



**Martin County, Florida**  
**Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

**DEVELOPMENT REVIEW APPLICATION**

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**A. GENERAL INFORMATION**

**Type of Application:** Plat

**Name or Title of Proposed Project:** Newfield Crossroads Phase 1A-2 Plat

**Brief Project Description:**

Plat for Newfield Farm - approved Final Site Plan project number is P172-015 (DEV2024030013).

**Was a Pre-Application Held?**  YES/NO  **Pre-Application Meeting Date:** 4/29/24

**Is there Previous Project Information?**  YES/NO

**Previous Project Number if applicable:** \_\_\_\_\_

**Previous Project Name if applicable:** Crossroads Phase 1A-2 - Final Site Plan

**Parcel Control Number(s)**

04384000000000120 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**B. PROPERTY OWNER INFORMATION**

**Owner (Name or Company):** Mattamy Palm Beach LLC

**Company Representative:** James FitzGerald

**Address:** 2500 Quantum Lakes Drive, Suite 215

**City:** Boynton Beach, **State:** FL **Zip:** 33426

**Phone:** 678-316-6856 **Email:** james.fitzgerald@mattamycorp.c

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Mattamy Palm Beach LLC  
Company Representative: James FitzGerald  
Address: 2500 Quantum Lakes Drive, Suite 215  
City: Boynton Beach, State: FL Zip: 33426  
Phone: 678-316-6856 Email: james.fitzgerald@mattamycorp.c

**Agent (Name or Company):** Mattamy Palm Beach LLC  
Company Representative: James FitzGerald  
Address: 2500 Quantum Lakes Drive, Suite 215  
City: Boynton Beach, State: FL Zip: 33426  
Phone: 678-316-6856 Email: james.fitzgerald@mattamycorp.c

**Contract Purchaser (Name or Company):** N/A  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Dover Kohl Partners  
Company Representative: Victor Dover  
Address: 1571 Sunset Drive  
City: Miami, State: FL Zip: 33143  
Phone: 305-666-0446 Email: vdover@doverkohl.com

**Landscape Architect (Name or Company):** CultivateLand  
Company Representative: Jake Salzman  
Address: 7632 Hammerly Blvd.  
City: Houston, State: TX Zip: 77055  
Phone: 832-776-9487 Email: jsalzman@cultivateland.com

**Surveyor (Name or Company):** Bowman Consulting Group, Inc.  
Company Representative: Rick Barnes  
Address: 301 SE Ocean Blvd., Suite 301  
City: Stuart, State: FL Zip: 34994  
Phone: 772-283-1413 Email: rbarnes@bowman.com

**Civil Engineer (Name or Company):** Kimley-Horn  
Company Representative: Michael Schwartz, P.E.  
Address: 1920 Wekiva Way, Suite 200  
City: West Palm Beach, State: FL Zip: 33411  
Phone: 561-404-7247 Email: mike.schwartz@kimley-horn.com

**PROJECT PROFESSIONALS CONTINUED**

**Traffic Engineer (Name or Company):** MacKenzie Engineering & Planning, Inc.  
Company Representative: Shaun MacKenzie, P.E.  
Address: 1172 SW 30th Street, Suite 500  
City: Palm City, State: FL Zip: 34990  
Phone: 772-286-8030 Email: shaun@mackenzieengineeringgroup.com

**Architect (Name or Company):** Housing Design Matters  
Company Representative: Deryl Patterson  
Address: 11512 Lake Mead Ave., Unit 301  
City: Jacksonville, State: FL Zip: 32256  
Phone: 904-572-1505 Email: deryl@housingdesignmatters.com

**Attorney (Name or Company):** Tyson Waters  
Company Representative: Fox McCluskey  
Address: 3461 SE Willoughby Blvd.  
City: Stuart, State: FL Zip: 34994  
Phone: 772-287-4444 Email: twaters@foxmccluskey.com

**Environmental Planner (Name or Company):** EW Consultants, Inc.  
Company Representative: Ed Weinberg  
Address: 1000 SE Monterey Commons Blvd., Suite 208  
City: Stuart, State: FL Zip: 34996  
Phone: 772-287-8771 Email: eweinberg@ewconsultants.com

**Other Professional (Name or Company):** \_\_\_\_\_  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**D. Completeness Sufficiency Review**

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

**E. Certification by Professionals**

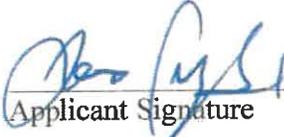
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

This box must be checked if the applicant waives the limitations.

**F. APPLICANT or AGENT CERTIFICATION**

*I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.*

  
Applicant Signature

7/22/24  
Date

JAMES FITZGERALD  
Printed Name

**STATE OF FLORIDA  
COUNTY OF MARTIN**

The foregoing instrument was  sworn to,  affirmed, or  acknowledged before me by means of  physical presence or  online notarization this 22<sup>nd</sup> day of July, 2024, by \_\_\_\_\_, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



  
(Printed, Typed or Stamped Name of Notary Public)



**Martin County Florida Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
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### Digital Submittal Affidavit

I, James Fitzgerald, attest that the electronic version included for the project Newfield Crossroads Phase 1A-2 Plat is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]  
 Applicant Signature

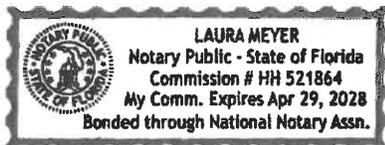
7/22/24  
 Date

**STATE OF FLORIDA**  
**COUNTY OF MARTIN**

The foregoing instrument was  sworn to,  affirmed, or  acknowledged before me by means of  physical presence or  online notarization this 22nd day of July, 2024, by James Fitzgerald, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



[Signature]  
 (Printed, Typed or Stamped Name of Notary Public)



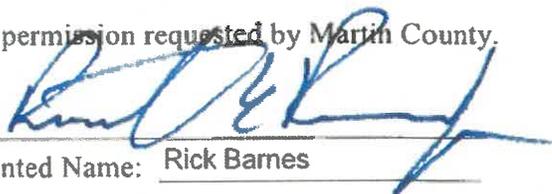
**Martin County Florida Growth Management Department**  
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**PERMISSION TO DUPLICATE COPYRIGHT MATERIALS**

I, Rick Barnes, am the copyright owner of the following materials:  
Newfield Crossroads Phase 1A-2 Plat ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

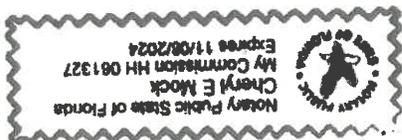
I warrant that I have the authority to grant the permission requested by Martin County.

