

HICKMORE MORTGAGE INVESTMENTS INC

3102 SE JAY STREET, STUART, FLORIDA 34997

July 1, 2026

Mr. Paul Schilling
Growth Management Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

RECEIVED

JUL 02 2026

GROWTH MANAGEMENT
DEPARTMENT

**Re: Request for Confirmation and Recording of Release of Unity of Title
Lots 24 and 25, Block 2, SPS Commercial Center
Lot 24 Owner: Hickmore Mortgage Investments, Inc.**

Dear Mr. Schilling:

I am the owner of Lot 24, Block 2, SPS Commercial Center, according to the plat thereof recorded in Plat Book 5, Page 33, Public Records of Martin County, Florida. My company, Hickmore Mortgage Investments, Inc., acquired title to the property by Warranty Deed recorded on April 16, 2014.

I am writing to request the County's assistance in confirming and formally recording the release of a Unity of Title affecting Lots 24 and 25 that appears to have been approved by Martin County in 1980 but was never formally recorded in the Official Records.

Background

In 1980, the owner of both properties, William A. Thomas, Sr., obtained a Unity of Title after a building constructed on Lot 25 was inadvertently built with an approximately ten-foot side setback instead of the required fifteen-foot setback. The Unity of Title was approved to permit issuance of a Certificate of Occupancy while the owner pursued a zoning variance.

The subsequent history appears to be well documented:

- The Martin County Board of County Commissioners approved the release of the Unity of Title at its May 20, 1980 meeting, subject only to approval of a setback variance by the Board of Zoning Adjustment.
- By letter dated May 28, 1980, Assistant County Attorney Robert Makemson advised Mr. Thomas that the Board of County Commissioners had approved the request for release of the Unity of Title, contingent upon obtaining the required variance.
- On August 28, 1980, the Board of Zoning Adjustment approved the requested variance under Resolution No. 80-8-2, allowing the existing building on Lot 25 to remain within the reduced side setback.

- The Board further provided that the Unity of Title certificate would be returned to Mr. Thomas upon removal of the canopy connecting the buildings on Lots 24 and 25.
- The canopy was subsequently removed, thereby satisfying the final condition imposed by the Board.

Based upon the records available to me, all conditions required for release of the Unity of Title were satisfied more than forty-five years ago.

Subsequent Ownership History

Since 1980, Lots 24 and 25 have been conveyed multiple times by separate Warranty Deeds.

Lot 24 has been conveyed from:

- William A. Thomas, Sr.
- Donald M. Wood
- Jan O. Ahlstrom
- Hickmore Mortgage Investments, Inc.

Throughout these successive transfers:

- each parcel has been conveyed independently;
- the Martin County Property Appraiser has assessed each parcel separately;
- the Martin County Tax Collector has treated each parcel as an independent taxable parcel; and
- no recorded document has been identified indicating that the Unity of Title remains in effect.

I also spoke with Michelle McCarthy of the Martin County Property Appraiser's Office, who advised that the Property Appraiser's records have reflected Lots 24 and 25 as separate parcels with no Unity of Title since February 5, 1998.

Request

Based upon the foregoing, it appears that the Board of County Commissioners approved release of the Unity of Title, the Board of Zoning Adjustment granted the required variance, the final condition requiring removal of the connecting canopy was completed, and the County thereafter treated the parcels as separate properties for decades.

Accordingly, I respectfully request that your office review this matter and determine whether:

1. documentation exists confirming that the Unity of Title was previously released but simply was never recorded in the Official Records; or

2. if no such recorded release exists, the County take whatever administrative or legal action is appropriate to formally acknowledge and record the release of the Unity of Title so that the Official Records accurately reflect the actions previously approved by Martin County.

My purpose is simply to ensure that the public records accurately reflect the status of these properties and eliminate any uncertainty for future title examinations or transactions and that a record of a formal Release or Satisfaction of Unity of Title in the Official Records of Martin County exists.

I would appreciate the opportunity to meet with you or a member of your staff to review the historical documents if that would be helpful. I will gladly provide copies of the Board minutes, Resolution No. 80-8-2, the May 28, 1980 correspondence from Assistant County Attorney Robert Makemson, and any other documentation in my possession.

Thank you for your time and consideration. I look forward to your response.

