



## Subdivision

Property address or Location GRANADA STREET 240150200840000  
 Parcel ID #(s) 2401-502-0074-002-7; 240150200750004; 240150200760001; 240150200770008  
 Project description SEL FAMILY COTTAGES (10 UNITS)

GRANADA STREET PROPERTIES, LLC

HENRY LOUDEN

Property Owner(s)  
500 S FEDERAL HWY, #1641

Applicant/Representative, Title, Company

Street Address  
HALLANDALE, FL 33008

Street Address

City State Zip  
305 525 2545

City State Zip

Phone Number  
HLOUDEN@GMAIL.COM

Phone Number

Email Address

Email Address

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of SEPT, 2019, by

HENRY LOUDEN  
MYHANH LOUDEN who is personally known to me or has produced  
Commission # GG 209108 as identification.

Myhanh Louden  
 NOTARY PUBLIC  
 Commission # GG 209108  
 Expires January 7, 2023  
 Signature of Notary Bonded Thru Budget Notary Service

(seal)

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Intake Date Stamp

**SUBDIVISION: RELIMINARY PLAT**

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

**SUBDIVISION: INFRASTRUCTURE PLAN REVIEW**

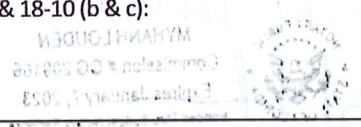
Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

**SUBDIVISION: FINAL PLAT**

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application



**SUBDIVISION: MINOR REPLAT**

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Prepared by and return to:

**Cristina M. Rubio**  
Attorney at Law  
Ochoa & Rubio, PA  
759 SW Federal Highway Suite 211  
Stuart, FL 34994  
772-607-1324  
File Number: **DanksGranadaSt**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of April, 2019 between **Keith Danks, Jr.** whose post office address is 205 N. 3rd Street, Grand Forks, ND 58203, grantor, and **Granada Street Properties, LLC**, a Florida limited liability company whose post office address is 500 S. Federal Highway, Unit 1641, Hallandale, FL 33008, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

**Lot 4, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, revised in Plat Book 8, Page(s) 44, Public Records of St. Lucie County, Florida.**

**Parcel Identification Number: 2401-502-0075-000-4**

and

**Lot 6, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, revised in Plat Book 8, Page(s) 44, Public Records of St. Lucie County, Florida.**

**Parcel Identification Number: 2401-502-0077-000-8**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 205 N. 3rd Street, Grand Forks, ND 58203.**

**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 December 31, 2018.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Sarah Kostelecky

[Signature] (Seal)  
Keith Danks, Jr.

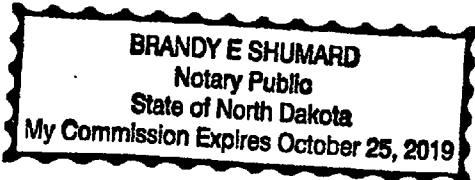
[Signature]  
Witness Name: Brian Thompson

State of North Dakota  
County of Grand Forks

The foregoing instrument was acknowledged before me this 8th day of April, 2019 by Keith Danks, Jr., who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: Brandy E. Shumard  
My Commission Expires: \_\_\_\_\_





THE SUNRISE CITY  
FORT PIERCE  
CITY CLERK'S OFFICE

Florida

August 8, 2019

Granada Street Properties LLC  
Mr. Henry Loudon  
500 S. Federal Highway, #1641  
Hallandale, FL. 33008

Dear Mr. Loudon:

The City Commission of the City of Fort Pierce, Florida, approved Ordinance 19-029 abandoning of an unopened right-of-way being the western portion of Frances Avenue between Granada Street and Hernando Street. The Ordinance has been recorded with the St. Lucie Clerk of Court as file #4603285 following your payment in the amount of \$58,000.00. Said recorded ordinance serves as the conveyance of the right of way to you as the adjoining property owner on each side of the right of way.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox  
City Clerk

cc: Rebeca Guerra, Interim Planning Director  
Jack Andrews, City Engineer  
Mike Reals, Public Works Director

**ORDINANCE NO. 19-029**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ABANDONING FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 OF THE PALM HAVEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA;** PROVIDING FOR A REPLACEMENT EASEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon an existing right-of-way known as Francis Avenue (also known as Frances), being bounded on the south by the north line of Lot 1 Block 8 of said plat of Palm Haven Subdivision and bounded on the north by the south line of Lot 6 Block 7 of said plat of Palm Haven Subdivision and on the west by the northern extension on the west line of Block 8 until it meets the south line of Block 7 and on the east by the northerly extension of the east line of lot 1 Block 8 until it meets the south line of Block 7 of the Palm Haven Subdivision within the City of Fort Pierce, Florida as recorded in Plat Book 8, Page 44, public records of St. Lucie County, Florida; and

