

## Staff Report

**Subject:** Palm Ridge Phase 1 Deed Approval (First District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** July 15, 2025  
**Item Description:** Consideration to approve Palm Ridge Phase 1 Warranty Deed. **Map # 352**  
**Parcel # 79**

## Summary Recommendation

Staff has reviewed the Warranty Deed and recommends approval.

## Executive Summary/Background

- The Board of Commissioners approved the Palm Ridge Phase 1 Plat at the June 17, 2025, meeting.
- This deed includes streets, rights-of-way, pump station, water, reuse, sewer, and easements for Palm Ridge Phase 1.
- The delay of this deed resulted from a staff-related error, and steps have been taken to prevent a recurrence.
- The County Attorney has reviewed the Warranty Deed.

## Alternatives

1. **Approve** the Warranty Deed for Palm Ridge Phase 1

2. **Take no action**

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services, County Attorney

**FUNDING:** N/A

**Attachments:** 1. Warranty Deed for Palm Ridge Phase 1