

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:21 am  
THIS 29 DAY OF June  
2014, AND DULY RECORDED  
IN PLAT BOOK 118 ON PAGES  
29 THROUGH 30  
SHARON R. BOCK, CLERK  
AND COMPTROLLER  
BY: [Signature]

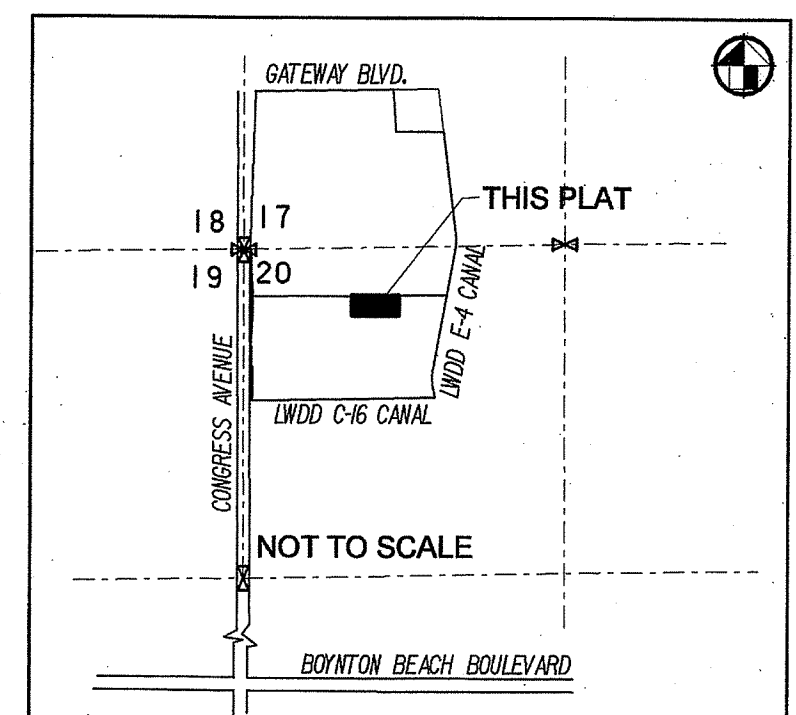
0008-085

SHEET 1 OF 2



**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, G. Steven Brannock ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HOVSITE FIRENZE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATE 4/11/2014 BY: [Signature]  
G. Steven Brannock, Esq. ATTORNEY AT LAW  
MEMBER OF THE FLORIDA BAR  
LICENSE # 349917  
FOR THE FIRM:  
G. Steven Brannock, P.A.



LOCATION MAP

# RENAISSANCE COMMONS REPLAT 1, A P.U.D.

A REPLAT OF LOTS 97-106 AND A PORTION OF TRACT B-3, "RENAISSANCE COMMONS, A P.U.D." (P.B. 102, PGS. 57-62, P.B.C.R.) IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43, EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.  
JANUARY, 2014

**PERIMETER**  
SURVEYING & MAPPING  
Prepared by: Jeff S. Hodapp, P.S.M.  
Certificate of Authorization No. LB7264  
949A Clint Moore Road  
Boca Raton, Florida 33487  
Tel: (561) 241-9988  
Fax: (561) 241-5182

**DESCRIPTION AND DEDICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
KNOW ALL MEN BY THESE PRESENTS THAT HOVSITE FIRENZE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LA FLORENCE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, OWNERS OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF "RENAISSANCE COMMONS, A P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, AT PAGES 57 THROUGH 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "RENAISSANCE COMMONS REPLAT 1, A P.U.D.", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 97 THROUGH 106, TOGETHER WITH A PORTION OF TRACT B-3, "RENAISSANCE COMMONS, A P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102 AT PAGES 57 THROUGH 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT B-3; THENCE SOUTH 01°04'07" EAST, ALONG THE WEST LINE OF SAID TRACT B-3, A DISTANCE OF 21.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°55'53" EAST, A DISTANCE OF 231.68 FEET; THENCE SOUTH 01°04'07" EAST, ALONG THE EASTERLY LINE OF SAID LOT 106 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 50.17 FEET; THENCE SOUTH 88°55'53" WEST, ALONG THE SOUTH LINE OF SAID LOTS 103 THROUGH 106 AND THE SOUTH LINE OF SAID LOTS 97 THROUGH 102 AND THE EXTENSION IN BETWEEN, A DISTANCE OF 231.68 FEET; THENCE NORTH 01°04'07" WEST, ALONG THE WEST LINE OF SAID LOT 97 AND TRACT B-3, A DISTANCE OF 50.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 11,624 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT B-3A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING, BUFFER, DRAINAGE AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED Derek Fenech Div. Pres. OF HOVSITE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF HOVSITE FIRENZE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>TH</sup> DAY OF march, 2014.

