

ORDINANCE 12-21

AN ORDINANCE TO REZONE 1.06 ACRES OF PROPERTY, LOCATED ON THE WEST OF SW PORT ST. LUCIE BOULEVARD, NORTH AND EAST OF SW YAMADA DRIVE FROM RS-2 (SINGLE-FAMILY RESIDENTIAL) TO CG (GENERAL COMMERCIAL) ZONING FOR LOTS 1,2,25 AND 26, BLOCK 2283, PORT ST. LUCIE SECTION 33 (P12-026); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Azzi Plus, LLC., hereinafter referred to as the owner, seek to rezone 1.06 acres of property located west of SW Port St. Lucie Boulevard, north and east of SW Yamada Drive, within the City of Port St. Lucie, from the zoning designation of RS-2 (Single-Family Residential) to CG (General Commercial) zoning district; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on the 3rd day of April 2012, to consider the rezoning application (P12-026), notice of said hearing to adjoining property owners for a radius of three-hundred (300) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on the 14th day of May, 2012 to consider the rezoning application (P12-026), advertising of the public hearing having been made; and

WHEREAS, the proposed zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan; and

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1: That the property legally described as Lots 1, 2, 25, and 26, Block 2283, Port St. Lucie Section 33 be rezoned from the zoning designation of RS-2 (Single-Family Residential) to CG (General Commercial) zoning district.

Section 2: That this Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie,
Florida, this ____ day of _____, 2012.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY: _____
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: **REGULAR** X **SPECIAL**

DATE: **APRIL 23, 2012 AND MAY 14, 2012**

ORDINANCE X **RESOLUTION** **MOTION** **PUBLIC HEARING**

ITEM : Rezoning Application (P12-026)
 AZZI PLUS, LLC.

RECOMMENDED ACTION:

On April 3, 2012 the Planning and Zoning Board recommended approval of the Rezoning application with a vote of 5 in favor and 2 opposing.

EXHIBITS:

- A. Ordinance
- B. Staff Report
- C. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

Requests a change in zoning from RS-2 (Single Family Residential) zoning to CG (General Commercial) zoning.

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

None

SUBMITTING DEPARTMENT: *PLANNING and ZONING*

DATE: *04/12/12*



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD MEETING – APRIL 3, 2012

FROM: THRESIAMMA KURUVILLA, PLANNER *JK*

RE: REZONING APPLICATION (P12-026)
AZZI PLUS, LLC.

DATE: MARCH 21, 2012

APPLICANT: David L. Phillips, P.E of Sustainable Engineering & Design, LLC
Authorization letter is attached.

OWNER: AZZI PLUS, LLC

LOCATION: The property is located west of SW Port St. Lucie Boulevard, north and east of SW Yamada Drive.

LEGAL DESCRIPTION: Lots 1, 2, 25, and 26, Block 2283, Port St. Lucie Section 33.

SIZE: 1.06 acres (46,174 square feet).

EXISTING ZONING: RS-2 (Single Family Residential) zoning

EXISTING USE: Vacant.

SURROUNDING USES: North = RS-2 (Single Family Residential) zoning, houses and vacant lots; South = RS-2 (Single Family Residential) zoning, Becker Road Commercial PUD, and NAU Ranch Becker Square PUD, vacant; East = Port St. Lucie Boulevard and beyond that RS-2 (Single Family Residential) zoning, vacant; West = RS-2 (Single Family Residential) zoning, house, and vacant lots. The surrounding properties are in conversion areas 11-11A.

REQUESTED ZONING: CG (General Commercial) zoning

FUTURE LAND USE: CG (General Commercial) zoning

PROPOSED USE: Requests a change in zoning from RS-2 (Single Family Residential) zoning to CG (General Commercial) zoning.

IMPACTS AND FINDINGS:

Land Use Consistency: Staff finds that the rezoning application is consistent with the direction and policies of the Comprehensive Plan's Future Land Use Element.

School Concurrency: Staff finds that the rezoning application is consistent with the direction and policies of the Comprehensive Plan's PSFE (Public School Facility Element). Since CG (General Commercial) zoning does not permit residential development and it will not impact LOS standards.

Compliance With Conversion Area Requirements:

Planning Area location per conversion manual: 11 A
The property is totally within planning area: Yes
Minimum Frontage: Yes
Minimum Depth: Yes
Does the request isolate lots: No
Has a Unity of Title been submitted: Yes
Buffer required: A landscaped buffer and wall is required: Yes

Sewer/Water Service: City of Port St. Lucie Utilities System will provide water and sewer service.

Environmental: Tree Preservation Plan and mitigation fee is required before clearing this property. This has to be addressed by the applicant during the site plan application process.