  
 Printed Name: Rick Barnes

STATE OF FLORIDA  
 COUNTY OF MARTIN

The foregoing instrument was  sworn to,  affirmed, or  acknowledged before me by means of  physical presence or  online notarization this 22 day of July, 2021, by Rick Barnes, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Cheryl E Mock  
 (Printed, Typed or Stamped Name of Notary Public)



**Mattamy Homes • Southeast Florida Division**  
2500 Quantum Lakes Dr., Suite 215  
Boynton Beach, FL 33426  
T 561-413-6101

## **PROJECT NARRATIVE – CROSSROADS NIEGHBORHOOD PHASE 1A-2 PLAT**

Updated: 8/1/2024

### The Application:

The proposed application is for a Plat for the Crossroads Neighborhood Phase 1A-2, 4.85-acre agritourism amenity parcels, within the previously approved 139-acre Crossroads Neighborhood as identified in Section 11.2.1 of the PMUV, Martin County, Florida. The subject area is located within the boundary of the approved Crossroads Neighborhood Phase 1A Infrastructure Final Site Plan (DEV2023060015). The Final Site Plan associated with the subject area was approved under the project number P172-015 (DEV2024030013). The project area for the subject application is less than 25% of the approved Master Site Plan complying with Section 11.7.4.

### The Subject Property:

The subject property is 4.85 acres of vacant land currently under agricultural use. It is a section of the 3,411 acres of MUV land use that lies between the C-23 canal to the north, The Florida Turnpike to the east, Palm City farms to the south and 7J's, Stuart West/Cobblestone to the west. This parcel/phase is located along SW Newfield Parkway (f.k.a. SW Citrus Boulevard), where it frames the visual corridor to southbound passersby as they approach the Crossroads neighborhood.

The property owner is Mattamy Palm Beach LLC. Underlying land use is Mixed Use Village (MUV) and zoning is Planned Mixed Use Village (PMUV). Surrounding land has the same land use and zoning designation and the same owner. This parcel/phase is hereon referred to as Newfield Farm.

### Agricultural Legacy:

Following the Kiplinger family's purchase of the nearly five-square mile property now known as "Newfield" in 1980 from General Development Corporation, the property was used for a host of agricultural purposes including sod, cattle grazing, citrus, tomatoes and more recently, potatoes and sweet corn. Although the Newfield property will gradually evolve into several distinct components of an authentic community, the agricultural use will remain forefront in the property's identity as more than 5% of the land will be used for agricultural purposes, including the land in the subject application.

Through its use as a multi-purpose amenity, the Newfield Farm will serve as a foundational pillar of the neighborhood's identity and a source of legacy preservation of the land.

### About Newfield Farm:

The Newfield Farm will play a prominent role in the residents' lives but will also serve as a valuable community resource for Martin County and the broader region providing year-round access to fresh, nutrient dense food, educational programming, and engaging public space.

The eastern parcel closest to the town center is referred to as the "Showcase Garden" - the most curated portion of the farm which anchors the southwestern side of the Pioneer Square intersection. The Showcase Garden will serve as a destination and community gathering space, creating a safe, beautiful and enlightening farm "gateway" experience for the casual visitor, homeowner and event/program attendee alike. This area will be the most public-facing portion of the farm where users can pick up fresh, sustainably grown produce from the Community Supported Agriculture ("CSA") building, attend a concert



**Mattamy Homes • Southeast Florida Division**  
2500 Quantum Lakes Dr., Suite 215  
Boynton Beach, FL 33426  
T 561-413-6101

or event on the event lawn, or engage with the farm team through educational programming in the demonstration farm production plot, raised garden beds or production barn.

Across SW Farmer Drive, and sited away from the more public Showcase Garden, the Farm Club will offer a contained and dedicated growing space for members, while still being a prominent and aesthetically pleasing display of the farm's community value to the broader community. This space is anchored by a small barn that will be used for tool storage and as a meeting place for Farm Club members. Beyond the Farm Club area, uses transition to bon-a-fide vegetable production for in-ground vegetable rows, herbs and flowers.

The Development program for the first phase of Newfield Farm includes:

- A public square/event lawn at the heart of the Showcase Garden with a pole barn stage.
- A CSA Building where residents and the public can purchase or pick up fresh produce grown at Newfield Farm.
- An Operations Barn that is not only home to the operations team but will also serve as a venue for educational programming and demonstrations.
- A Farm Club where members have an opportunity to plant their own vegetables in both in-ground and raised planters.
- A mixed-use promenade bifurcating the two parcels that connects the multimodal path on SW Newfield Parkway to the Showcase Garden at Pioneer Square.
- Windmill character element anchoring Pioneer Square and serving as an icon for the Newfield Farm.



This document was prepared by  
and should be returned to:

Leslie C. Candes, Esq.  
Mattamy Homes Corporation  
4901 Vineland Road, Suite 450  
Orlando, Florida 32811

Purchase Price: \$10.00  
Documentary Stamps: \$ .70

### QUITCLAIM DEED

**THIS QUITCLAIM DEED**, made this 1<sup>st</sup> day of December 2022, by and between MAM US LLC, a Delaware limited liability company (“**Grantor**”), whose address is 4901 Vineland Road, Suite 450, Orlando, FL 32811, and Mattamy Palm Beach, LLC, a Delaware limited liability company (“**Grantee**”), whose address is 4901 Vineland Road, Suite 450, Orlando, FL 32811.

### **WITNESSETH**

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by this deed does remise, release and quitclaim unto the Grantee and the assigns of the Grantee forever, all of the right, title and interest, claim and demand which the Grantor has in and to the real property situate in Martin County, Florida (the “**Property**”), more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference.

Subject to any covenants, easements and restrictions of record, if any, with all not specifically reimposed hereby.

Subject to taxes for the year 2022 and thereafter.

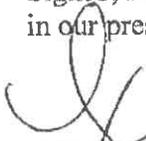
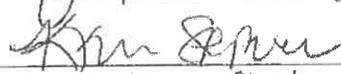
TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee and the assigns of the Grantee forever.