MY COMMISSION EXPIRES: NOTARY PUBLIC

[Signature]  
PRINT NAME: G. Steven Brannock  
G. STEVEN BRANNOCK  
Commission # FD 993128  
Expires June 14, 2014  
Notary Public for Palm Beach County, Florida

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED Ryan Tempone and Tom O'Brien WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED [Signature] AND [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>TH</sup> DAY OF march, 2014.

MY COMMISSION EXPIRES: NOTARY PUBLIC

[Signature]  
PRINT NAME: G. Steven Brannock  
G. STEVEN BRANNOCK  
Commission # FD 993128  
Expires June 14, 2014  
Notary Public for Palm Beach County, Florida

**HOMEOWNERS' ASSOCIATION ACCEPTANCE**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THE LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12<sup>TH</sup> DAY OF march, 2014.

LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]  
AS TO BOTH: G. Steven Brannock PRESIDENT  
PRINT NAME: Ryan Tempone  
WITNESS: [Signature] BY: [Signature]  
AS TO BOTH: Joe Guttuso VICE PRESIDENT  
PRINT NAME: Tom O'Brien

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED Ryan Tempone and Tom O'Brien WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED [Signature] AND [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>TH</sup> DAY OF march, 2014.

MY COMMISSION EXPIRES: NOTARY PUBLIC

[Signature]  
PRINT NAME: G. Steven Brannock  
G. STEVEN BRANNOCK  
Commission # FD 993128  
Expires June 14, 2014  
Notary Public for Palm Beach County, Florida

**CITY OF BOYNTON BEACH APPROVAL OF PLAT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THE PLAT OF "RENAISSANCE COMMONS REPLAT 1, A P.U.D." IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH PART III AND DEVELOPMENT REGULATIONS, CHAPTER 2, ARTICLE III, THIS 17<sup>TH</sup> DAY OF April, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: [Signature]  
HERBERT D. KELLEY, JR., P.E., P.S.M.  
CITY SURVEYOR AND MAPPER  
BY: [Signature]  
ANDREW P. MACK, P.E.  
CITY ENGINEER  
BY: [Signature]  
JERRY TAYLOR, MAYOR  
ATTEST: [Signature]  
JANET M. PRAINITO, CITY CLERK

**NOTES:**

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST, HAVING A BEARING OF NORTH 00°12'55" WEST, AS SHOWN ON SAID PLAT OF MOTOROLA, ACCORDING TO COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT, THE BEARING OF THIS LINE IS SOUTH 01°22'54" EAST. ROTATION FROM STATE PLANE BEARINGS IS 01°09'59", CLOCKWISE.
- 02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED ON ANY EASEMENT.
- 03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
- 04. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- 05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 06. 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 PALM BEACH COUNTY, FLORIDA.
- 07. DISTANCES SHOWN ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. SCALE FACTOR USED WAS 1.0000424. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PLAT DESCRIPTION CLOSES WITHIN ONE HUNDRETH OF A FOOT; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATE 4-14-2014  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

IN WITNESS WHEREOF, HOVSITE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SIGNING ON BEHALF OF HOVSITE FIRENZE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12<sup>TH</sup> DAY OF march, 2014.

HOVSITE FIRENZE, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: HOVSITE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

WITNESS: [Signature] BY: [Signature]  
AS TO BOTH: Joe Guttuso  
PRINT NAME: Derek Fenech  
WITNESS: [Signature] BY: [Signature]  
AS TO BOTH: Andrea Lambert  
PRINT NAME: Derek Fenech  
Division President

IN WITNESS WHEREOF, LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12<sup>TH</sup> DAY OF march, 2014.

LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]  
AS TO BOTH: G. Steven Brannock PRESIDENT  
PRINT NAME: Ryan Tempone  
WITNESS: [Signature] BY: [Signature]  
AS TO BOTH: Joe Guttuso VICE PRESIDENT  
PRINT NAME: Tom O'Brien SECRETARY

G. STEVEN BRANNOCK  
Commission # FD 993128  
Expires June 14, 2014  
Notary Public for Palm Beach County, Florida

HOVSITE HOLDING, LLC  
RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC.  
CITY OF BOYNTON BEACH  
CITY ENGINEER  
CITY SURVEYOR AND MAPPER  
SURVEYOR AND MAPPER

