

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**RESOLUTION NO. 25-\_\_\_\_\_**

**ADOPT A RESOLUTION APPROVING AND ACCEPTING THREE (3) WARRANTY DEEDS AND A QUIT-CLAIM DEED FOR DEDICATION OF RIGHT-OF-WAY FROM RIO SOUTH DIXIE LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS A CONDITION OF APPROVAL OF THE PRESERVE AT RIO FINAL SITE PLAN, AND RIO MARINE VILLAGE EAST PHASE 1 FINAL SITE PLAN, AND RIO MARINE VILLAGE PHASE 2 WEST FINAL SITE PLAN PROJECTS**

**WHEREAS**, Rio South Dixie LLC, a Florida limited liability company, has agreed to provide three (3) Warranty Deeds and a Quit-Claim Deed for right-of-way on both the north and south sides of NE Dixie Highway as a condition of approval of the Preserve at Rio Final Site Plan, Rio Marine Village East Phase 1 Final Site Plan and Rio Marine Village Phase 2 West Final Site Plan projects; and

**WHEREAS**, by documents entitled “Warranty Deed” executed on September 24, 2025, Rio South Dixie LLC grants to Martin County deeds for dedicated right-of-way; and

**WHEREAS**, by document entitled “Quit-Claim Deed” executed on September 24, 2025, Rio South Dixie LLC grants to Martin County a deed for dedicated right-of-way; and

**WHEREAS**, Sec. 139.31 and 139.32, General Ordinances, Martin County Code, require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by Resolution by the Board of County Commissioners of Martin County; and

**WHEREAS**, pursuant to Sec. 336.08, Fla. Stat., the Board may designate the property as part of a public County Road by adoption of a resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:**

Martin County hereby approves and accepts three (3) Warranty Deeds and a Quit-Claim Deed from Rio South Dixie LLC, a Florida limited liability company, and designates the property as County right-of-way.

**DULY PASSED AND ADOPTED THIS 4<sup>th</sup> DAY OF NOVEMBER, 2025.**

ATTEST:

MARTIN COUNTY BOARD OF COUNTY  
COMMISSIONERS

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CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER

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SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

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ELYSSE ELDER, ACTING COUNTY ATTORNEY