



Legislation Details (With Text)

File #: 24-1035

Type: Consent **Status:** Agenda Ready

In control: Board of County Commissioners

On agenda: 7/9/2024 **Final action:**

Title: ADOPT A RESOLUTION APPROVING AND ACCEPTING A SPECIAL WARRANTY DEED FOR DEDICATED RIGHT-OF-WAY FROM MAM US LLC ALONG SW NEWFIELD PARKWAY, FKA SW CITRUS BOULEVARD, IN PALM CITY

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Resolution.pdf, 3. Executed Special Warranty Deed pkg.pdf

Date	Ver.	Action By	Action	Result
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PLACEMENT: Consent

TITLE:

ADOPT A RESOLUTION APPROVING AND ACCEPTING A SPECIAL WARRANTY DEED FOR DEDICATED RIGHT-OF-WAY FROM MAM US LLC ALONG SW NEWFIELD PARKWAY, FKA SW CITRUS BOULEVARD, IN PALM CITY

EXECUTIVE SUMMARY:

This is a request for the adoption of a Resolution approving and accepting a Special Warranty Deed for dedicated right-of-way along SW Newfield Parkway, FKA SW Citrus Boulevard, from MAM US LLC, (MAM), a Delaware limited liability company, as a condition of a Right-of-Way Use Permit for the Newfield Project.

DEPARTMENT: Public Works

PREPARED BY: **Name:** Carla T. Segura, FRP
Title: Real Property Manager

REQUESTED BY: Michael Grzelka, County Engineer

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

1. Documents Drafted by:
Martin County Real Property Division

2. Parties:
MAM USA LLC, Grantor
Martin County, Grantee
3. Purpose:
ROW Dedication on SW Newfield Parkway as a condition of the Right-of-Way Use Permit
4. New/Renewal/Modified:
New
5. Duration:
Perpetual
6. Benefits to Martin County:
Additional ROW to the County
7. Costs to Martin County:
None. Recording fees paid by the applicant

As a condition of approval of Right-of-Way Use Permit ENG2023100012, MAM has provided a Special Warranty Deed, conveying dedicated right-of-way to Martin County on SW Newfield Parkway.

The Grantor has provided the required due diligence materials and the Real Property Division has confirmed ownership of the property to be conveyed. There are no mortgages encumbering the right-of-way premises.

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 of the Board of County Commissioners of Martin County.

Sec. 336.08, Fla. Stat. states the Board may designate the property as a public County road by adoption of a Resolution.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with 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 approving and accepting the Special Warranty Deed for dedicated right-of-way along SW Newfield Parkway from MAM US LLC as a condition of the Right-of-Way Use Permit for the Newfield Project and authorize the Chairman to execute all documents necessary to complete this project.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and provide staff with an alternative recommendation.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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