



Legislation Details (With Text)

File #: 19-0533

Type: Consent **Status:** Agenda Ready

In control: Board of County Commissioners

On agenda: 6/18/2019 **Final action:**

Title: REQUEST RELEASE OF THE UNITY OF TITLE FOR MARTIN COMMERCE CENTER AT GRAN PARK WEST

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2019_0514_G056-011_Resolution.pdf, 2. 2019_0510_G056-011_Ltr_to_NvV.pdf, 3. Final Site Plan.pdf, 4. 2019_0510_G056-011_Unity of Title.pdf, 5. 2019_0510_G056-011_Special Warranty Deed.pdf

Date	Ver.	Action By	Action	Result
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PLACEMENT: Consent

TITLE:

REQUEST RELEASE OF THE UNITY OF TITLE FOR MARTIN COMMERCE CENTER AT GRAN PARK WEST

EXECUTIVE SUMMARY:

Martin Homes, Inc. is requesting the release of a Unity of Title for Martin Commerce Center at Gran Park West located at 3193 SE Gran Park Way in Port Salerno.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Peter Walden
Title: Principal Planner

REQUESTED BY: Grazi & Gianino, LLP, Ryan S. Grazi, Esq.

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

Martin Homes, Inc. filed a Unity of Title for the Martin Commerce Center @ Gran Park West on August 28, 2006 in consideration for site plan approval dated July 12, 2006 authorizing the construction of a retail, office and warehouse center in Gran Park of Port Salerno. The approximate 1.288-acre parcel consisted of the east ½ of lot 5 and the west ½ of lot 6 in the Gran Park Industrial Subdivision.

The project received revised final site plan approval on January 20, 2009 for revisions to the 15,326 square foot retail / office / warehouse center. No site plan changes have been made subsequent to this site plan approval.

The property has been completely built out and no redevelopment of the site is anticipated. The recorded Unity of Title required the site to be developed as a condominium, although the building has always been held in single ownership. The owner wishes to convey the property at this time and has requested that the Unity of Title to be released.

The following supporting materials are attached to this Agenda Item:

Resolution releasing the Unity of Title

Application requesting a release of Unity of Title

Copy of the approved final site plan.

Original Unity of Title

Deed

ISSUES:

There are no issues related to the application.

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board approve the resolution releasing the Unity of Title for Martin Commerce Center @ Gran Park West.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and direct staff.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$179.00 application fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

Same as above.

DOCUMENT(S) REQUIRING ACTION:

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

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