Respectfully,



Norman Hickmore
President
Hickmore Mortgage Investments, Inc.

Cell: (305) 586-7613

UNITY OF TITLE

In consideration of the issuance of ~~XXXXXXXXXX~~

CERTIFICATE OF OCCUPANCY TO WILLIAM A. THOMAS SR.

~~XXXXXXXXXXXXXXXXXXXX~~

In Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict the use of lot/s 24 and 25 Block 2 of SPS COMMERCIAL CENTER Subdivision, Plat Book , at Page of the Public Records of Martin County, Florida, or property being otherwise described by metes and bounds as:

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 and assigns until such time as the same may be released in writing by the Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

Signed, sealed, executed, and acknowledged on this 27 day of MARCH, 19 80, at Martin County, Florida.

WITNESSES:

GUY S. KERESTY, III

J. S. KERESTY, III

WILLIAM A. THOMAS SR. (SEAL)

WILLIAM A. THOMAS SR. (SEAL)

 (SEAL)

STATE OF FLORIDA)
) SS)
COUNTY OF MARTIN)

I HEREBY CERTIFY that on this 27 day of MARCH, A.D. 19 80, before me personally appeared WILLIAM A. THOMAS SR. and to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged to me the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal in the County and State aforesaid, the day and year last aforesaid.

STATE OF FLORIDA
Martin County

I hereby certify that the foregoing is a true and correct copy of said Unity of Title as recorded in Clark's F.I.# 371292 of the public records in this office.

Witness my hand and seal of office this 27 day of MAR 1980
LOUISE V. ISAACS, Clerk
By Charlotte Burke D. C.

Notary Public, State of Florida at Large
My Commission Expires Nov. 27, 1981
Bonded by Assessor 1979-80 County Commission

Robert D. Burke
Notary Public



Memo — Legibility of writing, typing, or printing unsatisfactory in this document when microfilmed.

371292

In consideration of the issuance of ACKNOWLEDGMENT

CERTIFICATE OF OCCUPANCY TO WILLIAM A. THOMAS SR

ACKNOWLEDGMENT

in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict the use of lot/s 24 and 25, Block 2 of SPS COMMERCIAL CENTER Subdivision, Plat Book , at Page of the Public Records of Martin County, Florida, or property being otherwise described by metes and bounds as:

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WILLIAM A. THOMAS SR.

WILLIAM A. THOMAS SR.

J. S. KERESTY, III

STATE OF FLORIDA

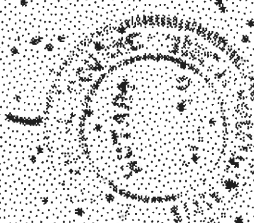
COUNTY OF MARTIN

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WITNESS my signature and official seal in the County and State aforesaid, this day and year last aforesaid.

Notary Public, State of Florida at Large
My Commission Expires Mar. 27, 1981
Renewed by Addition 1980 County Court

Richard J. Brunker
Notary Public



BOOK 492 PAGE 1489

CONDITION OF DOCUMENT
UNSATISFACTORY FOR MICROFILMING

Information
Systems, Inc.

April 21, 1980

Martin County
Attn: Mr. Robert Makernson
County Attorneys Office
Post Office Box 626
Stuart, Florida 33494

RECEIVED

APR 22 1980

MARTIN COUNTY
SPECIAL SEPT.

Re: Lots 25 & 25, Block 2, SPS Commercial Center.

Dear Mr. Makernson:

Please find attached, a copy of a Unity of Title, which was executed on or about 27th of March 1980, for the above legal description.

We are at this time, requesting the Unity of Title be lifted, so that we may appear before the Zoning Board for formal variance approval, due to the following:

1. At the time of construction, we were instructed by our General Contractor's engineer, Price Engineering Co., that the building would have to be moved five (5) feet to accommodate the septic drainfield.

2. After construction had started, we were informed that the building did not have to be moved, and we were now in violation of zoning ordinances. We were further informed, that by signing the Unity of Title, we could be issued a Certificate of Occupancy, and apply for the Zoning Variance at a later date.

We are therefore, requesting the Unity of Title be lifted, so that we may proceed with the formal request for variance.

The Certificate of Occupancy was needed at that time to complete the commitment of employment for two (2) certified blind proof readers, via the State of Florida Division of Blind Services.

Any considerations you can expedite at this time would be greatly appreciated.

Very truly yours,

William A. Thomas, Sr.

WILLIAM A. THOMAS, SR.
Director

WAT/jsk

Information Systems, Inc., 3132 S.E. Jay Street, Stuart, Florida 33494, (813) 283-4817

RECEIVED

JUL 02 2026

GROWTH MANAGEMENT
DEPARTMENT

October 1979 to MLH Properties, Ltd. Partnership, owner of Smithfield Shopping Center, to construct a drainage outfall under the Krueger properties to the Airport drainage ditch. This approval was granted subject to the Engineering Dept's satisfaction that the design of that outfall was appropriate. The easement has not yet been approved by Engineering. An easement document was submitted to Mr. Carmody and Mr. Darlson asked for a status report. He said his client has \$156,000 in escrow with the City of Stuart to complete the signalization of the intersection and construction of the drainage outfall as well as a contract with Dickerson for this construction.

Mr. Greenmyer said the legal description could now be provided to the County Attorney. Mr. Darlson said all necessary permits have been secured.

10. LEGAL

D. Request by William A. Thomas, Sr. to release Unity of Title.

Mr. Mumford explained that this property is located in the SPS Commercial Center. Mr. Thomas purchased property and constructed a warehouse located the appropriate 15' from the property line. He applied for, and received, a permit to build another warehouse on the adjacent lot. These plans also showed the 15' setback but the building was actually built 10' from the property line. He was advised to appear before the Board of Adjustment to discuss the 5' discrepancy but because time was limited and he wanted a certificate of occupancy, he gave a Unity of Title for both lots. Mr. Mumford's recommendation was that Mr. Thomas now appear before the Board of Adjustment and that the Unity of Title not be released until such time as that board has reached a decision regarding the setback.

Mr. Joe Koresty said Mr. Thomas wanted the Unity of Title released so that he could sell the buildings separately if he wished. Mr. Mumford explained that the Unity of Title on these two lots did away with the property line from which the 15' setback would otherwise be required. Commissioner Wacha agreed with Mr. Mumford's recommendation and added that the Board of Adjustment would probably decide that the hardship was self-imposed. Commissioner Higgins pointed out that if the Board released the Unity of Title at this time, it would place the property in violation of the zoning code. Mr. Fry explained that a variance cannot be considered unless there is a violation and, at this point, there is none.

Commissioner Wacha moved to release the Unity of Title contingent on the Board of Adjustment's approval of the variance, seconded by Commissioner Higgins. Motion carried, 4-0 (Chairman Hurchalla returned to the meeting).

A. RESOLUTION: request permission to advertise abandonment and vacation of 30' road right-of-way, lying between Tracts 1 and 8, Block 20 and Tracts 4 and 5, Block 29, St. Lucie Inlet Farms Subdivision, (Gregor Woods).

Commissioner Wacha moved permission to advertise at the same time the Gregor Woods project is before the Board. Commissioner Holt seconded the motion. Chairman Hurchalla said she was not in favor of abandoning any roads without a trade. Motion carried, 4-0.

EXHIBIT # 21

B. Review of Ordinance #142: General Site Plan Review and application approval.

Mr. Fry said this ordinance does not require deceleration/left

BOARD OF COUNTY COMMISSIONERS
P. O. Box 626 • Stuart, Florida 33494

STEPHEN FRY • County Attorney
ROBERT MAKEMSON • Assistant County Attorney
LEIF J. GRAZI • Assistant County Attorney



COUNTY OF MARTIN

May 28, 1980

STATE OF FLORIDA

RECEIVED

MAY 28 1980

P & Z Dept.

PHONE (305) 283-6760

RECEIVED

MAY 28 1980

P & Z Dept.

Mr. William S. Thomas, Sr.
Director, Triformations Systems, Inc. 283-4817
3132 SE Jay Street
Stuart, Florida 33494

JOE CRUSTY

RE: Lots 24 and 25, Block 2, SPS Commercial Center

Dear Mr. Thomas:

As you are probably aware, the Board of County Commissioners approved your request for release of Unity of Title at their May 20, 1980 meeting subject to the Zoning Board of Adjustment's granting a variance from the setback requirements.