Unity of Title: All properties are to be combined by Unity of Title under one ownership.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the rezoning request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action:

The rezoning was approved with a vote of 5 in favor and 2 opposing.



City of Port St. Lucie

PLANNING and ZONING DEPARTMENT
A City for all Ages

TO: Lira Walker, Legal Department
FROM: Thresiamma Kuruvilla, Planner *JK* PHONE: 5281
DATE: April 4, 2012
SUBJECT: Unity of Title

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

P-number: P12-026

Name of Project: Azzi Plus, LLC.

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

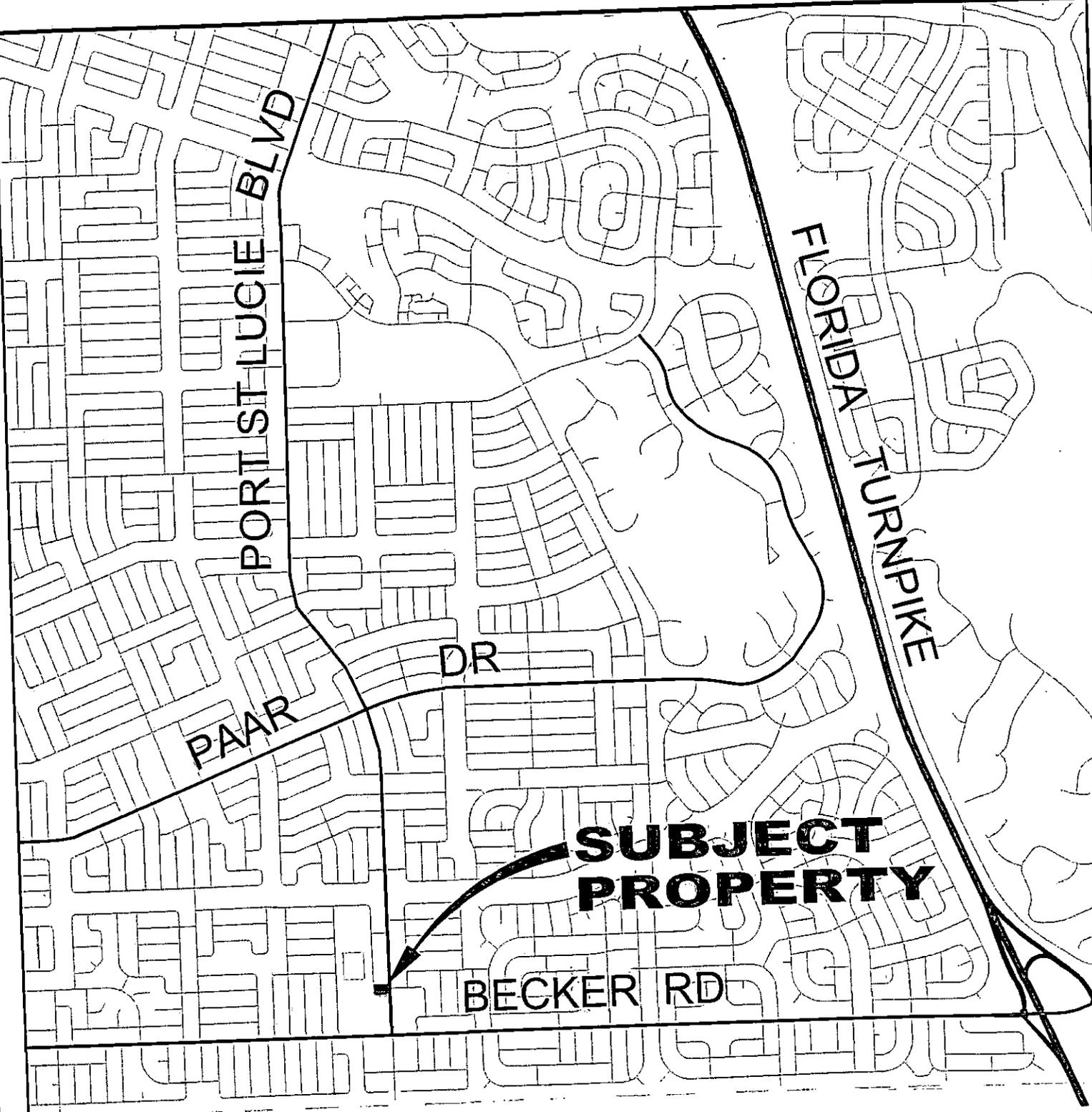
Tentative Date of City Council Meeting: April 23, 2012 and May 14, 2012

Attached:

- Application (copy)
- Deeds (copy)

