAL PLAT NOTES:
1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BASIS OF BEARINGS USED HEREON IS N.89°41'30"E. AND RELATED TO THE CENTERLINE OF PRIMA VISTA BOULEVARD, AS SHOWN ON THE PLAT OF RECORD.
3. PLAT CONTAINS: 3.15 ACRES MORE OR LESS.
4. PLAT CONTAINS 2 LOTS
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 BY THE PROFESSIONAL SURVEYOR AND MAPPER BY THE CITY OF PORT ST. LUCIE.

SURVEYORS CERTIFICATE:
I, ROBERT BLOOMSTER JR, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, FLORIDA CERTIFICATE NUMBER 4134, DO HEREBY CERTIFY THAT THIS PLAT OF PRIMA VISTA COMMERCIAL CENTER IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PERMANENT REFERENCE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE AND THE COUNTY OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2012.

BY: _____
ROBERT BLOOMSTER JR, PLS NO. 4134

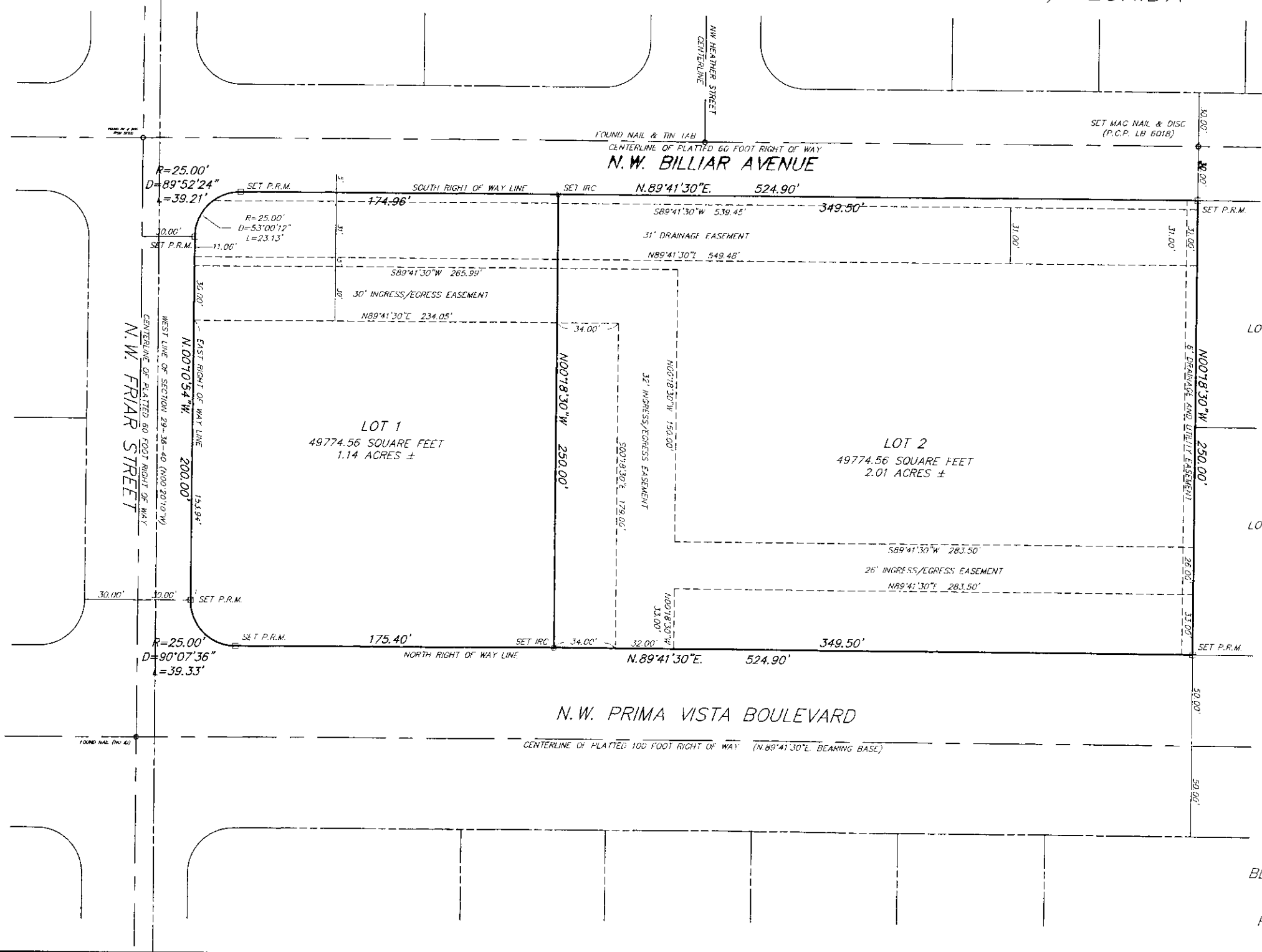
PLANNING & ZONING DEPARTMENT
PROJECT NO.: P12–099

PREPARED BY:
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34597
PHONE: 772–334–0868 FAX: 772–334–5283
FLORIDA REGISTRATION NO. 4134
LICENSED BUSINESS NO. 6108

PRIMA VISTA COMMERCIAL CENTER

BEING A REPLAT OF LOTS 1–5 AND LOTS 34–41, BLOCK 115,
PORT ST. LUCIE SECTION TWENTY–SEVEN
RECORDED IN PLAT BOOK 14, PAGES 5, 5A THROUGH 5I
LYING IN SECTION 29, TOWNSHIP 36 SOUTH, RANGE 40 EAST
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____



LEGEND & ABBREVIATIONS:

- ○ (P.C.P.) PERMANENT CONTROL POINT
- □ (P.R.M.) PERMANENT REFERENCE MONUMENT
- ◉ SET 5/8" IRON ROD & CAP (LB 6018)
- IRC IRON ROD & CAP
- R RADIUS
- D DELTA
- L LENGTH

PLANNING & ZONING DEPARTMENT
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