It is your responsibility to petition the Zoning Board of Adjustment for this variance. If you have any questions regarding the procedure to accomplish this, please contact the Planning and Zoning Department.

Yours truly,

A handwritten signature in cursive script, appearing to read "Robert Makemson".
Robert Makemson
Assistant County Attorney

RM/ssj
cc: Planning & Zoning ✓

RECEIVED

JUL 02 2026

GROWTH MANAGEMENT
DEPARTMENT

BOARD OF COUNTY COMMISSIONERS
P. O. Box 626 • Stuart, Florida 33494

STEPHEN FRY • County Attorney
ROBERT MAKEMSON • Assistant County Attorney
LEIF J. GRAZI • Assistant County Attorney



COUNTY OF MARTIN

May 28, 1980

STATE OF FLORIDA

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MAY 28 1980

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PHONE (305) 283-6760

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Yours truly,

Handwritten signature of Robert Makemson.
Robert Makemson
Assistant County Attorney

RM/ssj
cc: Planning & Zoning ✓

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P. O. Box 626 • Stuart, Florida 33494

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LEIF J. GRAZI • Assistant County Attorney



COUNTY OF MARTIN

STATE OF FLORIDA

May 28, 1980

RECEIVED

MAY 28 1980

P & Z Dept.

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Yours truly,

Handwritten signature of Robert Makemson.
Robert Makemson
Assistant County Attorney

RM/ssj
cc: Planning & Zoning ✓

387742

RECEIVED

BEFORE THE BOARD OF ZONING ADJUSTMENT

MARTIN COUNTY, FLORIDA

RESOLUTION NO. 80-8-2

JUL 02 2026

GROWTH MANAGEMENT
DEPARTMENT

(RE: GRANTING A VARIANCE pursuant to the petition of
William A. Thomas, Sr.)

WHEREAS, pursuant to notice posted on the subject property, mailed to surrounding property owners as required by law and published on the 3th day of August, 19 80, in the Stuart News, a newspaper published in Martin County, Florida, the affidavit of publication of such notice being attached hereto as Exhibit "A," a public hearing was held by the Board of Zoning Adjustment of Martin County, Florida, in the County Administrative Center, 50 Kindred Street, Stuart, Florida, on the 28th day of August, 19 80, for the purpose of considering the written applications of William A. Thomas, Sr.

requesting the granting of a variance to Section 33-584(b) of the Martin County Code of Laws and Ordinances to allow:

a Unity of Title Certificate to be returned to Mr. Thomas, and further allowing the existing side yards to remain at a set-back of less than 15 feet as required by Section 33-584-(b)

on the property located in Martin County, Florida, and as described as:

Lot 25, Block 2, SPS Commercial Center. According to the Plat thereof recorded in the office of the Clerk of the Circuit Court in and for Martin County, Florida, Plat Book 5, page 33, of the public records.

WHEREAS, at said public hearing all interested parties had an opportunity to be heard for or against such application, and;

WHEREAS, this Board does hereby make the following findings of fact:

1. Said applicant has met all requirements for the granting of said variance in that owing to special conditions a literal enforcement of the zoning ordinance would result in an unnecessary hardship; that the reasons set forth in the application justify the

BOOK 57 PAGE 2483

BOOK 504 PAGE 2122

EXHIBIT 30-35

EXHIBIT # 2-14

October 1979 to MLH Properties, Ltd. Partnership, owner of Smithfield Shopping Center, to construct a drainage outfall under the Krueger properties to the Airport drainage ditch. This approval was granted subject to the Engineering Dept's satisfaction that the design of that outfall was appropriate. The easement has not yet been approved by Engineering. An easement document was submitted to Mr. Carmody and Mr. Darlson asked for a status report. He said his client has \$156,000 in escrow with the City of Stuart to complete the signalization of the intersection and construction of the drainage outfall as well as a contract with Dickerson for this construction.

Mr. Greenamyre said the legal description could now be provided to the County Attorney. Mr. Darlson said all necessary permits have been secured.