Legal description: Lots 1, 2, 25 and 26 Block 2283, Port St. Lucie Section 33

SITE LOCATION



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

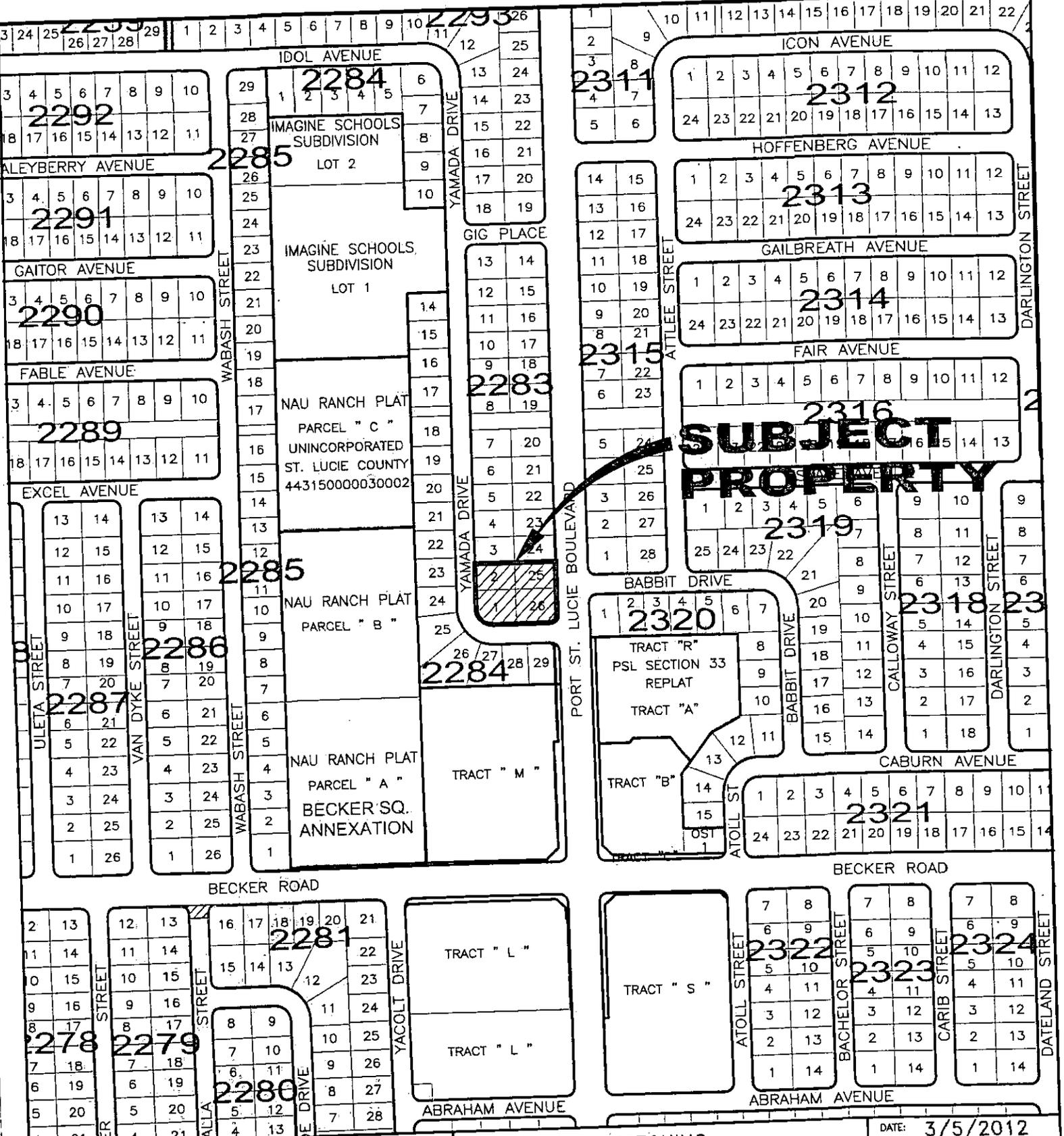
Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

