
MEMORANDUM

TO: JERRY A. BENTROTT, CITY MANAGER
FROM: PAM E. BOOKER HAKIM, SENIOR ASSISTANT CITY ATTORNEY 
DATE: DECEMBER 7, 2011
SUBJECT: UNITY OF TITLE / CHAGANI

Pursuant to Ordinance No.11-39, please find a Unity of Title for Ismat A. Chagani, Aamir A. Chagani and Feroz A. Chagani, to combine Lots 23 and 24, Block 1294, Port St. Lucie Section 12. The Unity of Title is being placed on the property so that in the future the owners can place a pool on their adjacent vacant lot. Please place this item on the next available City Council agenda. Should you have any questions, please do not hesitate to contact me at 871-5165.

PBH/liw

RECEIVED

DEC 07 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
3420- 670-1837-000-1

UNITY OF TITLE

WHEREFORE, the City of Port St. Lucie has adopted Ordinance 11-39, to address accessory uses in the single family residential districts; and

WHEREAS, pursuant to said Ordinance, the owners Aamir A. Chagani, Feroz A. Chagani and Ismat A. Chagani, have requested a Unity of Title.

NOW THEREFORE, for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described as follows, to-wit:

Lots 23 and 24, Block 1294, Port St. Lucie Section 12, according to the plat thereof, as recorded in Plat Book 12, page(s) 55, 55A through 55G, 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, Florida.

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

Witness
(Print Name): _____

By: _____
Ismat A. Chagani

Witness
(Print Name): _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2011, by _____, who has produced _____ as identification.

Notary Public

Witness
(Print Name): _____

By: _____
Feroz A. Chagani

Witness
(Print Name): _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2011, by _____, who has produced _____ as identification.

Notary Public

Witness
(Print Name): _____

By: _____
Aamir A. Chagani

Witness
(Print Name): _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2011, by _____, who has produced _____ as identification.

Notary Public

AN ORDINANCE AMENDING THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, AMENDING CHAPTER 158.006(A) DEFINITIONS, AND CHAPTER 158.217(C)(1) ACCESSORY USES IN SINGLE-FAMILY RESIDENTIAL DISTRICTS OF THE CITY OF PORT ST. LUCIE ZONING CODE; PROVIDING AN EFFECTIVE DATE.

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. All remaining provisions of Chapter 158 shall remain in full force and effect. ~~Strikethrough~~ text is proposed for deletion and underlined text is new language. The amendment to the code shall read as follows:

§ 158.006 DEFINITIONS

(A) For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACCESSORY USE OR STRUCTURE. A use or structure of a nature customarily incidental and subordinate to the principal use or structure and, unless otherwise provided, on the same ~~premises~~ lot. On the same ~~premises~~ lot with respect to accessory uses and structures shall be construed as meaning on the same lot or on a contiguous lot in the same ownership. See § 158.217 for restrictions related to design and size of accessory structures.

§158.217 ACCESSORY USES AND STRUCTURES

(C) Accessory Uses in Single-Family Residential Districts.

- (1) Accessory uses or structures shall not be located in that area extending from the front building line to the front property line, unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten feet from the rear property line. The minimum setback from side property lines shall be those set forth in the applicable zoning district.

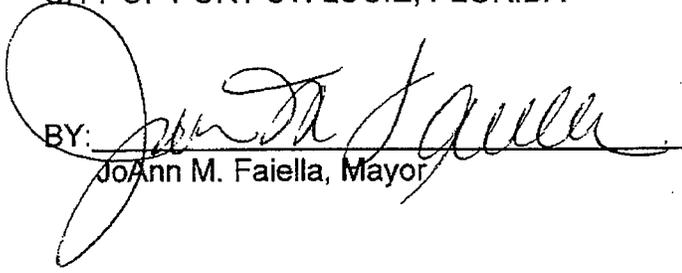
Temporary structures and fences are allowed as an accessory use on the same lot or on a contiguous lot in the same ownership. Any contiguous lot under the same ownership with a permanent structure requiring a building permit, other than a fence, is required to join the lots through a Unity of Title.

ORDINANCE 11-39

Section 2. This ordinance shall become effective ten (10) days after its final adoption.

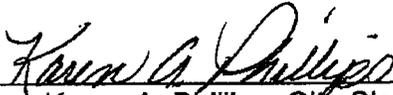
PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 27th day of June 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE, FLORIDA

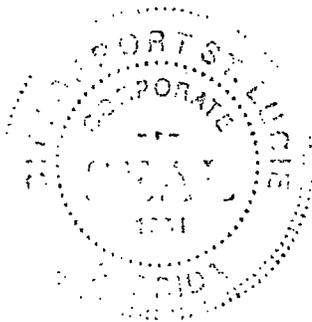
BY: 

JoAnn M. Faiella, Mayor

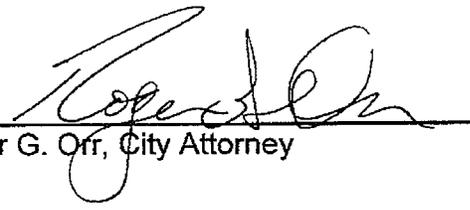
ATTEST:



Karen A. Phillips, City Clerk



APPROVED AS TO FORM:

BY: 

Roger G. Orr, City Attorney