10. LEGAL

D. Request by William A. Thomas, Sr. to release Unity of Title.

Mr. Mumford explained that this property is located in the SPS Commercial Center. Mr. Thomas purchased property and constructed a warehouse located the appropriate 15' from the property line. He applied for, and received, a permit to build another warehouse on the adjacent lot. These plans also showed the 15' setback but the building was actually built 10' from the property line. He was advised to appear before the Board of Adjustment to discuss the 5' discrepancy but because time was limited and he wanted a certificate of occupancy, he gave a Unity of Title for both lots. Mr. Mumford's recommendation was that Mr. Thomas now appear before the Board of Adjustment and that the Unity of Title not be released until such time as that board has reached a decision regarding the setback.

Mr. Joe Koresty said Mr. Thomas wanted the Unity of Title released so that he could sell the buildings separately if he wished. Mr. Mumford explained that the Unity of Title on these two lots did away with the property line from which the 15' setback would otherwise be required. Commissioner Wacha agreed with Mr. Mumford's recommendation and added that the Board of Adjustment would probably decide that the hardship was self-imposed. Commissioner Higgins pointed out that if the Board released the Unity of Title at this time, it would place the property in violation of the zoning code. Mr. Fry explained that a variance cannot be considered unless there is a violation and, at this point, there is none.

Commissioner Wacha moved to release the Unity of Title contingent on the Board of Adjustment's approval of the variance, seconded by Commissioner Higgins. Motion carried, 4-0 (Chairman Hurchalla returned to the meeting).

A. RESOLUTION: request permission to advertise abandonment and vacation of 30' road right-of-way, lying between Tracts 1 and 8, Block 20 and Tracts 4 and 5, Block 29, St. Lucie Inlet Farms Subdivision, (Gregor Woods).

Commissioner Wacha moved permission to advertise at the same time the Gregor Woods project is before the Board. Commissioner Holt seconded the motion. Chairman Hurchalla said she was not in favor of abandoning any roads without a trade. Motion carried, 4-0.

EXHIBIT # 27

B. Review of Ordinance #142: General Site Plan Review and application approval.

Mr. Fry said this ordinance does not require deceleration/left

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
ZONING ADJUSTMENT OF MARTIN COUNTY, FLORIDA, that:

1. Applicant, William A. Thomas, Sr.
is granted a variance to Section 33-585(b) of the Martin County Code
of Laws and Ordinances as it applies to the property described
herein to allow:

a variance to the side yard set-back requirement,
allowing a set-back for the existing building on
Lot 25 to remain at less than 15 feet, as required
by the Ordinance. The Unity of Title Certificate
shall not be returned to Mr. Thomas until the
canopy currently existing between Lots 24 and 25,
SPS Commercial Center, is removed.

WAS DONE

Provided, all other zoning regulations, including setbacks, shall
be complied with.

2. The Secretary of this Board is hereby author-
ized and directed to record this resolution in the Official Records
of Martin County, Florida.

DULY PASSED AND ADOPTED THIS DAY OF , 19 .

BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

By: [Signature]
Chairman

ATTEST:

By: [Signature]
Secretary

APPROVED AS TO FORM & LEGALITY:

By: [Signature]
Stephen C. Frasier
Attorney for Board
of Adjustment

MARTIN CO. RECORDS
MARTIN COUNTY, FLA.
930 OCT -2 AM 11:49
LUBSE K. ISAACS
CLERK OF CIRCUIT COURT
BY [Signature] D.F.

BOOK 504 PAGE 2124

BOOK 57 PAGE 2485

EXHIBIT

2-16

EXHIBIT

10-37

granting thereof; that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure; that the granting of the variance will be in harmony with the general purpose and intent of the aforesaid Section 33-585(b) and will not be injurious to the neighborhood or otherwise detrimental to the public welfare or contrary to the public intent; and that the Applicant is entitled to a variance as aforesaid; and that this Board is empowered to grant same;

WHEREAS, this Board further finds that the following additional conditions and safeguards must be complied with in order to be in conformity with the intent of the zoning regulations and the public interest: subject to the condition that the unity of title shall not be presented to owner until the canopy currently existing between Lots 24 and 24, SPS Commercial Center, is removed.

WAS
DONE

WHEREAS, this Board additionally finds that this written application and the presentation made before this Board at said public hearing demonstrates:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.

2. That literal interpretations of the provisions of the zoning regulations, zoning resolution, or zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning regulations, zoning resolution, or zoning ordinance and would therefore result in an unnecessary hardship.