REZONING
LOTS 1, 2, 25 & 26 BLOCK 2283
PORT ST LUCIE SECTION 33

DATE: 3/5/2012
APPLICATION NUMBER:
P12-026
CADD FILE NAME:
P12-026L
SCALE: 1" = .5 MI

SITE LOCATION



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

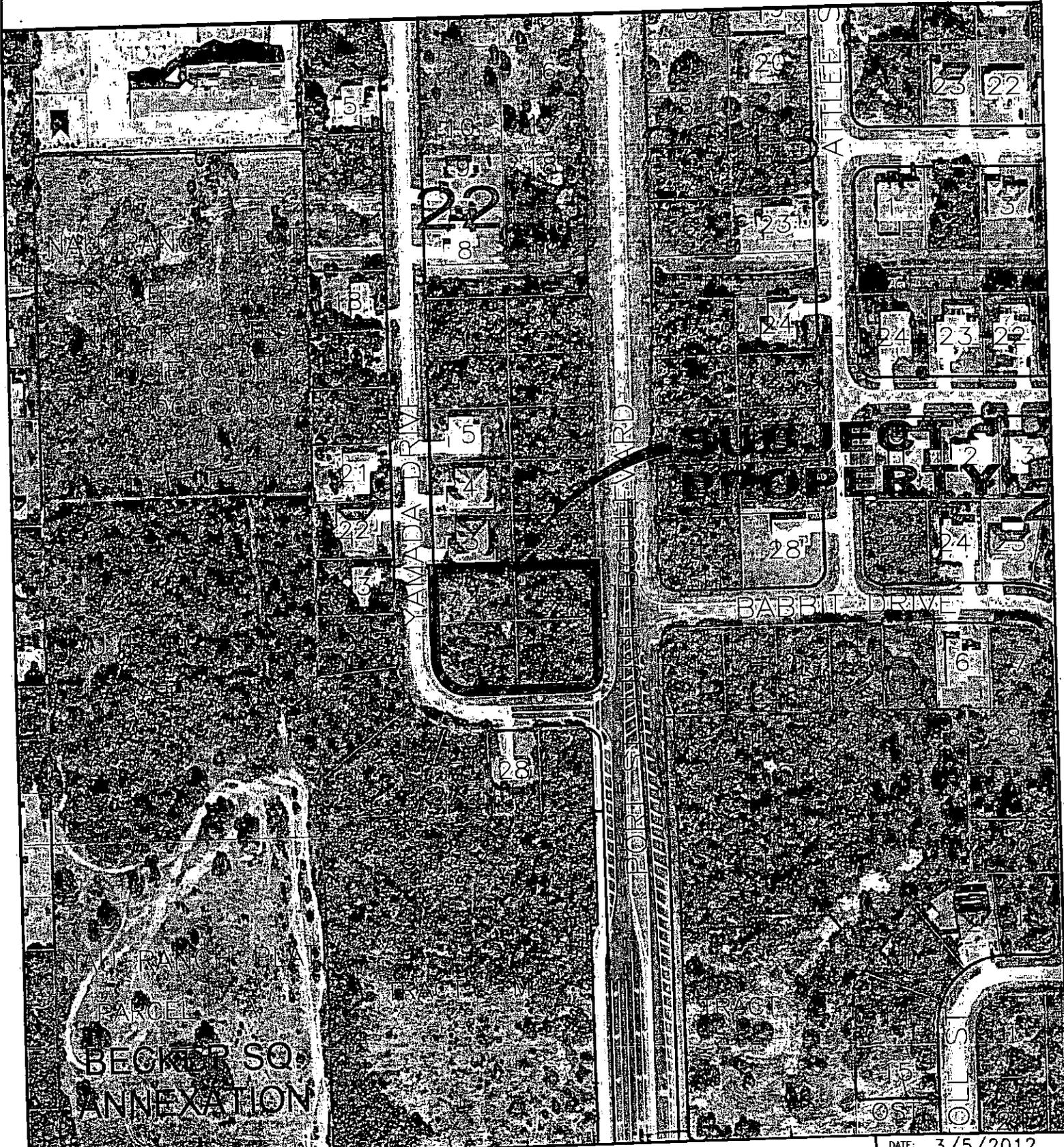
Prepared by:
M.I.S. DEPARTMENT

PZ: 2012.DWG

REZONING
LOTS 1, 2, 25 & 26 BLOCK 2283
PORT ST LUCIE SECTION 33

DATE: 3/5/2012
APPLICATION NUMBER:
P12-026
CADD FILE NAME:
P12-026M
SCALE: 1"=400'