*This is a conveyance of unencumbered real property by the sole owner of the property to an indirect commonly owned affiliate of the same owners of the Grantor who own the Grantee under an identical ownership arrangement for no consideration received by the owner-Grantor, directly or indirectly, other than the nominal consideration stated on the face of the instrument of conveyance. Accordingly, under the Florida Supreme Court’s decision in Crescent Miami Center, LLC v Florida Dept. of Revenue, 903 So.2d 913 (Fla. 2005), there is no purchaser and no consideration. Accordingly, the deed is subject to only the minimum tax of \$.70.*

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MAM US LLC, a Delaware limited liability company

  
Print: Tina Shilale  
  
Print: Kristina Stephens

By:   
Print Name: Leslie C Candes  
Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1 day of December 2022, by Leslie Candes, as Vice President of MAM US LLC, a Delaware limited liability company, on behalf of the company. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]





Printed Name: \_\_\_\_\_  
NOTARY PUBLIC – State of Florida  
My Commission expires: \_\_\_\_\_

EXHIBIT ALegal Description of Property

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA;  
 THENCE, NORTH 89°52'59" WEST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 2632.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;  
 THENCE, CONTINUE NORTH 89°52'59" WEST ALONG SAID NORTH LINE A DISTANCE OF 1786.55 FEET;  
 THENCE, NORTH 38°29'35" EAST A DISTANCE OF 8.77 FEET;  
 THENCE, NORTH 39°05'47" WEST A DISTANCE OF 331.01 FEET;  
 THENCE, NORTH 46°42'56" WEST A DISTANCE OF 1560.75 FEET;  
 THENCE, NORTH 10°51'23" EAST A DISTANCE OF 46.36 FEET;  
 THENCE, NORTH 24°33'19" EAST A DISTANCE OF 19.77 FEET;  
 THENCE, NORTH 60°02'07" WEST A DISTANCE OF 92.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 89.38 FEET, A CENTRAL ANGLE OF 33°29'41", A CHORD BEARING OF SOUTH 85°39'44" WEST AND A CHORD DISTANCE OF 51.51 FEET;  
 THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.25 FEET;  
 THENCE, NORTH 59°15'02" WEST A DISTANCE OF 597.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 31°05'06", A CHORD BEARING OF NORTH 74°47'35" WEST AND A CHORD DISTANCE OF 366.56 FEET;  
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.09 FEET;  
 THENCE, SOUTH 89°39'52" WEST A DISTANCE OF 24.62 FEET TO THE **POINT OF BEGINNING**;  
 THENCE, SOUTH 00°20'06" EAST A DISTANCE OF 82.03 FEET;  
 THENCE, SOUTH 00°05'39" EAST A DISTANCE OF 101.15 FEET;  
 THENCE, SOUTH 89°55'11" EAST A DISTANCE OF 69.27 FEET;  
 THENCE, SOUTH 00°04'49" WEST A DISTANCE OF 92.59 FEET;  
 THENCE, SOUTH 45°50'23" EAST A DISTANCE OF 74.71 FEET;  
 THENCE, SOUTH 46°17'04" EAST A DISTANCE OF 46.00 FEET;  
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 124.36 FEET;  
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 25.00 FEET;  
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 79.01 FEET;  
 THENCE, NORTH 75°33'12" EAST A DISTANCE OF 40.64 FEET;  
 THENCE, SOUTH 44°40'54" EAST A DISTANCE OF 54.01 FEET;  
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 195.84 FEET;  
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 134.00 FEET;  
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 18.00 FEET;  
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 300.33 FEET;  
 THENCE, NORTH 39°05'23" WEST A DISTANCE OF 24.15 FEET;

THENCE, NORTH 31°00'59" WEST A DISTANCE OF 138.41 FEET;  
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 102.30 FEET;  
 THENCE, SOUTH 58°59'01" WEST A DISTANCE OF 83.97 FEET;  
 THENCE, SOUTH 45°35'04" WEST A DISTANCE OF 60.61 FEET;  
 THENCE, SOUTH 44°10'40" WEST A DISTANCE OF 60.00 FEET;  
 THENCE, NORTH 59°11'42" WEST A DISTANCE OF 43.23 FEET;  
 THENCE, SOUTH 44°25'20" WEST A DISTANCE OF 120.54 FEET;  
 THENCE, SOUTH 46°24'23" EAST A DISTANCE OF 9.85 FEET;  
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 114.30 FEET;  
 THENCE, SOUTH 45°08'41" EAST A DISTANCE OF 32.13 FEET;  
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 82.33 FEET;  
 THENCE, NORTH 80°50'59" EAST A DISTANCE OF 3.16 FEET;  
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 132.19 FEET;  
 THENCE, SOUTH 44°55'10" WEST A DISTANCE OF 288.04 FEET;  
 THENCE, NORTH 69°22'46" WEST A DISTANCE OF 212.74 FEET;  
 THENCE, SOUTH 25°11'29" WEST A DISTANCE OF 122.72 FEET;  
 THENCE, SOUTH 48°05'48" WEST A DISTANCE OF 18.75 FEET TO THE EASTERLY  
 RIGHT OF WAY LINE OF SOUTHWEST CITRUS BOULEVARD AND THE BEGINNING  
 OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2234.00 FEET, A  
 CENTRAL ANGLE OF 05°46'18", A CHORD BEARING OF NORTH 39°01'03" WEST AND  
 A CHORD DISTANCE OF 224.94 FEET;  
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID  
 EASTERLY RIGHT OF WAY LINE A DISTANCE OF 225.04 FEET;  
 THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE THE NEXT SIX (6)  
 COURSES:  
 THENCE, NORTH 36°07'54" WEST A DISTANCE OF 289.45;  
 THENCE, NORTH 53°52'06" EAST A DISTANCE OF 15.00 FEET;  
 THENCE, NORTH 36°07'54" WEST A DISTANCE OF 45.00 FEET;  
 THENCE, SOUTH 53°52'06" WEST A DISTANCE OF 15.00 FEET;  
 THENCE, NORTH 36°07'54" WEST A DISTANCE OF 459.36 FEET TO THE BEGINNING  
 OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2350.00 FEET,  
 A CENTRAL ANGLE OF 11°33'43", A CHORD BEARING OF NORTH 41°54'46" WEST  
 AND A CHORD DISTANCE OF 473.41 FEET;  
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF  
 474.21 FEET;  
 THENCE, NORTH 45°21'40" EAST A DISTANCE OF 255.92 FEET THE BEGINNING OF A  
 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1035.00 FEET, A  
 CENTRAL ANGLE OF 44°18'11", A CHORD BEARING OF NORTH 67°30'46" EAST AND  
 A CHORD DISTANCE OF 780.51 FEET;  
 THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF  
 800.30 FEET;  
 THENCE, NORTH 89°39'52" EAST A DISTANCE OF 728.52 FEET TO THE POINT OF  
**BEGINNING.**

CONTAINING 46.07 ACRES, MORE OR LESS.



