



## Legislation Details (With Text)

**File #:** 23-0574

**Type:** Consent      **Status:** Agenda Ready

**In control:** Board of County Commissioners

**On agenda:** 3/21/2023      **Final action:**

**Title:** ADOPT A RESOLUTION APPROVING AND ACCEPTING THE DEDICATION AND CONVEYANCE OF RIGHT-OF-WAY ALONG SW BRIDGE ROAD FROM THREE LAKES GOLF CLUB, LLC, AS A CONDITION OF APPROVAL OF THE REVISED FINAL SITE PLAN IN STUART

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map.pdf, 2. Resolution redline.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 THE DEDICATION AND CONVEYANCE OF RIGHT-OF-WAY ALONG SW BRIDGE ROAD FROM THREE LAKES GOLF CLUB, LLC, AS A CONDITION OF APPROVAL OF THE REVISED FINAL SITE PLAN IN STUART**

**EXECUTIVE SUMMARY:**

This is a request for the adoption of a resolution approving and accepting a Special Warranty Deed for dedication of right-of-way of varying widths along the property frontage on the north side of SW Bridge Road from Three Lakes Golf Club, LLC, a Delaware limited liability company (Three Lakes), as a condition of approval of the Three Lakes Golf Club Revised Final Site Plan.

**DEPARTMENT:** Public Works

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

**REQUESTED BY:** Paul Schilling, Growth Management Director

**PRESET:**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

1. Documents Drafted by:  
Martin County

2. Parties:  
Three Lakes Golf Club, LLC, Grantor  
Martin County, Grantee
3. Purpose:  
ROW Dedication north of SW Bridge Road as a condition of approval of the Three Lakes Golf Club, LLC Revised 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 Revised Final Site Plan for the Three Lakes project located in Stuart, the applicant is required to dedicate right-of-way of varying widths along the property frontage on the north side of SW Bridge Road.

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 Special Warranty Deed from Three Lakes Golf Club, LLC, a Delaware limited liability company, to Martin County for right-of-way of varying widths, along the north side of SW Bridge Road as a condition of approval of the Three Lakes

Golf Club Revised Final Site Plan 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 an alternative recommendation.

### **FISCAL IMPACT:**

### **RECOMMENDATION**

None

### **ALTERNATIVE RECOMMENDATIONS**

None

### **DOCUMENT(S) REQUIRING ACTION:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter          | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application         | <input type="checkbox"/> Notice                | <input type="checkbox"/> Ordinance            |
| <input type="checkbox"/> Other:                      | <input checked="" type="checkbox"/> Resolution |   |

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