



Legislation Details (With Text)

File #: 20-0429

Type: Consent **Status:** Agenda Ready

In control: Board of County Commissioners

On agenda: 2/18/2020 **Final action:**

Title: LAUREL LANE HOLDINGS AND HOBE SOUND JUPITER ISLAND PROPERTIES REQUEST APPROVAL OF RESOLUTIONS RELEASING UNITIES OF TITLE AND ACCEPTING RIGHT OF WAY DEDICATION FOR SE KIMBERLY WAY

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Release of Unities of Title Resolution.pdf, 3. Resolution Accepting Deed.pdf

| Date | Ver. | Action By | Action | Result |
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PLACEMENT: Consent

TITLE:

LAUREL LANE HOLDINGS AND HOBE SOUND JUPITER ISLAND PROPERTIES REQUEST APPROVAL OF RESOLUTIONS RELEASING UNITIES OF TITLE AND ACCEPTING RIGHT OF WAY DEDICATION FOR SE KIMBERLY WAY

EXECUTIVE SUMMARY:

On behalf of Laurel Lane Holdings, LLC, and Hobe Sound Jupiter Island Properties, LLC, Michael Dooley is requesting the release of Unities of Title on its property. The release is required in order to convey 8.5' of right-of-way for SE Kimberly Way to Martin County. The conveyance is a condition precedent to issuance of the Road Opening Permit approved by Resolution 19-9.2 on September 10, 2019. In addition, the Warranty Deed must be accepted and approved by resolution of the Board.

DEPARTMENT: Public Works

PREPARED BY: **Name:** Colleen J. Holmes, CLA
Title: Real Property Coordinator

REQUESTED BY: Terry Rauth, P.E., Public Works Director

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

On September 10, 2019, the Board of County Commissioners adopted Resolution 19-9.2 authorizing the issuance of a Road Opening Permit for SE Kimberly Way in Hobe Sound. A requirement of the

issuance of the Road Opening Permit is the conveyance of 8.5' of right-of-way along SE Kimberly Way from SE Eagle Avenue to SE Dixie Highway to Martin County. Pursuant to the Unities of Title on the property the right-of-way cannot be conveyed without a release by the Board of County Commissioners of Martin County.

A resolution has been prepared releasing the Unities of Title. A new Unity of Title is being provided as a requirement of the Road Opening Permit.

In addition, Sections 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of interest in land to Martin County for any public purpose shall be accepted and approved by resolution of the Board of County Commissioners.

A resolution accepting and approving a Warranty Deed from Laurel Lane Holdings, LLC, a Florida limited liability company and Hobe Sound Jupiter Island Properties, LLC, a Florida limited liability company has been prepared.

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 the resolution releasing the Unities of Title for the property owned by Laurel Lane Holdings, LLC, a Florida limited liability company and Hobe Sound Jupiter Island Properties, LLC, a Florida limited liability company.
- Move that the Board adopt the resolution accepting and approving the Warranty Deed conveying 8.5' of right-of-way for SE Kimberly Way from Laurel Lane Holdings, LLC, a Florida limited liability company and Hobe Sound Jupiter Island Properties, LLC, a Florida limited liability company and authorize the Chairman to sign any and all documents necessary to complete the transaction.

ALTERNATIVE RECOMMENDATIONS

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

FISCAL IMPACT:

RECOMMENDATION

Recording costs to be paid by Applicant.

| Funding Source | County Funds | Non-County Funds |
|----------------|--------------|------------------|
| | | |
| | | |
| | | |
| Subtotal | | |
| Project Total | | |

ALTERNATIVE RECOMMENDATIONS

Unknown.

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☒ Other: 2 Resolutions

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