**Prepared By and Return To:**

Nelson Mullins Riley & Scarborough LLP  
Attn: Jo O. Thacker, Esq.  
390 N. Orange Ave., Suite 1400  
Orlando, FL 32801

Parcel Nos. 04-38-40-000-000-00010-6, 05-38-40-000-000-00010-3,  
06-38-40-000-000-00010-1, 08-38-40-000-000-00010-7, 09-38-40-000-000-00010-5,  
03-38-40-000-000-00013-0, 03-38-40-000-000-00061-0, 10-38-40-000-000-00022-0,  
03-38-40-000-000-00012-6, 03-38-40-000-000-00060-7, 10-38-40-000-000-00020-1, and  
11-38-40-000-000-00070-8

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made effective as of the 3<sup>rd</sup> day of June 2022 by **SHADOW LAKE GROVES, INC.**, a Florida corporation, whose address is 1717 K Street NW, Suite 900, Washington D.C. 20006-5349, **MARTIN GATEWAY CENTER, LLC**, a Florida limited liability company whose address is 1717 K Street NW, Suite 900, Washington D.C. 20006-5349 and **MARTIN GATEWAY ESTATES, LLC**, a Florida limited liability company whose address is 1717 K Street NW, Suite 900, Washington D.C. 20006-5349 (collectively, the “Grantors”), to and in favor of **MAM US LLC**, a Delaware limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the “Grantee”).

**WITNESSETH:**

Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grant, bargain, sell and convey to Grantee, and its successors and assigns, all that certain real property lying and being in Martin County, Florida, and more particularly described as follows:

See Exhibit “A” attached hereto and made a part hereof (the “Property”).

SUBJECT TO those matters set forth on Exhibit “B” attached hereto and made a part hereof, none of which Grantors seeks to re-impose, and ad valorem real estate taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors is lawfully seized of the Property in fee simple, and that Grantors has good, right and lawful authority to sell and convey

said Property, and Grantors hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantors, but no others.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR  
SHADOW LAKE GROVES, INC., a Florida  
corporation

[Signature]  
Print Name: Saul Boulanger

[Signature]  
Matthew C. Winton, Vice President

[Signature]  
Print Name: Bottang Keys

DISTRICT OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31<sup>st</sup> day of May 2022, by Matthew C. Winton as Vice President of Shadow Lake Groves, Inc., a Florida corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Seal)



[Signature]  
(Signature of Notary Public)

Saul Boulanger  
(Typed Name of Notary Public)  
Notary Public, District of Columbia  
My Commission Expires: 10/14/24

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Print Name: Saul Boulanger

[Signature]  
Print Name: Brittany Keys

GRANTOR  
**MARTIN GATEWAY CENTER, LLC**, a  
Florida limited liability company

By: Outlook, Inc., a Delaware corporation,  
Its Sole Member and Manager

By: [Signature]  
Matthew C. Winton, Agent

**DISTRICT OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 31<sup>st</sup> day of May 2022, by Matthew C. Winton as  
Agent of Outlook, Inc., a Delaware corporation, Manager of Martin Gateway Center, LLC, a  
Florida limited liability company, who is personally known to me or who has produced  
as identification.

(Seal)



[Signature]  
(Signature of Notary Public)

Saul Boulanger  
(Typed Name of Notary Public)  
Notary Public, District of Columbia  
My Commission Expires: 10/14/24

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR  
MARTIN GATEWAY ESTATES, LLC, a Florida limited liability company

Saul Boulanger  
Print Name: Saul Boulanger

By: Outlook, Inc., a Delaware corporation, Its Sole Member and Manager

Brittany Keys  
Print Name: Brittany Keys

By: Matthew C. Winton  
Matthew C. Winton, Agent

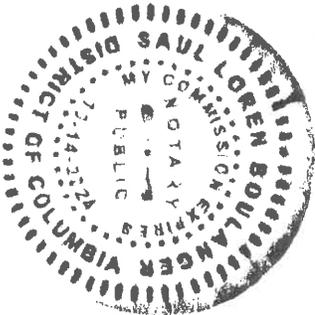
DISTRICT OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31<sup>st</sup> day of May 2022, by Matthew C. Winton as Agent of Outlook, Inc., a Delaware corporation, Manager of Martin Gateway Estates, LLC, a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Seal)

Saul Boulanger  
(Signature of Notary Public)

Saul Boulanger  
(Typed Name of Notary Public)  
Notary Public, District of Columbia  
My Commission Expires: 10/14/24



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of MARTIN, State of Florida, and described as follows:

All of Sections 4, 5, 6, 8 and 9, Township 38 South, Range 40 East. LESS AND EXCEPT from the above, the right-of-way of Central and Southern Florida Flood Control District Canal No. C-23, and less the South 15 feet of Sections 8 and 9.

Less and Except

Those lands described in Official Records Book 1690, Page 2736. Said lands being more particularly described as follows:

A parcel of land lying in the Southwest Quarter of Section 8, Township 38 South, Range 40 East, Martin County, Florida, said parcel being more particularly described as follows:

Commence at the Southwest corner of said Section 8, Township 38 South, Range 40 East; Thence North 00°01'57" West along the West line of said Section 8 a distance of 15.00 feet to the Northerly right-of-way line of SW Busch Street and the Point of Beginning; Thence North 00°01'57" West along said West line of Section 8 a distance of 2190.08 feet; Thence South 89°41'32" East along a line that is parallel to the Southerly line of said Section 8 a distance of 1142.55 feet; Thence South 00°01'57" East along a line that is parallel to the Westerly line of said Section 8 a distance of 2190.08 feet to the Northerly right-of-way line of said SW Busch Street; Thence North 89°41'32" West along said Northerly right-of-way line of SW Busch Street said line being 15.00 feet Northerly of and parallel to the South line of said Section 8 a distance of 1142.55 feet to the Point of Beginning.