**WHEREAS**, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway or thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

**WHEREAS**, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;**

**SECTION 1.** That right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned upon payment of \$58,000, an appraised valuation for the entire right of way, by the applicant Granada Street Properties, LLC:

**THE SOUTHERN HALF OF FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7.**

**CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.**

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT  
THIS IS A TRUE AND  
CORRECT COPY OF THE  
RECORDS ON FILE IN THIS  
OFFICE

*Amelaw Cox*  
CITY CLERK

DATE 8/8/19

(OFF SEAL)

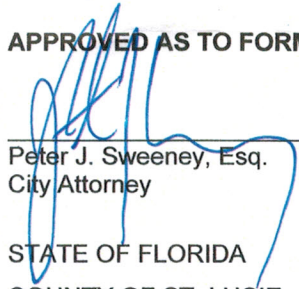
As depicted on Exhibit "A", attached hereto and incorporated herein.

**SECTION 2.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 3.** All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

**SECTION 4.** This Ordinance shall be and become effective upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

  
\_\_\_\_\_  
Peter J. Sweeney, Esq.  
City Attorney

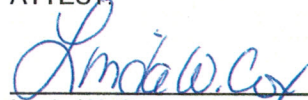
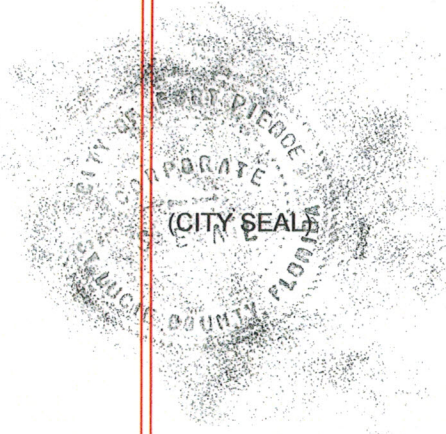
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED,** Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-029 was duly advertised by title only in the St. Lucie News Tribune on June 30th, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on July 15th, 2019; and was duly introduced, read by title only, and passed on second and final reading August 5th, 2019 by the City Commission of the City of Fort Pierce, Florida.

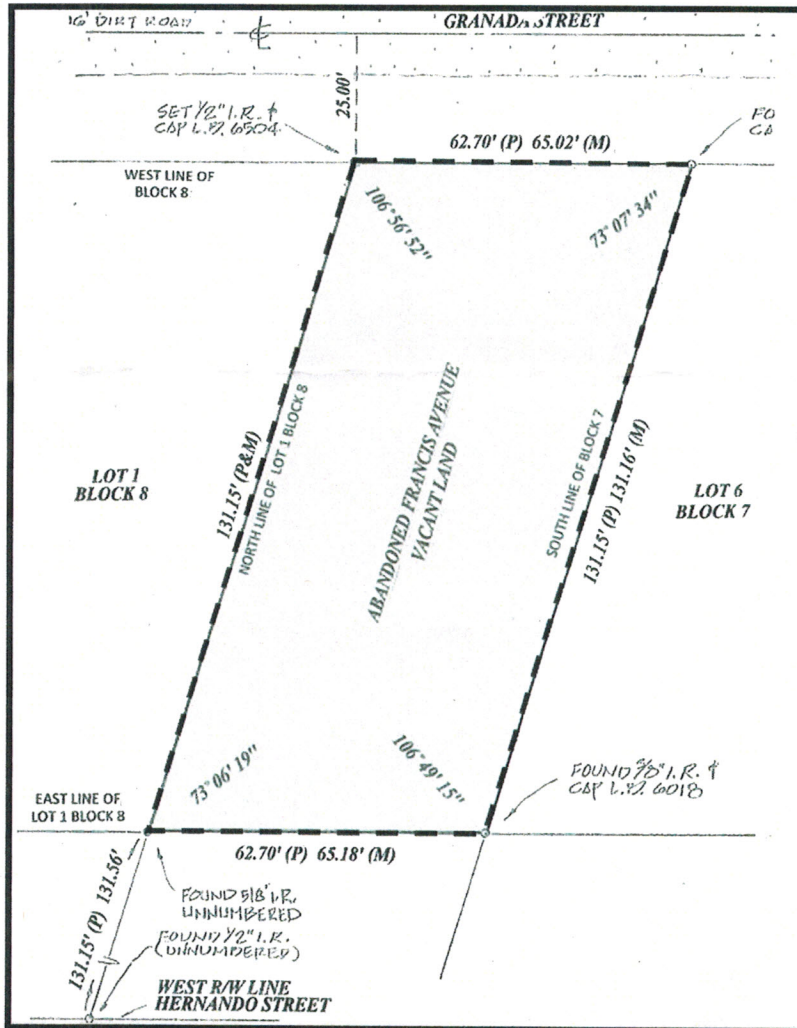
**IN WITNESS HEREWITH,** we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 5th day of August, 2019.

  
\_\_\_\_\_  
Linda Hudson  
MAYOR COMMISSIONER

ATTEST:

  
\_\_\_\_\_  
Linda W. Cox  
CITY CLERK

**EXHIBIT A**  
Sketch & Legal Description of Subject Property



FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7.

CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.

Prepared by and Return to Veronika Swords ,  
an employee of First International Title, Inc.  
107 North 2nd Street  
Fort Pierce, FL 34950  
File No.: 122028-41

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4426733 04/23/2018 08:58:42 AM  
OR BOOK 4123 PAGE 236 - 237 Doc Type: DEED  
RECORDING: \$18.50  
Doc Tax: \$1008.00

## **WARRANTY DEED**

This indenture made on April 13, 2018, by **James David Buzzerd, Todd Carlson Buzzerd and Elizabeth Lee Hovermale** whose address is: c/o P.O. Box 221, Berkeley Springs, WV 25411, hereinafter called the "grantor",

to **Granada Street Properties LLC, a Florida limited liability company** whose address is: 500 S. Federal Hwy. 1641, Hallandale, FL 33008, 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:

Lots 1, 3 and 5, Block 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0084-000/0

**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 2017.

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

[Signature]  
James David Buzzerd

[Signature]  
Todd Carlson Buzzerd

[Signature]  
Elizabeth Lee Hovermale

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

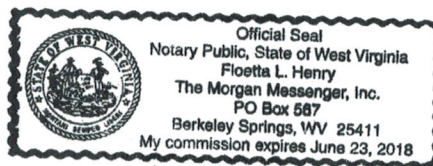
[Signature]  
Witness Signature  
Print Name: Jody L. Crouse

[Signature]  
Witness Signature  
Print Name: Floetta L. Henry

State of WV  
County of Morgan

The Foregoing Instrument Was Acknowledged before me on 4-13-18, by **James David Buzzerd, Todd Carlson Buzzerd and Elizabeth Lee Hovermale**, who is/are personally known to me or who has/have produced a valid Drivers License as identification.

[Signature]  
Notary Public  
Printed Name: Floetta L. Henry  
My Commission expires: June 23, 2018



Prepared by and return to:

Cristina M. Rubio  
Attorney at Law  
Ochoa & Rubio, PA  
759 SW Federal Highway Suite 211  
Stuart, FL 34994  
772-607-1324  
File Number: LundGranadaSt

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of April, 2019 between Monty Lund, a married man, whose post office address is 2520-B South Washington, Grand Forks, ND 58201, grantor, and Granada Street Properties, LLC, a Florida limited liability company whose post office address is 500 S. Federal Highway, Unit 1641, Hallandale, FL 33008, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida to-wit:

Lot 3, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, as revised in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0074-000-7

and

Lot 5, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, as revised in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0076-000-1

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2520-B South Washington, Grand Forks, ND 58201.

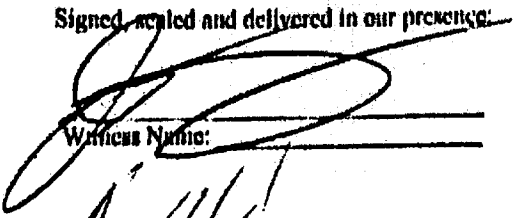
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

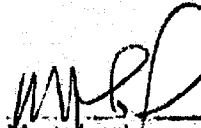
**To Have and to Hold**, the same in fee simple forever.

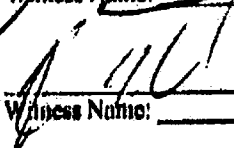
And the grantor hereby covenants with and grants that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Name: \_\_\_\_\_

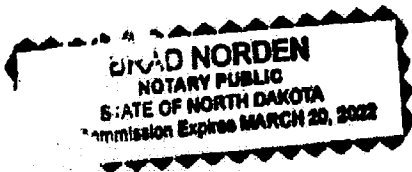
  
\_\_\_\_\_  
Monty Lund (Seal)

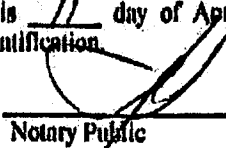
  
\_\_\_\_\_  
Witness Name: \_\_\_\_\_

State of North Dakota  
County of Grand Forks

The foregoing instrument was acknowledged before me this 11 day of April, 2019 by Monty Lund, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



  
\_\_\_\_\_  
Notary Public

Printed Name: Brad Norden

My Commission Expires: March 20, 2022