3. That the special conditions and circumstances do not result from the actions of the applicant.

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning regulations, zoning resolution, or zoning ordinance to owners of other lands, structures, or buildings in the same district.

No nonconforming use of the neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

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Mr. Fry said this ordinance does not require deceleration/left

INSTR # 2450490
OR BK 2712 PG 2956
(1 Pgs)
RECORDED 04/16/2014 01:19:18 PM
CAROLYN TIMMANN
MARTIN COUNTY CLERK
DEED DOC TAX \$1,925.00

RECEIVED

THOMAS A. FOGT, ESQ.
700 Colorado Avenue
Stuart, FL 34997

JUL 02 2026

GROWTH MANAGEMENT
DEPARTMENT

Parcel ID Number:

Warranty Deed

This Indenture, Made this 15 day of April, 2014 A.D., Between
Jan O. Ahlstrom, a single man

of the County of Martin, State of Florida, grantor, and
Hickmore Mortgage Investments Inc., a Florida corporation

whose address is: 3102 SE Jay Street, Stuart, FL 34997

of the County of Martin, State of Florida, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Martin State of Florida to wit:

Lot 24, Block 2, S.P.S. COMMERCIAL CENTER, according to the map or
plat thereof, as recorded in Plat Book 5, Page(s) 33, of the Public
Records of Martin County, Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Printed Name: Thomas A. FOGT
Witness

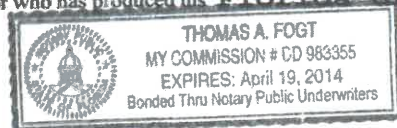
Jan O. Ahlstrom (Seal)
P.O. Address: 3132 SE Jay Street, Stuart, FL 34997