Less and Except

Those lands described in Official Records Book 840, Page 220. Said lands being more particularly described as follows:

Being a parcel of land lying in Section 6, Township 38 South, Range 40 East, Martin County, Florida and being more particularly described as follows:

Begin at the Southwest corner of said Section 6, thence N 00°16'50" E, along the West line of said Section 6 a distance of 600.00 feet; thence departing said West line of said Section 6, S 88°42'06" E a distance of 467.18 feet to a 3/4" iron pipe;

Thence N 42°16'23" E a distance of 244.74 feet to a 3/4" iron pipe;  
Thence N 54°50'17" E a distance of 208.29 feet to a 3/4" iron pipe;  
Thence N 47°33'43" E a distance of 182.81 feet to a 3/4" iron pipe;  
Thence S 72°33'40" E a distance of 217.74 feet to a 3/4" iron pipe;  
Thence N 44°24'12" E a distance of 124.37 feet to a 3/4" iron pipe;

Thence S 87°45'20" E a distance of 221.94 feet to a 3/4" iron pipe;  
 Thence S 82°12'28" E a distance of 252.79 feet to a 3/4" iron pipe;  
 Thence S 09°01'12" E a distance of 169.17 feet to a 3/4" iron pipe;  
 Thence S 88°57'05" E a distance of 47.28 feet to a 3/4" iron pipe;  
 Thence S 67°56'28" E a distance of 236.90 feet to a 3/4" iron pipe;  
 Thence S 88°52'42" E a distance of 178.83 feet to a 3/4" iron pipe;  
 Thence N 73°24'16" E a distance of 230.46 feet to a 3/4" iron pipe;  
 Thence N 52°46'35" E a distance of 161.72 feet to a 3/4" iron pipe;  
 Thence N 64°55'30" E a distance of 261.40 feet to a 3/4" iron pipe;  
 Thence S 44°05'55" E a distance of 255.04 feet to a 3/4" iron pipe;  
 Thence S 47°01'28" E a distance of 185.29 feet to a 3/4" iron pipe;  
 Thence S 34°03'49" E a distance of 171.00 feet to a 3/4" iron pipe;  
 Thence S 30°35'28" E a distance of 128.84 feet to a 3/4" iron pipe;  
 Thence S 60°15'03" E a distance of 140.23 feet to a 3/4" iron pipe;  
 Thence S 85°04'44" E a distance of 276.69 feet to a 3/4" iron pipe;  
 Thence S 86°46'51" E a distance of 130.00 feet to a 3/4" iron pipe;  
 Thence S 82°52'47" E a distance of 270.78 feet to a 3/4" iron pipe;  
 Thence S 83°12'53" E a distance of 728.39 feet to a 3/4" iron pipe;

Thence S 01°53'38" W, to the intersection with the South line of Section 6, Township 38 South, Range 40 East, a distance of 314.94 feet; thence N 89°13'28" W along the South line of said Section 6, a distance of 2085.84 feet; thence N 88°42'07" W along the South line of said Section 6, a distance of 2663.54 feet to the Point of Beginning.

Less and Except

Those lands described in Official Records Book 2180, Page 120. Said lands being more particularly described as follows:

A parcel of land lying in Section 4, Township 38 South, Range 40 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the said Section 4, thence S00°07'39"W, along the East line of said Section 4, 300.00 feet; thence N89°54'32"W, 50.00 feet to the West right-of-way line of S.W. 60th Avenue and the South right-of-way line of C-23 Canal, and also being the Point of Beginning; thence continue N89°54'32"W along the South right-of-way line of the C-23 Canal 1600.00 feet; thence leaving said South right-of-way, S00°07'39"W, parallel to the East line of said Section 4, 3450.00 feet; thence S89°54'32"E, parallel to the South right-of-way line of said C-23 Canal, 1600.00 feet to the West right-of-way line of S.W. 60th Avenue; thence N00°07'39"E along said West right-of-way line, 3450.00 feet back to the Point of Beginning.

Together with: The appurtenant easement rights and interest set forth in Access Easement recorded October 17, 2002 in Official Records Book 1690, page 2739, Public Records of Martin County, Florida.

Together with:

Agriculture Area O.R.B. 2344, Page 1533

Being a parcel of land lying in Sections 3 and 10, Township 38 South, Range 40 East, Martin County, Florida. Said parcel being more particularly described as follows:

The East 610.00 feet of the West 660.00 feet of said Section 3.

Less and excepting therefrom:

Road right of way as described in Deed Book 59, Page 437 of the public records of Martin County, Florida, and South Florida Water Management District Canal C-23 right-of-way.

Together With:

The East 610.00 feet of the West 660.00 feet of said Section 10.

Less and excepting therefrom:

The South 1320.00 feet thereof.

Together with:

Industrial Area O.R.B. 2344, Page 1536

Being a parcel of land lying in Sections 3, 10 and 11, Township 38 South, Range 40 East, Martin County, Florida. Said parcel being more particularly described as follows:

All of that portion of said Sections 3, 10 and 11 lying Westerly of the Westerly right-of-way line of the Sunshine State Parkway (Florida's Turnpike).

Less and excepting therefrom the following:

Less the West 660.00 feet of said Sections 3 and 10.

Also less the South 1320.00 of said Section 10

Also less the right-of-way for the South Florida Water Management District Canal C-23

Also less the road rights-of-way as recorded on Deed Book 59, Page 437 and Deed Book 56, Page 278, of the public records of Martin County, Florida.

Less and Except

SW Citrus Boulevard Right-of-Way as recorded in O.R.B. 2187, Page 2455, also Martin County Right-of-Way Map "Palm City Corridor".

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Reservations unto the State of Florida for 200 foot State Road Right of Way as contained in Deed recorded November 26, 1943 in Deed Book 32, Page 327.
2. Reservations unto the State of Florida for 200 foot State Road Right of Way as contained in Deed recorded January 27, 1944 in Deed Book 32, Page 338.
3. Oil, gas and mineral reservations contained in Deed from Carl M. Brukenfeld, also known as Carl M. Brukenfeld, joined by his wife Helen A. Brukenfeld, recorded June 12, 1952 in Deed Book 57, page 178, as affected by Ratification Agreement recorded December 2, 1955 in Subsurface Book 2, Page 435, and further affected by Quit-Claim Deed recorded December 8, 1969 in Book 278, Page 170.. The right of entry under said reservations has been released or is barred by Florida Statutes. (Chapter 704.05 and Chapter 712)
4. Declaration of Restrictions as set forth in instrument recorded January 17, 1989 in Book 795, Page 2611.
5. Drainage Easement granted to Martin County by instrument recorded October 12, 2006 in Book 2188, page 357.
6. Easement granted to BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T Florida by instrument recorded August 2, 2013 in Book 2667, Page 2797.
7. Resolution No. 18-9.7 as recorded November 2, 2018 in Book 3025, Page 275.
8. Notice of Establishment of the Newfield Community Development District as set forth in instrument recorded January 13, 2021 in Book 3189, Page 1299.
9. Development Agreement as set forth in instrument recorded March 4, 2021 in Book 3203, Page 1357.
10. Resolution No. 20-12.12 as recorded March 4, 2021 in Book 3203, Page 1388.
11. PAMP 1 Preserve Area Management Plan as set forth in instrument recorded March 4, 2021 in Book 3203, Page 1393.
12. PAMP II Preserve Area Management Plan as set forth in instrument recorded March 4, 2021 in Book 3203, Page 1502.
13. Farming Lease to Long Land Co., Inc., a Florida corporation dated November 1, 2012, as amended by First Amendment dated June 5, 2018; Second Amendment dated June 11, 2021; Third Amendment dated August 1, 2021; Fourth Amendment dated August 23, 2021, and Notice to Tenant dated September 29, 2021.

14. Grazing Lease to Southeast Agricultural Services dated March 30, 2018.
15. Billboard Lease to Outfront Media, Inc. dated January 11, 2000.
16. Subject to the terms and conditions of Access Easement granted to Shadow Lake Groves, Inc., a Florida corporation by instrument recorded in Book 1690, Page 2739. (As to the Easement Parcel)



**Mattamy Homes • Southeast Florida Division**  
2500 Quantum Lakes Dr., Suite 215  
Boynton Beach, FL 33426  
T 561-413-6101

July 10, 2024

**CERTIFICATION OF NO PROPERTY TRANSFER**

As representative of the Owner of the lands described in Exhibit A, I certify that no title transfer has occurred since site plan approval.

Sincerely,

A handwritten signature in blue ink, appearing to be "Karl Albertson", written over a horizontal line.

**Karl Albertson, V.P.**

**Mattamy Palm Beach LLC**

## **EXHIBIT A - LEGAL DESCRIPTION**

TRACTS OF LAND LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA;  
THENCE, NORTH 89°52'59" WEST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 2632.32 FEET TO THE NORTH  
QUARTER CORNER OF SAID SECTION 9;  
THENCE, CONTINUE NORTH 89°52'59" WEST A DISTANCE OF 1786.55 FEET;  
THENCE, NORTH 38°29'35" EAST A DISTANCE OF 8.77 FEET;  
THENCE, NORTH 39°05'47" WEST A DISTANCE OF 331.01 FEET;  
THENCE, NORTH 46°42'56" WEST A DISTANCE OF 1560.75 FEET;  
THENCE, NORTH 10°51'23" EAST A DISTANCE OF 46.36 FEET;  
THENCE, NORTH 24°33'19" EAST A DISTANCE OF 19.77 FEET;  
THENCE, NORTH 60°02'07" WEST A DISTANCE OF 92.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE  
SOUTHEAST HAVING A RADIUS OF 89.38 FEET, A CENTRAL ANGLE OF 33°29'41", A CHORD BEARING OF SOUTH 85°39'44" WEST AND A  
CHORD DISTANCE OF 51.51 FEET;  
THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.25 FEET;  
THENCE, NORTH 59°15'02" WEST A DISTANCE OF 597.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST  
HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 31°05'06", A CHORD BEARING OF NORTH 74°47'35" WEST AND A CHORD  
DISTANCE OF 366.56 FEET;  
THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.09 FEET;  
THENCE, SOUTH 89°39'52" WEST A DISTANCE OF 753.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST  
HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 44°18'11", A CHORD BEARING OF SOUTH 67°30'46" WEST AND A CHORD  
DISTANCE OF 780.51 FEET;  
THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 800.30 FEET;  
THENCE, SOUTH 45°21'40" WEST A DISTANCE OF 255.92 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD  
PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2187, PAGE 2455, PUBLIC  
RECORDS OF MARTIN COUNTY, FLORIDA AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF  
2350.00 FEET, A CENTRAL ANGLE OF 2°00'02", A CHORD BEARING OF SOUTH 46°41'36" EAST AND A CHORD DISTANCE OF 82.05 FEET;  
THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.06 FEET TO THE **POINT OF BEGINNING**;  
THENCE, NORTH 45°21'40" EAST A DISTANCE OF 235.17 FEET;  
THENCE, SOUTH 33°50'59" EAST A DISTANCE OF 445.76 FEET;  
THENCE, SOUTH 16°32'09" EAST A DISTANCE OF 56.56 FEET;  
THENCE, SOUTH 33°50'59" EAST A DISTANCE OF 396.56 FEET;  
THENCE, SOUTH 57°01'16" WEST A DISTANCE OF 132.63 FEET TO POINT "A" AND SAID EASTERLY RIGHT OF WAY LINE OF SOUTHWEST  
NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD);  
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE NEXT FOUR (4) COURSES:  
THENCE, NORTH 36°07'54" WEST A DISTANCE OF 3.15 FEET;  
THENCE, SOUTH 53°52'06" WEST A DISTANCE OF 15.00 FEET;  
THENCE, NORTH 36°07'54" WEST A DISTANCE OF 459.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST  
HAVING A RADIUS OF 2350.00 FEET, A CENTRAL ANGLE OF 9°33'41", A CHORD BEARING OF NORTH 40°54'45" WEST AND A CHORD  
DISTANCE OF 391.70 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 392.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.59 ACRES OR 156,534 SQUARE FEET MORE OR LESS.