SITE LOCATION



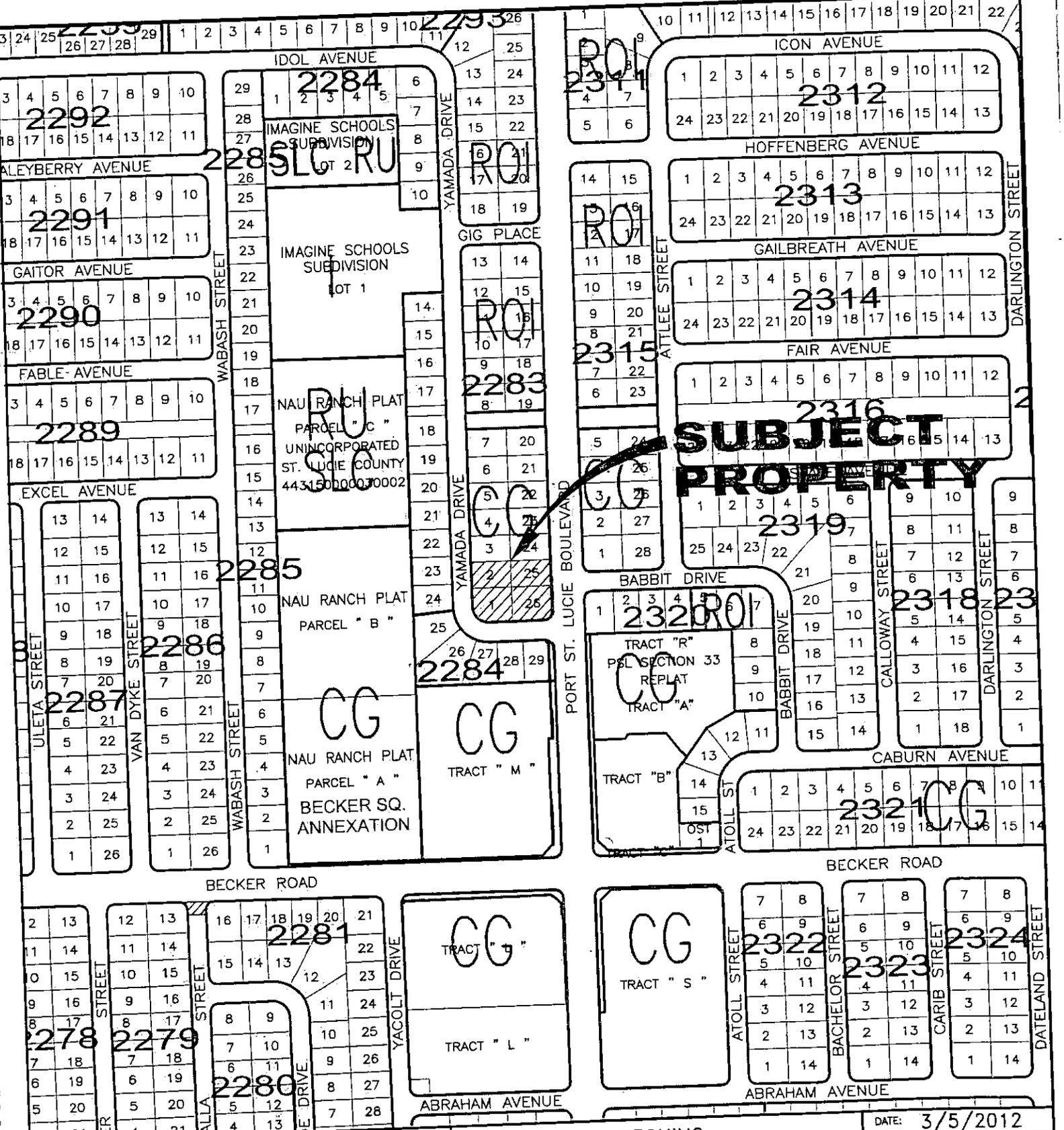
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

REZONING
LOTS 1, 2, 25 & 26 BLOCK 2283
PORT ST LUCIE SECTION 33
AERIAL DEC 2010

DATE:	3/5/2012
APPLICATION NUMBER:	P12-026
CADD FILE NAME:	P12-026A
SCALE:	1"=200'

