



Agenda Item Summary

File ID: 24-1071

CNST-8

Meeting Date: 7/9/2024

PLACEMENT: Consent

TITLE:

REQUEST TO RELEASE THE UNITIES OF TITLE FOR PORTIONS OF TRACT 3 AND TRACT 4, BLOCK 74, OF THE ST. LUCIE INLET FARMS PLAT

EXECUTIVE SUMMARY:

The Parks Organization, LLC, on behalf of SUSO 3 Salerno LP, has requested the release of Unities of Title for portions of Tracts 3 and 4, Block 74, of the St. Lucie Inlet Farms Plat. As a result of a replat, these Unities are now part of the Salerno Village Square Shopping Center Replat, according to the plat thereof, recorded in Plat Book 17, Page 20, of the Public Records of Martin County, Florida.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** John Sinnott
Title: Senior Planner

REQUESTED BY: The Parks Organization, LLC, on behalf of SUSO 3 Salerno LP

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The Parks Organization, LLC, on behalf of the current subject property owner, SUSO 3 Salerno LP, has requested the release of Unities of Title affecting the subject property located at 3390 SE Salerno Road in Stuart. The current owner desires to release the existing Unities of Title to allow the sale of the subject property. The subject property is more particularly described as Lot 2, Salerno Village Square Shopping Center Replat, according to the plat thereof, recorded in Plat Book 17, Page 20, of the Public Records of Martin County, Florida.

A Unity of Title was recorded in 1999 by the subject property owners at that time as part of the development of a Winn Dixie store and retail shop. An additional Unity of Title was recorded in 2003 by the subject property owners as part of the development of a shopping center. The Unities of Title encumbered portions of Tract 3 and Tract 4, Block 74, St. Lucie Inlet Farms Plat, as recorded in Plat Book 1, Page 98, of the Public Records of Palm Beach (now Martin) County, Florida.

Those same portions of Tract 3 and Tract 4, Block 74, St. Lucie Inlet Farms Plat, were subject to a replat through the Salerno Village Square Shopping Center Plat, as recorded in Plat Book 16, Page

56, of the Public Records of Martin County, Florida. The entirety of the Salerno Village Square Shopping Center Plat was then subjected to a replat via the Salerno Village Square Shopping Center Replat.

The following supporting materials are attached to this Agenda Item:

Application for releasing the Unities of Title
Resolution releasing the Unities of Title
Exhibit A, 1999 Unity of Title
Exhibit B, 2003 Unity of Title

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with the applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt a Resolution releasing the Unities of Title.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and direct staff.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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