

**INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM**

TO: Michael Zito, Interim County Administrator
FROM: Richard B. Szyrka, P.E., Public Works Director
SUBJECT: Venetian Grove – Right of Way Acceptance and Murphy Reservation Release
DATE: February 10, 2023

DESCRIPTION AND CONDITIONS

Venetian Grove is a subdivision located south of State Road 60, on the east side of 98th Avenue between 8th and 12th Street, with a portion of the subdivision extending to 16th Street. The subdivision encompasses approximately 226 acres with a total of 900 units planned for development.

Venetian Grove is in the final stages of obtaining permits for construction. One of the requirements for obtaining a Land Development Permit (LDP) from Public Works is for the developer to dedicate the necessary right-of-way for 8th Street, 12th Street, 16th Street, and 98th Avenue to support the project and for future construction of a roadway network in this area. See attached Exhibit A.

In October of 2021, the Developer's engineer submitted documentation for the release of Murphy Reservations that encumbered portions of the property along 12th Street, 16th Street, and 94th Avenue, see attached Exhibit B. The project was still in the design phase at that time and there was road right-of-way that the Developer was required to deed to the County for the project and future roadway extensions. As such, Staff was not amenable at that time to releasing the Murphy Reservations until the Developer provided the proper documentation to deed the necessary right-of-way to the County. The Developer has now submitted the proper documentation to the County for the necessary right-of-way.

As such, staff is requesting that the Board accept the deeds for the right-of-way shown in Exhibit A and release the Murphy Reservations shown in Exhibit B.

FUNDING

No funding is necessary for this item.

RECOMMENDATION

Staff recommends the Board of County Commissioners accept the right-of-way deeds for 8th Street, 12th Street, 16th Street, and 98th Avenue and authorize the Public Works Director to execute the document releasing the Murphy Reservations provided in Exhibit B.

ATTACHMENTS

Exhibit A - Venetian Grove Deeds and Releases
Exhibit B - Murphy Reservation Release Request

APPROVED AGENDA ITEM FOR: February 21, 2022