
MEMORANDUM

TO: JERRY A. BENTROTT, CITY MANAGER
FROM: PAM E. BOOKER, SENIOR ASSISTANT CITY ATTORNEY 
DATE: JANUARY 18, 2012
SUBJECT: RELEASE OF UNITY OF TITLE / GOODWILL CENTER

Attached please find a request for Release of Unity of Title by Joseph T. Friscia, P.E, for Lots 1, 2, 3, 4, 5, 6, 7, 22, 23, 24, 25, 26, 27 and 28, Block 1497, Port St. Lucie Section 16. The Unity of Title was placed on the property so that the land use and zoning for the parcels could be changed for future development.

Please place this item on the City Council agenda for Monday January 23, 2012. Should you have any questions, or need any additional information, please do not hesitate to contact me at 871-5165.

PB/liw

RECEIVED
JAN 17 2012
City Manager's Office

This instrument was prepared by:
Pam Hakim, Senior Assistant City Attorney
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
3420-575-0616-000-7

RELEASE OF UNITY OF TITLE

The Release of Unity of Title, is made this _____ day of _____ 2012, by the **CITY OF PORT ST.LUCIE, FLORIDA, a Florida municipal corporation** and Phoenix Gatlin Acquisitions, LLC, a **Florida limited liability company** as owner of Lots 1, 2, 3, 4, 5, 6, 7, 22, 23, 24, 25, 26, 27 and 28, Block 1497, Port St Lucie Section 16, according to the plat thereof, as recorded in Plat Book 13, Page 7 of the Public Records of St. Lucie County, Florida.

WHEREAS, on or about September 16, 2011, Accent Shoppes, LLC as Owner of Lots 1, 2, 3, 4, 5, 6, 7, 22, 23, 24, 25, 26, 27 and 28, Block 1497, Port St. Lucie Section 16, 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, 6, 7, 22, 23, 24, 25, 26, 27 and 28, Block 1497, Port St. Lucie Section 16, 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 December 21, 2011, Phoenix Gatlin Acquisitions, LLC, the property owner applied for a Subdivision Plat Application for the creation of a Goodwill Center, and;

WHEREAS, on or about January 23, 2011, the City Council via Resolution 11-R_____, approved the Re-plat of Lots 1 through 7 and Lots 22 through 28, Block 1497, Port St. Lucie Section 16, 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 two 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, 6, 7, 22, 23, 24, 25, 26, 27 and 28, Block 1497, Port St. Lucie Section 16, 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) _____

WITNESS:

(Print Name) _____
STATE OF FLORIDA
COUNTY OF ST. LUCIE

By: _____
JoAnn M. Faiella, Mayor

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