Printed Name: Jennifer A. Nolan
Witness

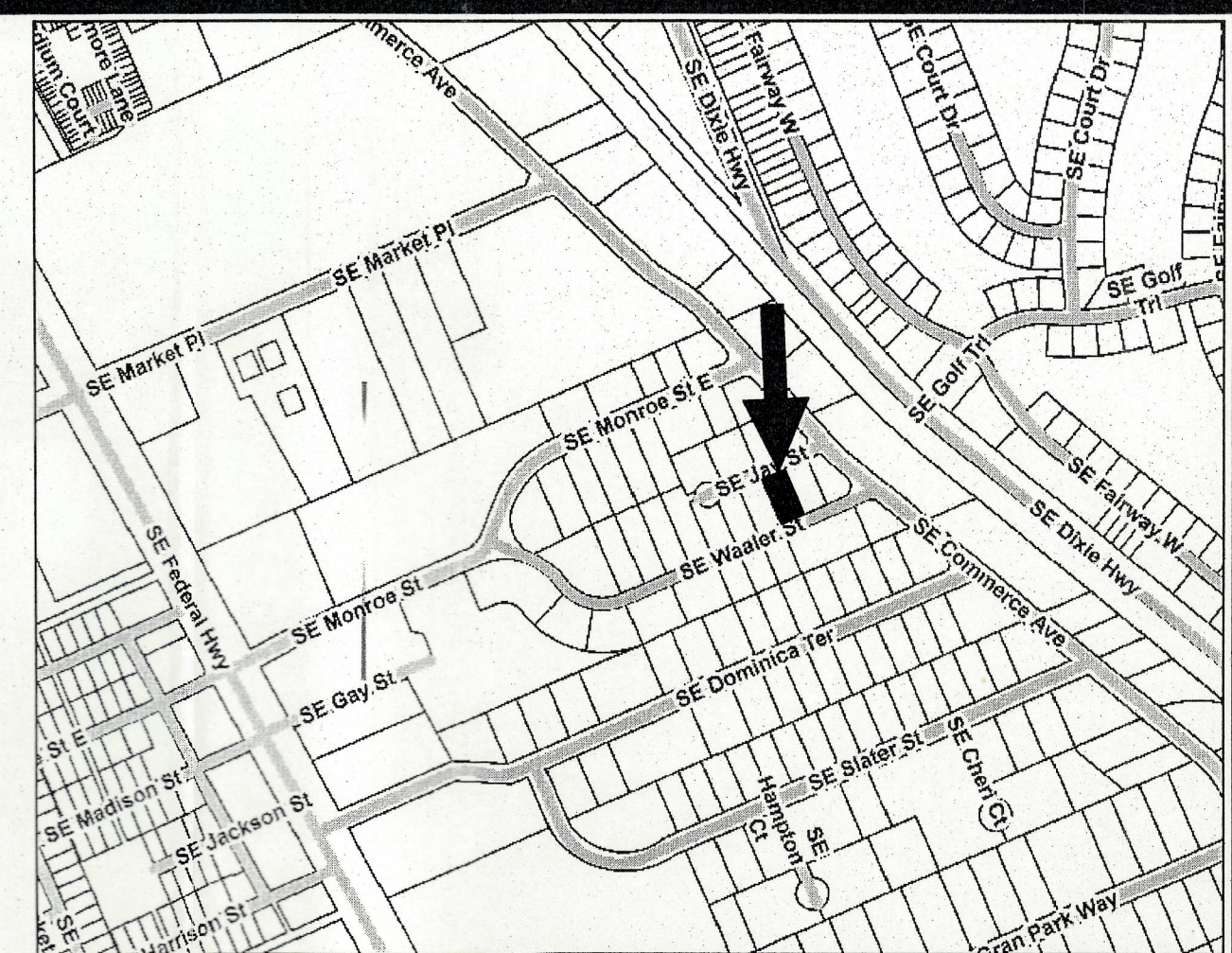
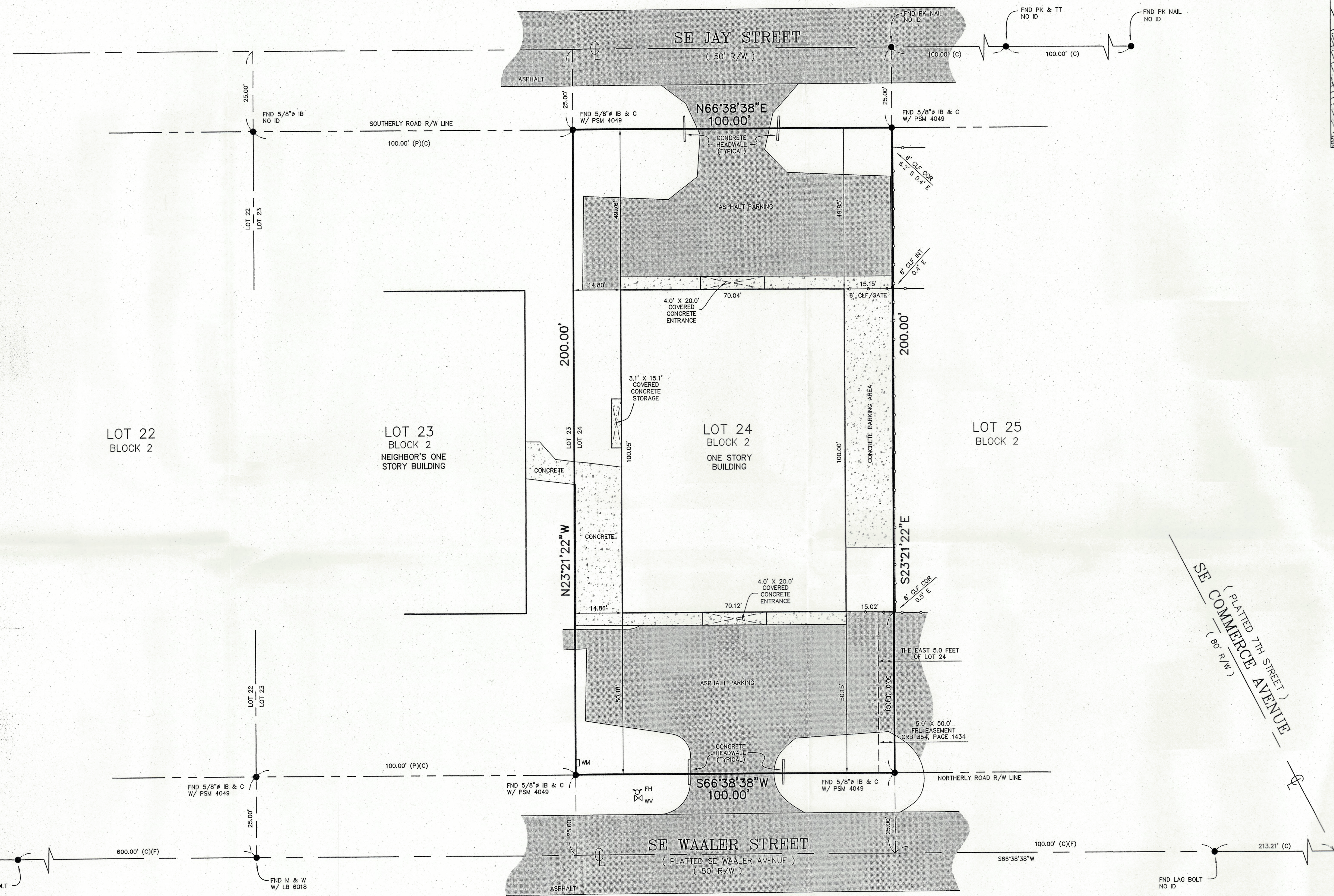
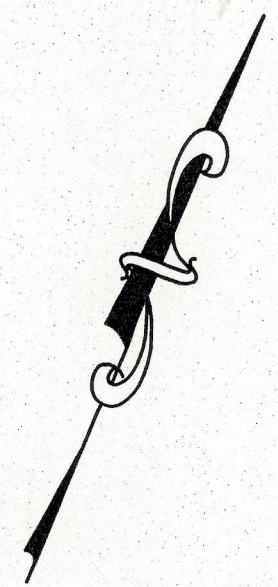
STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 15 day of April, 2014 by
Jan O. Ahlstrom, a single man

