



## Agenda Item Summary

---

**File ID:** 19-0175

**CNST-13**

**Meeting Date:** 1/29/2019

---

**PLACEMENT:** Consent

**TITLE:**

**REQUEST FOR A PARTIAL RELEASE OF THE SECOND AMENDED UNITY OF TITLE FOR PALM CITY BUSINESS PARK**

**EXECUTIVE SUMMARY:**

The property owner has requested a partial release of the Second Amended Unity of Title in reference to Phase III for the Palm City Business Park. The property is located on the west side of SW High Meadows Avenue approximately one half mile south of SW Martin Highway.

**DEPARTMENT:** Growth Management

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

**REQUESTED BY:** Robert S. Raynes, Jr. Esq.

**PRESET:**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

Palm City Business Park first received site plan approval on August 5, 2004 for an 87,200 sq. ft. commercial plaza. On February 22, 2007 a second phase of development of the plaza was approved bringing the total sq. ft. of the commercial site to 99, 976 sq. ft. On July 15, 2008 the project received revised master site plan approval for the first two phases plus an additional third phase that was to include a 23,213 sq. ft. office building. Along with the revised master site plan approval the owner, Palm City Associates, LLC provided a Second Amended Unity of Title for the entire project.

The third phase of the project has never been developed and the development order has expired. The first two phases which received final site plan approvals have been constructed and all associated infrastructure is 100 percent complete.

Palm City Associates, LLC wishes to develop Phase III as a standalone project. A partial release of the Second Amended Unity of Title is necessary for that to occur. No development can take place on Phase III without a new development application and approval through the County development review process.

The following supporting materials are attached to this agenda item:

Resolution releasing Phase III from the Second Amended Unity of Title.  
Application requesting a release of Unity of Title, including a copy of recorded development order and the recorded Second Amended Unity of Title  
Copy of the approved Master Plan

**ISSUES:**

None

**LEGAL SUFFICIENCY REVIEW:**

This item has been reviewed for legal sufficiency.

**RECOMMENDED ACTION:**

**RECOMMENDATION**

Move that the Board approve the attached resolution providing a partial release of the Second Amended Unity of Title regarding Palm City Business Park.

**ALTERNATIVE RECOMMENDATIONS**

1. *Pull* this item from the Consent Agenda
2. Move to request additional information from the applicant and continue the matter to a future date certain.
3. Move to deny the Resolution.

**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: