
MEMORANDUM

TO: GREGORY J. ORAVEC, CITY MANAGER
FROM: PAM E. BOOKER, SENIOR ASSISTANT CITY ATTORNEY 
DATE: SEPTEMBER 18, 2012
SUBJECT: RELEASE OF UNITY OF TITLE
SHOPPES AT PRIMAVISTA / P12-046

Attached please find a Request for the Release of a Unity of Title by Joe Friscia from Friscia Engineering, for Lots 1, 2, 3, 4, 5, 34, 35, 36, 37, 38, 39, 40 and 41, Block 115, Port St. Lucie Section 27. The Unity of Title was placed on the property on August 20, 2007. The property is now being re-platted for development, and the construction of a Family Dollar Store consistent with the re-plat. Please place this item on the City Council agenda for Monday, September 24, 2012. Should you have any questions, or need any additional information, please do not hesitate to contact me at 873- 6525.

PB/liw

RECEIVED

SEP 18 2012

City Manager's Office

This instrument was prepared by:
Pam Booker, Senior Assistant City Attorney
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RELEASE OF UNITY OF TITLE

This Release of Unity of Title, is made this _____ day of _____ 2012, by the **CITY OF PORT ST. LUCIE, FLORIDA, a Florida municipal corporation** and **THE SHOPPES AT PRIMA VISTA, LLC, a Florida limited liability company** as owner of Lots 1, 2, 3, 4, 5, 34, 35, 36, 37, 38, 39, 40 and 41, Block 115, Port St. Lucie Section 27, 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.

WHEREAS, on or about August 20, 2007, The Shoppes at Primavista, LLC, as Owner of Lots 1, 2, 3, 4, 5, 34, 35, 36, 37, 38, 39, 40 and 41, Block 115, Port St. Lucie Section 27, according to the Plat thereof, as recorded in Plat Book 13, Page 7, of the Public Records of St. Lucie County, Florida, caused a Unity of Title to be recorded for the aforementioned lots, and;

WHEREAS, the Unity of Title requires the development of 1, 2, 3, 4, 5, 34, 35, 36, 37, 38, 39, 40 and 41, Block 115, Port St. Lucie Section 27, as one parcel of land and it binds the heirs and assigns of the property until released in writing by the City Council, and;

WHEREAS, on or about August 1, 2012, the property Owner applied for a Subdivision Plat Application for the creation of a Family Dollar Store, and;

WHEREAS, on or about September 24, 2012, the City Council via Resolution 12-R_____, approved the Re-plat of Lots 1 through 5 and Lots 34 through 41, Block 115, Port St. Lucie Section 27, and;

WHEREAS, the Re-plat of the entire project subsequent to the Unity of Title supersedes the Unity of Title, thus the Unity of Title should be released, and;

WHEREAS, the Owner is requesting that the City Council release the Unity of Title on the property so that the Lots may be developed and sold independently of each other.

NOW, THEREFORE, the City of Port St. Lucie hereby releases the above mentioned Unity of Title for Lots 1, 2, 3, 4, 5, 6, 7, 22, 23, 24, 25, 26, 27 and 28, Block 1497, Port St. Lucie Section 16, as follows:

1. The Unity of Title for Lots 1, 2, 3, 4, 5, 34, 35, 36, 37, 38, 39, 40 and 41, Block 115, Port St. Lucie Section 27, is hereby released, the tracts as replatted may be developed independently in accordance with the rules and regulations of the City of Port St. Lucie.

2. This Release of Unity of Title shall become effective upon its recordation in the Public Records of St. Lucie County, Florida.

CITY OF PORT ST. LUCIE
a Florida municipal corporation

WITNESS:

(Print Name) _____

By: _____
JoAnn M. Faiella, Mayor

WITNESS:

(Print Name) _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument as acknowledged before me this ____ day of _____, 2012, by JOANN M. FAIELLA as Mayor of the City of Port St. Lucie, on behalf of the City, who is personally known to me.

Notary Public