

2. Parties:
Pine Ridge at Hobe Sound LLC, Grantor
Martin County, Grantee
3. Purpose:
ROW Dedication on the west side of SE Dixie Highway as a condition of approval of the Pine Ridge Minor Final Site Plan
4. New/Renewal/Modified:
New
5. Duration:
Perpetual
6. Benefits to Martin County:
Additional ROW to the County
7. Costs to Martin County:
None

As a condition of approval of the for the Pine Ridge Minor Final Site Plan project located in Hobe Sound, the applicant is required to dedicate six feet (6') of right-of-way along the west side of SE Dixie Highway in Hobe Sound.

The Applicant 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 dedication premises.

Section 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 from the Board of County Commissioners of Martin County and pursuant to Section 336.08, Florida Statutes, the Board may designate the right-of-way property as a public County road.

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 accepting and approving a Warranty Deed from Pine Ridge at Hobe Sound LLC, a Delaware limited liability company, to Martin County for six feet (6') of right-of-way, along the west side of SE Dixie Highway as a condition of approval of the Pine Ridge Minor Final Site Plan and authorize the Chairman to execute any and all documents necessary to complete

the transaction.

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 Resolution
 Other:

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