FUTURE LAND USE



SUBJECT PROPERTY



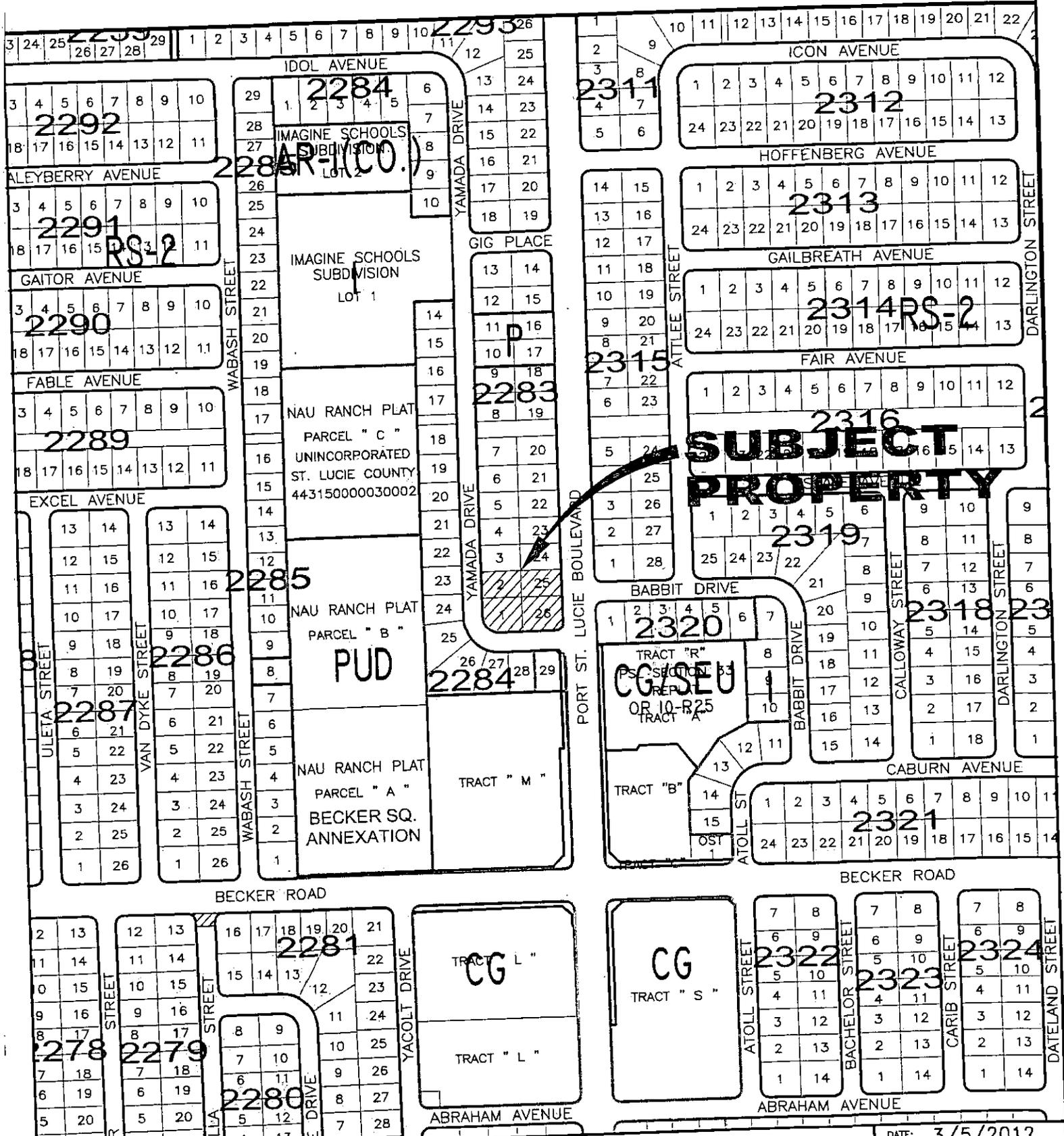
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ. 2012.DWG

REZONING
LOTS 1, 2, 25 & 26 BLOCK 2283
PORT ST LUCIE SECTION 33

DATE: 3/5/2012
APPLICATION NUMBER:
P12-026
CADD FILE NAME:
P12-026M
SCALE: 1"=400'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

REZONING
LOTS 1, 2, 25 & 26 BLOCK 2283
PORT ST LUCIE SECTION 33

DATE: 3/5/2012
APPLICATION NUMBER:
P12-026
CADD FILE NAME:
P12-026M
SCALE: 1"=400'

REZONING APPLICATION

FOR OFFICE USE ONLY

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

Planning Dept. P12-026
Fee (Nonrefundable) \$ 2157.40
Receipt # 11586

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.

PRIMARY CONTACT EMAIL ADDRESS: dp@sed-eng.com

PROPERTY OWNER:

Name: Pierre Azzi; Azzi Plus, LLC; budman39ft@hotmail.com

Address: 171 SW Andover Court, Port St. Lucie, FL 34953

Telephone No.: 772-812-1505

FAX No.: _____

AGENT OF OWNER (if any)

Name: David L. Phillips, P.E.; Sustainable Engineering & Design, LLC; dp@sed-eng.com

Address: P.O. Box 2247, Vero Beach, FL 32961

Telephone No.: 772-257-3032

FAX No.: 772-257-3033

PROPERTY INFORMATION

Legal Description: "See Attached"
(Include Plat Book and Page)

Parcel I.D. Number: 34206602586002, 34206602587009, 34206602610000, 342066026110007 (Lots 1,2,25,26)

Current Zoning: RS-2

Proposed Zoning: CG

Future Land Use Designation: Commercial Acreage of Property: 1.06 Ac

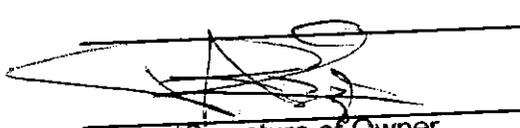
Reason for Rezoning Request: _____

To rezone the property to a commercial zone that will accommodate a future retail plaza.