who is personally known to me or who has produced his Florida driver's license as identification



Printed Name: Thomas A. FOGT
Notary Public
My Commission Expires:



LOCATION MAP

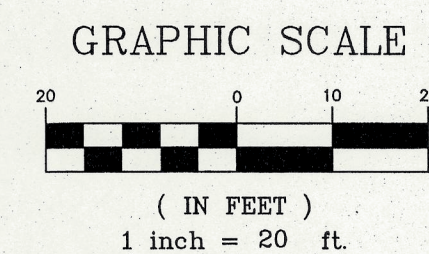
LEGAL DESCRIPTION

LOT 24, BLOCK 2, S.P.S. COMMERCIAL CENTER,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 5, PAGE 33, OF THE PUBLIC
RECORDS OF MARTIN COUNTY, FLORIDA.

RECEIVED

JUL 02 2026

GROWTH MANAGEMENT
DEPARTMENT



Date of Original Field Survey: 01/27/2015

Date of Updated Field Survey: 05/05/2026

LEGEND:

[illegible]

1. PROPERTY ADDRESS: 3132 SE JAY STREET &
3151 SE WAALER STREET
2. CERTIFIED TO:
 - NEELD REALTY 5, LLC
 - MICHAEL L. DALE, P.A.
 - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - SOUTHSTATE BANK, N/A

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

NOTES:

- NOTES:
1. Survey description as furnished by Client.
 2. Lends shown are not abstracted for easements and/or rights-of-way of record per American Land Title Association Commitment File No. 26-3297.
 3. All bearings are referenced to the Centerline of S.E. Waaler Street, platted as South 66°38'38" West, with all others being relative thereto.
 4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on benchmark "GCY D15", ELEV = 16.78'.
 5. There are no above ground encroachments, unless otherwise shown.
 6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0164H, dated 02/19/2020, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This information is not a representation or warranty and is provided as a courtesy. The flood zone(s) shall be verified by a determination agency.
 7. Underground foundations & utilities not located unless shown.
 8. The expected use of the survey and map is for Commercial Purposes.
 9. All measurements are in accordance with the United States standard, in feet.
 10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

PREPARED FOR: NEED REALTY 3, LLC

STEPHEN J. BROWN, INC. • DESIGNERS • LANDPLANNERS • CONSULTANTS
SURVEYORS • LICENSED BUSINESS NUMBER: 6487
3619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: STEVE@SJBSTUART.COM PHONE: (772)-288-7777

BOUNDARY VALUE PROBLEMS

DRAWN
S.J.B.
CHECKED
S.J.B.
DATE
02/01/2015
SCALE
1" = 20'
JOB NO.
6615-01-01
SHEET
ONE

F ONE SHEETS