**TOGETHER WITH:**

COMMENCE AT THE AFORESAID POINT "A", SAID POINT BEING ON SAID EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD

PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD);

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE NEXT THREE (3) COURSES:

THENCE, SOUTH 36°07'54" EAST A DISTANCE OF 41.85 FEET;

THENCE, SOUTH 53°52'06" WEST A DISTANCE OF 15.00 FEET;

THENCE, SOUTH 36°07'54" EAST A DISTANCE OF 3.40 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH 57°01'16" EAST A DISTANCE OF 145.81 FEET;

THENCE, SOUTH 33°50'59" EAST A DISTANCE OF 361.41 FEET;

THENCE, SOUTH 25°13'56" WEST A DISTANCE OF 122.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST

HAVING A RADIUS OF 50.05 FEET, A CENTRAL ANGLE OF 22°16'47", A CHORD BEARING OF SOUTH

35°52'47" WEST AND A CHORD

DISTANCE OF 19.34 FEET;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.46 FEET TO SAID

EASTERLY RIGHT OF WAY LINE OF

SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD) AND THE BEGINNING

OF A CURVE CONCAVE TO

THE NORTHEAST HAVING A RADIUS OF 2234.00 FEET, A CENTRAL ANGLE OF 3°47'53", A CHORD BEARING

OF NORTH 38°01'51" WEST

AND A CHORD DISTANCE OF 148.06 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.09 FEET;

THENCE, NORTH 36°07'54" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 286.05

FEET TO THE **POINT OF**

**BEGINNING.**

CONTAINING 1.26 ACRES OR 54,968 SQUARE FEET MORE OR LESS.

CONTAINING A TOTAL OF 4.85 ACRES OR 211,502 SQUARE FEET MORE OR LESS.

## EXHIBIT A - LEGAL DESCRIPTION

TRACTS OF LAND LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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THENCE, CONTINUE NORTH 89°52'59" WEST A DISTANCE OF 1786.55 FEET;  
THENCE, NORTH 38°29'35" EAST A DISTANCE OF 8.77 FEET;  
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THENCE, NORTH 46°42'56" WEST A DISTANCE OF 1560.75 FEET;  
THENCE, NORTH 10°51'23" EAST A DISTANCE OF 46.36 FEET;  
THENCE, NORTH 24°33'19" EAST A DISTANCE OF 19.77 FEET;  
THENCE, NORTH 60°02'07" WEST A DISTANCE OF 92.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 89.38 FEET, A CENTRAL ANGLE OF 33°29'41", A CHORD BEARING OF SOUTH 85°39'44" WEST AND A CHORD DISTANCE OF 51.51 FEET;  
THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.25 FEET;  
THENCE, NORTH 59°15'02" WEST A DISTANCE OF 597.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 31°05'06", A CHORD BEARING OF NORTH 74°47'35" WEST AND A CHORD DISTANCE OF 366.56 FEET;  
THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.09 FEET;  
THENCE, SOUTH 89°39'52" WEST A DISTANCE OF 753.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 44°18'11", A CHORD BEARING OF SOUTH 67°30'46" WEST AND A CHORD DISTANCE OF 780.51 FEET;  
THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 800.30 FEET;  
THENCE, SOUTH 45°21'40" WEST A DISTANCE OF 255.92 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2187, PAGE 2455, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2350.00 FEET, A CENTRAL ANGLE OF 2°00'02", A CHORD BEARING OF SOUTH 46°41'36" EAST AND A CHORD DISTANCE OF 82.05 FEET;  
THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.06 FEET TO THE **POINT OF BEGINNING**;  
THENCE, NORTH 45°21'40" EAST A DISTANCE OF 235.17 FEET;  
THENCE, SOUTH 33°50'59" EAST A DISTANCE OF 445.76 FEET;  
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THENCE, SOUTH 57°01'16" WEST A DISTANCE OF 132.63 FEET TO POINT "A" AND SAID EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD);  
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE NEXT FOUR (4) COURSES:  
THENCE, NORTH 36°07'54" WEST A DISTANCE OF 3.15 FEET;  
THENCE, SOUTH 53°52'06" WEST A DISTANCE OF 15.00 FEET;  
THENCE, NORTH 36°07'54" WEST A DISTANCE OF 459.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2350.00 FEET, A CENTRAL ANGLE OF 9°33'41", A CHORD BEARING OF NORTH 40°54'45" WEST AND A CHORD DISTANCE OF 391.70 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 392.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.59 ACRES OR 156,534 SQUARE FEET MORE OR LESS.

**TOGETHER WITH:**

COMMENCE AT THE AFORESAID POINT "A", SAID POINT BEING ON SAID EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD

PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD);

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE NEXT THREE (3) COURSES:

THENCE, SOUTH 36°07'54" EAST A DISTANCE OF 41.85 FEET;

THENCE, SOUTH 53°52'06" WEST A DISTANCE OF 15.00 FEET;

THENCE, SOUTH 36°07'54" EAST A DISTANCE OF 3.40 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH 57°01'16" EAST A DISTANCE OF 145.81 FEET;

THENCE, SOUTH 33°50'59" EAST A DISTANCE OF 361.41 FEET;

THENCE, SOUTH 25°13'56" WEST A DISTANCE OF 122.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST

HAVING A RADIUS OF 50.05 FEET, A CENTRAL ANGLE OF 22°16'47", A CHORD BEARING OF SOUTH 35°52'47" WEST AND A CHORD

DISTANCE OF 19.34 FEET;

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SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD) AND THE BEGINNING OF A CURVE CONCAVE TO

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THENCE, NORTH 36°07'54" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 286.05 FEET TO THE **POINT OF**

**BEGINNING.**

CONTAINING 1.26 ACRES OR 54,968 SQUARE FEET MORE OR LESS.