RECEIVED

FEB 28 2012

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL


*Signature of Owner

Pierre Azzi
Hand Print Name

2-27-12
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(06/23/11)

AZZI PLUS, LLC.

Ph (772) 812-1505

171 SW Andover court
Port St. Lucie, Florida 34953

e-mail: budman39fl@hotmail.com

City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984-5099

Attn: Permitting Department
Ref: 000112

Subject: **LETTER OF AUTHORIZATION – PERMITTING AGENT**

To Whom It May Concern:

This letter serves as authorization for Mr. David L. Phillips, P.E., to serve as the permitting agent for Azzi Plus, LLC. for the Azzi's Plaza site plan; for the time period beginning 01-01-12 through 01-01-13.

Any questions or concerns regarding work associated with our Plaza site plan should be addressed with Mr. Phillips.

Your time and assistance with this matter are greatly appreciated.

Sincerely,



Mr. Pierre Azzi
President

Cc: file

Return to: Cindy Silverstein
Name: Stewart Title Company
Address: 333 17th Street, Suite F
Vero Beach, Florida 32960

This instrument prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, Florida 32960
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisals Parcel I.D. (Folio) Number(s): 3420-660-2586-000/2

File No: 1112922 - 2902

Rec: 10.00
D.S.: 341.60

WARRANTY DEED

This Warranty Deed made the 27th day of January, 2012, by Milton W. Koster, individually and as Trustee of the Milton W. Koster Revocable Trust Agreement dated 02/13/1997, hereinafter called the grantor, whose post office address is: 3051 SE RIVER VISTA DR, PORT ST. LUCIE FL 34950-5928

to Azzi Plus, LLC, a Florida Limited Liability Company, whose post office address is: 171 SW ANDOVER COURT, PORT ST. LUCIE, Florida 34953, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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:

Lots 1, Block 2283, PORT ST. LUCIE SECTION THIRTY-THREE, according to the Map or Plat thereof as recorded in Plat Book 15, Pages 1, 1A-1V, inclusive, of the Public Records of St. Lucie County, Florida.

The property is not the homestead of the Grantor(s). Property is vacant land.
TOGETHER with all the 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 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 2011, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

1 Witness Signature: [Signature] Milton W. Koster, individually and as Trustee
Printed Name: Evelyn L. West

2 Witness Signature: [Signature]
Printed Name: [Signature]

Witness Signature: [Signature]
Printed Name: Evelyn L. West

Witness Signature:
Printed Name:

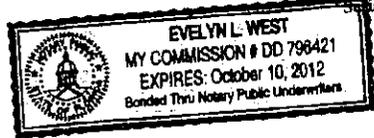
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 27th day of Jan 2012 by Milton W. Koster, individually and as Trustee of the Milton W. Koster Revocable Trust Agreement dated 2/13/97 who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:

[Signature]
Notary Public Signature
Printed Name: Evelyn L. West
Serial Number

(SEAL)



Return to: Clady Silverstein
Name: Stewart Title Company
Address: 333 17th Street, Suite F
Vero Beach, Florida 32960

This Instrument Prepared by:
Clady Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, Florida 32960

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel ID. (Folio) Number(s): 3420-660-2587-000/9

File No: 1112922 - 2902

Rec: 10.00
D.S: 541.60

WARRANTY DEED

This Warranty Deed Made the 27th day of January, 2012, by Milton W. Koster and Estelle Powers,
hereinafter called the grantor, whose post office address is:
5106 MAGNOLIA PLACE, SEBINGO, FL 33872

to Azz Plus, LLC, a Florida Limited Liability Company, whose post office address is: 171 SW
ANDOVER COURT, PORT ST. LUCIE, Florida 34953, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 2, Block 283, PORT ST. LUCIE SECTION THIRTY-THREE, according to the Map or Plat thereof as
recorded in Plat Book 15, Pages 1, 1A-IV, inclusive, of the Public Records of St. Lucie County, Florida.

The property is not the homestead of the Grantor(s). Property is vacant land
TOGETHER with all the 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 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 2011, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Signature: [Signature] Milton W. Koster
Printed Name: Milton W. Koster

Witness Signature: [Signature] Estelle Powers
Printed Name: Estelle Powers

Witness Signature: [Signature]
Printed Name: Evelyn L. West

Witness Signature: [Signature]
Printed Name: Jane Toney

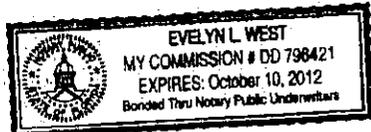
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 26 day of JANUARY 2012, by Milton
W. Koster and Estelle Powers who is/are personally known to me or who has/have produced driver license(s) as
identification.

