



Agenda Item Summary

File ID: 20-0611

CNST-5

Meeting Date: 5/5/2020

PLACEMENT: Consent

TITLE:

ADOPT A RESOLUTION ACCEPTING AND APPROVING A WARRANTY DEED FROM HOBE SOUND TOWNHOUSE II, LLC FOR DEDICATION OF RIGHT OF WAY ALONG SE LARES AVENUE AND 25' CORNER CLIP ON SE KINGSLEY STREET AND SE LARES AVENUE

EXECUTIVE SUMMARY:

This is a request for the adoption of a resolution accepting and approving a Warranty Deed for ROW dedication along SE Lares Avenue and a 25' corner clip on SE Kingsley Street and SE Lares Avenue from Hobe Sound Townhouse II, LLC, a Florida limited liability corporation, as part of the conditions of approval of the Minor Final Site Plan for Algozzini Place.

DEPARTMENT: Public Works

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

REQUESTED BY: Peter Walden, Principal Planner, Growth Management Department

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

- | | | |
|----|--|--|
| 1. | Documents Prepared by: | Martin County Real Property Division
Applicant's Attorney |
| 2. | Parties to ROW Dedication and Warranty Deed: | Hobe Sound Townhouse II, LLC, a Florida limited liability corporation, Grantor
Martin County, Grantee |
| 3. | Purpose: | Acquisition of required ROW and corner clip pursuant to Minor Final Site Plan approval |
| 4. | New/Renewal/Modified: | New |
| 5. | Duration: | Perpetual |
| 6. | Benefits to Martin County: | Dedication of required ROW |

7. Cost to Martin County: None

As a condition of approval of a Minor Final Site Plan for Hobe Sound Townhouse II, LLC, the Applicant is required to convey a Warranty Deed for dedication of ROW along SE Lares Avenue and a 25' corner clip at the corner of SE Kingsley Street and SE Lares Avenue.

The Applicant has provided the required due diligence materials and the Real Property Division has confirmed ownership of the property to be conveyed.

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.

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 accepting and approving the Warranty Deed for Right-of-Way dedication on SE Lares Avenue and a 25' corner clip at the corner of SE Kingsley Street and SE Lares Avenue from Hobe Sound Townhouse II, LLC, a Florida limited liability corporation.
- Move that the Board authorize the Chairman to execute any and all documents necessary to complete the transaction.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None. The Applicant has paid for all due diligence materials and will pay all recording costs.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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