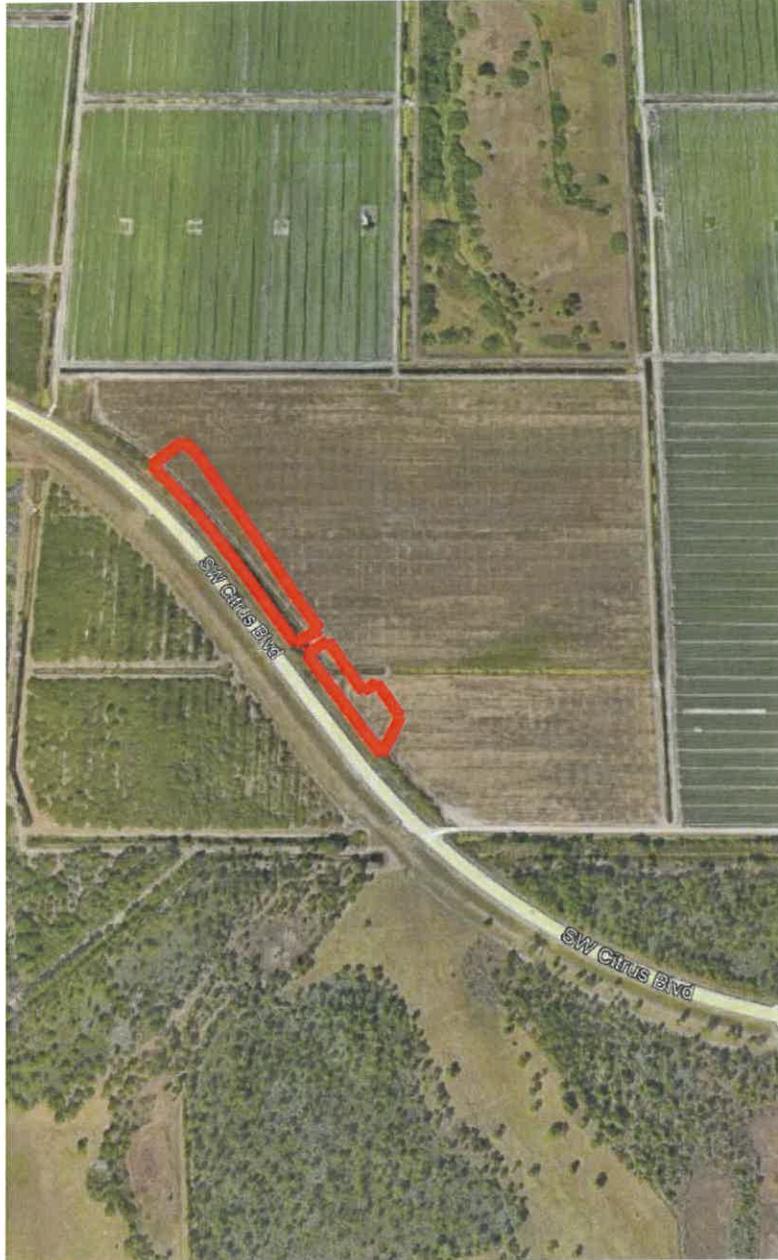
CONTAINING A TOTAL OF 4.85 ACRES OR 211,502 SQUARE FEET MORE OR LESS.



Mattamy Homes • Southeast Florida Division  
2500 Quantum Lakes Dr., Suite 215  
Boynton Beach, FL 33426  
T 561-413-6101

## LOCATION MAP

### PHASE 1A-2



CALGARY • EDMONTON • KITCHENER-WATERLOO • OTTAWA • TORONTO  
CHARLOTTE • JACKSONVILLE • ORLANDO • PHOENIX • RALEIGH • SOUTHEAST FLORIDA • TAMPA-SARASOTA-NAPLES • TUCSON

[mattamyhomes.com](http://mattamyhomes.com)



**MARTIN COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH Commissioner, District 1  
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July 17, 2024

James FitzGerald  
Mattamy Palm Beach, LLC.  
2500 Quantum Lakes Dr., Ste 215  
Boynton Beach, FL 33426

*via Electronic Mail*

Project No.: P172-015 Record No.: DEV2024030013  
Project Name: Newfield Crossroads Ph 1A-2 Newfield Farm PMUV Final Site Plan  
Deadline: September 16, 2024  
Re: Project Post Approval Requirements

Dear Mr. FitzGerald:

Enclosed are a copy of the final Staff Report, a copy of the Development Order, and the list of post-approval requirements for the above project. The post-approval documents list was included in Section U of the Staff Report. The items required for post-approval must be submitted as one (1) complete original packet accompanied by the required copies. Please arrange the items in the packet in the same order as the list. **Please also provide a disc or flash drive containing .pdf copies of all documents.**

You have 60 days to submit the documents and fees. After all required documents, plans, and fees are received and approved, you will be sent a post-approval completion letter.

You may check the post approval status on-line at the Accela Citizen Access system, located at <https://aca3.accela.com/MARTINCO/Default.aspx> by searching using the Record Number noted above. If you need assistance, please contact me at [enagal@martin.fl.us](mailto:enagal@martin.fl.us) or (772) 320-3056.

Sincerely,

  
Elizabeth Nagal, AICP, CNU-A  
Development Review Administrator  
Project Coordinator

EN/rd

Enclosures

Copy: Marcela Cambor-Cutsaimanis via electronic mail

**PROJECT POST APPROVAL REQUIREMENTS LIST**

Project No.: P172-015      Record No.: DEV2024030013

Project Name: Newfield Crossroads Ph 1A-2 Newfield Farm PMUV Final Site Plan

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners. - <b>Inspection fees: \$4,160.00</b> - <b>Advertising fees: \$150.48</b>
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court. – <b>To be determined.</b>
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item	Description	Requirement
5.	Construction Plans	<p>One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. <b>Rolled.</b> Please address the following item:</p> <p>a. Add the perimeter berm location and call out the minimum elevation on the Paving and Grading Plans in the Construction Drawings. The eventual as-builts will rely on the perimeter berm being clearly demonstrated.</p>
6.	Approved Site Plan	<p>One (1) copy 24" x 36" of the approved site plan. <b>Rolled.</b> Please address the following items:</p> <p>a. Update label for 4' high fence for fence west of Building 2 to match fence detail.</p> <p>b. Provide minimum setback from side property line for temporary shade structure (include dimension on plan or indicate with a note the minimum setback). For permitting purposes.</p>
7.	Approved Landscape Plan	<p>One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida. <b>Rolled.</b></p>
8.	Digital Copy of Site Plan	<p>One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.</p>
9.	Engineer's Design Certification	<p>One (1) original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.</p>
10.	Flash/Thumb Drive	<p>One (1) blank flash/ thumb drive for digital file recording.</p> <p>Flash drive note: – <b>Please include a blank flash drive to ensure receipt of approved plan copies.</b></p>