My Commission expires:

[Signature]
Notary Public Signature
Printed Name: Evelyn L. West
Serial Number

(SEAL)



Return to: Cindy Silverstein
Name: Stewart Title Company
Address: 333 17th Street, Suite F
Vero Beach, Florida 32960

This Instrument Prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, Florida 32960

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 3420-660-2610-000/0

File No: 1112922 - 2902

Rec: 18.00
O.S: 341.60

WARRANTY DEED

This Warranty Deed Made the 27th day of January, 2012, by Karl Foxpool, hereinafter called the grantor, whose post office address is: 74 SW GRETCHEN TER, PSLUCIE 34953-1930

to Azzi Plus, LLC, a Florida Limited Liability Company, whose post office address is: 171 SW ANDOVER COURT, PORT ST. LUCIE, Florida 34953, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 25, Block 2283, PORT ST. LUCIE SECTION THIRTY-THREE, according to the Map or Plat thereof as recorded in Plat Book 15, Pages 1, 1A-1V, inclusive, of the Public Records of St. Lucie County, Florida.

The property is not the homestead of the Grantor(s). Property is vacant land.
TOGETHER with all the 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 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 2011, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness Signature: [Signature]
Printed Name: CAROL MCDONAMS

[Signature]
Karl Foxpool

Witness Signature: [Signature]
Printed Name: Betsy Barberio

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

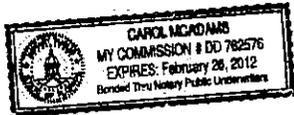
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 27 day of JANUARY 2012 by Karl Foxpool who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires: 2/26/12

[Signature]
Notary Public Signature
Printed Name: CAROL MCDONAMS
Serial Number

(SEAL)



Return to: Cindy Silverstein
Name: Stewart Title Company
Address: 333 17th Street, Suite F
Vero Beach, Florida 32960

This Instrument Prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, Florida 32960

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio Number(s)): 3420-660-2611-0007

File No: 1112922 - 2902
Rec: 10.00
D.S: 341.60

COPY
WARRANTY DEED
This Warranty Deed Made the 27th day of January, 2012, by Creative Realty Management, Inc., a Florida Corporation, hereinafter called the grantor, whose post office address is: P.O. Box 8135
Port St. Lucie, FL 34985

to Azzi Plus, LLC, a Florida Limited Liability Company, whose post office address is: 171 SW ANDOVER COURT, PORT ST. LUCIE, Florida 34953, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 26, Block 2283, PORT ST. LUCIE SECTION THIRTY-THREE, according to the Map or Plat thereof as recorded in Plat Book 15, Pages 1, 1A-1V, inclusive, of the Public Records of St. Lucie County, Florida.

COPY
The property is not the homestead of the Grantor(s). Property is vacant land.
TOGETHER with all the 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 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 2011, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

1 Witness Signature: Cindy Silverstein Creative Realty Management, Inc., a Florida Corporation
Printed Name: Cindy Silverstein

2 Witness Signature: Betsy Barberis By: Louise Pine-Flanzbaum, President
Printed Name: Betsy Barberis Louise Pine-Flanzbaum, president

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

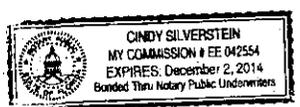
STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 27 day of Jan 2012, by Louise Pine-Flanzbaum as President of Creative Realty Management, Inc., a Florida Corporation who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires: _____

COPY
Notary Public Signature: Cindy Silverstein
Printed Name: Cindy Silverstein
Serial Number: _____

(SEAL)



RETURN RECORDED COPY TO:
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.
121 SW PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984

**"DRAFT"
ONLY**

**COMMERCIAL ONLY - NO RESIDENTIAL
UNITY OF TITLE**

In consideration of the issuance of a Permit to _____, as "Owner" in Port St. Lucie, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described in Exhibit "A" attached hereto 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 and 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, executed and acknowledged on the _____ day of _____, 20____, in St. Lucie County, Florida.

WITNESSES:

"OWNER":

Name Printed:
Title:

Azzi Plus LLC
Print Name of Corporation Above

Name Printed:
Title:
Address:

Piera Azzi
Name Printed: President
Title: _____
[Signature]

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (name of officer or agent and title) of _____ (name of corporation) a _____ (state or place of incorporation) corporation, on behalf of the corporation. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name Printed:
State of _____ at Large
My Commission Expires:

Azzi Plus, LCC

Legal Description

BEING ALL OF LOTS 1, 2, 25, AND 26, BLOCK 2283, OF PORT ST. LUCIE SECTION 33, RECORDED
IN PLAT BOOK 15, PAGE 1, A THUR J, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA.