



Martin County, Florida
 Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: PUD Final Site Plan

Name or Title of Proposed Project: South Florida Gateway Lot IND-3 Infrastructure Final Site Plan

Brief Project Description:

See Project Narrative

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: 3-21-2024

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: S265-015

Previous Project Name if applicable: South Florida Gateway PUD

Parcel Control Number(s)

13-39-40-000-007-00000-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): South Florida Gateway Industrial LLC

Company Representative: Josh Long

Address: 105 NE 1st Street

City: Delray Beach, State: FL Zip: 33444

Phone: 561 682-9500 Ext. 112 Email: jlong@kolter.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates
Company Representative: Morris A. Crady
Address: 701 SE Ocean Boulevard
City: Stuart, State: FL Zip: 34994
Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Surveyor (Name or Company): GeoPoint Surveying, Inc.
Company Representative: Gary Rager
Address: 4152 West Blue Heron Blvd., Suite 105
City: Riviera Beach, State: FL Zip: 33404
Phone: 561-444-2720 Email: garyr@geopointsurvey.com

Civil Engineer (Name or Company): Kimley-Horn
Company Representative: Jordan Haggerty
Address: 1615 South Congress Ave., Suite 201
City: Delray Beach, State: FL Zip: 33445
Phone: 727-209-0436 Email: jordanhaggerty@kimley-horn.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering & Planning
Company Representative: Susan O'Rourke, P.E.
Address: 3725 SE Ocean Blvd., Suite 201
City: Stuart, State: FL Zip: 34996
Phone: 772 781-7918 Email: Susan@orep.tech

Architect (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): Fox McCluskey
Company Representative: Tyson Waters
Address: 3461 SE Willoughby Blvd.
City: Stuart, State: FL Zip: 34996
Phone: 772-287-4444 Email: twaters@foxmcccluskey

Environmental Planner (Name or Company): EW Consultants, Inc.
Company Representative: Edward R. Weinberg/Jason Hasner
Address: 1000 SE Monterey Commons Boulevard, 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.

M.A. Crady
Applicant Signature

5-9-2024
Date

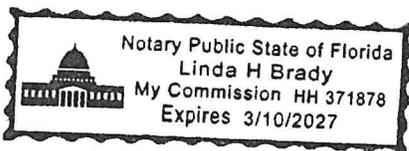
Morris A. Crady
Printed Name

**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 9th day of May, 2024, by Morris A. Crady, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Linda H. Brady
(Printed, Typed or Stamped Name of Notary Public)



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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project South Florida Gateway PUD – Lot IND-3 Infrastructure Final Site Plan Application 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.

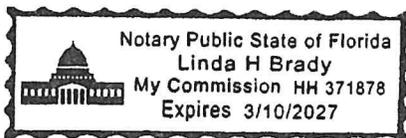
M. Crady
Applicant Signature

5-9-2024
Date

STATE OF FLORIDA
COUNTY OF MARTIN

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NOTARY PUBLIC SEAL



Notary Public, State of Florida

Linda H. Brady

(Printed, Typed or Stamped Name of Notary Public)



PROJECT NARRATIVE

South Florida Gateway PUD

Lot IND-3 Infrastructure Final Site Plan With Request for a Certificate of Public Facilities Exemption

May 3, 2024

Property Characteristics

The 32.26-acre (+/-) subject property, which is located south of SW 96th Street and west of Kanner Highway, was recently added to the South Florida Gateway PUD by way of the 2nd PUD Amendment/Revised Master Site Plan.

On December 5, 2023, the subject property was officially added to the existing Freestanding Urban Service District (See CPA 23-01), which includes the South Florida Gateway PUD and the future Martin County Operations Center. Subsequent to the text amendment, the land use was changed to Industrial (See CPA 22-12).

The 2nd PUD Amendment, which is tentatively scheduled for County Commission consideration on June 18, 2024, added Lot IND-3 to the South Florida Gateway PUD. The 32.36-acre property that was added is immediately adjacent to SW Gateway Place, which is an existing private road within an existing access and utility easement on Lot IND-1 and Lot IND-2. SW Gateway Place provides direct access to an existing signalized intersection at South Kanner Highway.

Construction of the existing South Florida Gateway PUD, which is nearing completion, includes substantial infrastructure development including the extension of water and sewer lines, stormwater management systems and service roads in support of 8 industrial lots with direct access to Kanner Highway.

Surrounding Property Characteristics

The properties to the north, east and west of the subject site include Agricultural land that is the subject of a pending future land use amendment to Low Density Residential. The property to the south is Lot IND-1 and Lot IND-2 within the South Florida Gateway PUD. SW Gateway Place, which has been completed with a traffic signal at South Kanner Highway, and water and sewer lines are immediately adjacent to the south property line of the subject property.

PROPOSED LOT IND-3 INFRASTRUCTURE FINAL SITE PLAN

The 32.26-acre property, i.e., Lot IND-3 has access to utilities along SW Gateway Place and direct access to an existing traffic signal at South Kanner Highway by way of SW Gateway Place. By way of this final site plan application, the developer of the South Florida Gateway PUD is extending SW Gateway Place and associated utilities to the frontage of Lot IND-3. No access to SW 96th Street is proposed or allowed.

Lot IND-3 will be serviced by Martin County Utilities and will tie into water and sewer lines that are constructed along SW Gateway Place. However, no development is proposed on Lot IND-3 as part of

this application. The sole purpose of this final site plan is to construct the infrastructure to support Lot IND-3 so it can be platted and legally conveyed in accordance with the South Florida Gateway PUD Agreement. A future final site plan application for Lot IND-3 will be submitted when actual development is proposed. This will include additional stormwater improvements on Lot IND-3, a water and sewer service agreement with Martin County Utilities and a request for a Certificate of Public Facilities Reservation.

The project infrastructure, which includes road and utility extensions along SW Gateway Place will be constructed in one phase by way of this infrastructure final site plan application followed by a plat application to create Lot IND-3.

South Florida Gateway Industrial, LLC
105 NE 1st Street
Delray Beach, Florida 33444

June 3, 2024

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

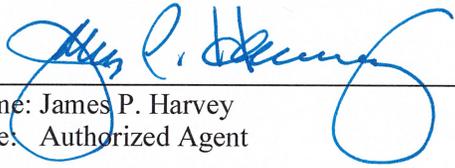
Re: South Florida Gateway PUD – Lot IND-3 Infrastructure Final Site Plan application

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence form authorization for Lucido & Associates to represent South Florida Gateway Industrial, LLC, a Delaware limited liability company during the governmental review process of the South Florida Gateway PUD – Lot IND-3 Infrastructure Final Site Plan Application.

Sincerely,

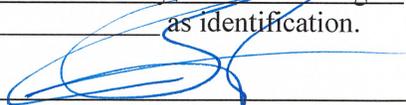
South Florida Gateway Industrial, LLC,
a Delaware limited liability company


Name: James P. Harvey
Title: Authorized Agent

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

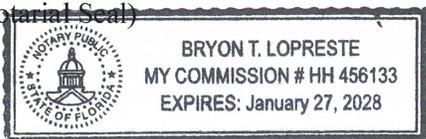
The foregoing was acknowledged before me by means of physical presence or online notarization, this 3rd day of June, 2024, by James P. Harvey, Authorized Agent who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

My Commission Expires: 8/27/25

(Notarial Seal)





Prepared by, Record and Return to:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive
Suite 500 East Tower
West Palm Beach, FL 33401

Property Tax I.D.: 13-39-40-000-001-00000-5 (portion)
13-39-40-000-007-00000-0

_____[Space Above This Line For Recording Data]_____

CORRECTIVE QUIT CLAIM DEED

THIS CORRECTIVE QUIT CLAIM DEED, made this 8th day of May, 2023, by **KANNER/96TH ST INVESTMENTS LLC**, a Florida limited liability company ("Grantor") whose address is 105 NE 1st Street, Delray Beach, FL 33444, in favor of **SOUTH FLORIDA GATEWAY INDUSTRIAL LLC**, a Delaware limited liability company ("Grantee"), whose address is 105 NE 1st Street, Delray Beach, FL 33444.

WITNESSETH:

THAT Grantor, for and in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, hereby remises, releases and quit claims to Grantee, and Grantee's successors and assigns forever, all of its rights in that certain real property, situate in Martin County, Florida, more particularly described as:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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

[Signature page follows]

NOTE: THIS CORRECTIVE QUIT CLAIM DEED IS BEING RECORDED TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 3370, PAGE 2579, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA (THE "ORIGINAL DEED"), AS THE SOUTHERN THIRTY FEET (30') OF THE PROPERTY CONTAINED IN THE ORIGINAL DEED WAS INCLUDED IN ERROR AND IS THEREFORE EXLUDED FROM THE PROPERTY CONTAINED IN THIS CORRECTIVE QUIT CLAIM DEED.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

KANNER/96TH ST INVESTMENTS LLC, a Florida limited liability company

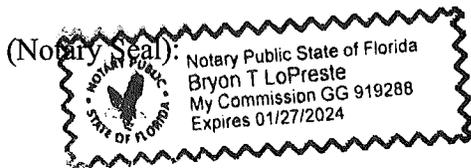
[Signature]
Print Name: ALYSSA CANNISTONE

[Signature]
Print Name: Bryon T. LoPreste

By: [Signature]
Name: James P. Harvey
Its: Authorized Signatory

STATE OF FLORIDA)
) ss.
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of May, 2023, by James P. Harvey, as Authorized Signatory of Kanner/96th St Investments LLC, a Florida limited liability company, on behalf of the company. The above-named individual is personally known to me or has produced as identification.



[Signature]
Notary Public-State of Florida
Print Name: Bryon T. LoPreste
My Commission No: GG919288
My Commission expires: 012724

EXHIBIT A

Legal Description

[See attached four (4) pages]

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 6, 7 AND 8, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1454.94 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1851.00 FEET AND A RADIAL BEARING OF N.04°10'36"W., AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING THE **POINT OF BEGINNING**; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'54", A DISTANCE OF 284.24 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 570.00 FEET AND A RADIAL BEARING OF S.15°22'03"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°00'09", A DISTANCE OF 169.15 FEET TO A POINT OF TANGENCY; THENCE S.88°21'55"E., A DISTANCE OF 231.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°20'31", A DISTANCE OF 132.73 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 942.00 FEET, AND A RADIAL BEARING OF N.17°10'34"E., AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°18'00", A DISTANCE OF 646.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 676.00 FEET AND A RADIAL BEARING OF N.65°38'30"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°46'48", A DISTANCE OF 186.18 FEET TO A NON-TANGENT INTERSECTION; THENCE S.41°22'48"E., A DISTANCE OF 43.81 FEET; THENCE S.00°00'00"E., A DISTANCE OF 684.40 FEET; THENCE N.90°00'00"E., A DISTANCE OF 718.88 FEET; THENCE N.52°28'26"E., A DISTANCE OF 168.69 FEET; THENCE N.38°09'44"E., A DISTANCE OF 425.46 FEET; THENCE N.19°51'09"E, A DISTANCE OF 192.11 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST (1/4) QUARTER SAID SECTION 13 AND THE EAST LINE OF LOT 8, SECTION 13, OF SAID PLAT; THENCE S.00°07'14"W., ALONG SAID EAST LINE OF THE NORTHEAST (1/4) QUARTER OF SECTION 13 AND THE SAID EAST LINE OF LOT 8, A DISTANCE OF 1012.15 FEET TO THE EAST (1/4) QUARTER CORNER OF SECTION 13, ALSO A POINT ON THE NORTH BOUNDARY LINE OF SOUTH FLORIDA GATEWAY PUD - PLAT, AS RECORDED IN PLAT BOOK 19, PAGES 56 THROUGH 61, INCLUSIVE, OF SAID PUBLIC RECORDS;

DESCRIPTION CONTINUED ON SHEET 2:

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**AGRICULTURAL TO INDUSTRIAL
P.U.D. - PARCEL 1
SKETCH AND DESCRIPTION**



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM	Date: 10/03/2022	Data File: N/A
Check: GAR	P.C.: N/A	Field Book: N/A
Section: 13 Twn. 39S Rng. 40E		Job #: Ag-Ind Parcel 1

Prepared For: KOLTER LAND PARTNERS, LLC

Date: **DECEMBER 10, 2021**

SURVEYOR'S CERTIFICATE
This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

REVISIONS			
No.	Date	Description	Dwn.
1	4-20-2023	Revise Boundary & Description	SWM

Sheet No. 01 of 04 Sheets

DWG NAME: W:\KOLTER-WATERSIDESURVEYS&D PUD-WATERSIDE RESIDENTIAL PARCEL\SIPUD-AG_IND-PARCEL 1.DWG PLOTTED BY: SERGIO MACHADO ON: 5/1/2023 12:27 PM LAST SAVED BY: SERGIOM ON: 4/26/2023 7:32 AM

DESCRIPTION CONTINUED FROM SHEET 1:

THENCE N.89°44'18"W., ALONG THE NORTH LINE OF SAID SOUTH FLORIDA GATEWAY PUD - PLAT, ALSO BEING THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SECTION 13 AND THE SOUTH LINE OF LOTS 7 AND 8, SECTION 13 OF SAID TROPICAL FRUIT FARMS PLAT, A DISTANCE OF 2750.92 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SECTION 13 AND SOUTHEAST CORNER OF LOT 6, SECTION 13 OF SAID TROPICAL FRUIT FARMS PLAT; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 13 AND SOUTH LINE OF SAID LOT 6, A DISTANCE OF 50.00 FEET; THENCE N.00°01'11"E., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE EAST LINE OF SAID LOT 6, A DISTANCE OF 1191.55 FEET; THENCE S.89°58'49"E., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,549,922 SQUARE FEET OR 58.538 ACRES, MORE OR LESS.

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**AGRICULTURAL TO INDUSTRIAL
P.U.D. - PARCEL 1
SKETCH AND DESCRIPTION**



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM	Date: 10/03/2022	Data File: N/A
Check: GAR	P.C.: N/A	Field Book: N/A
Section: 13 Twn. 39S Rng. 40E		Job #: Ag-Ind Parcel 1

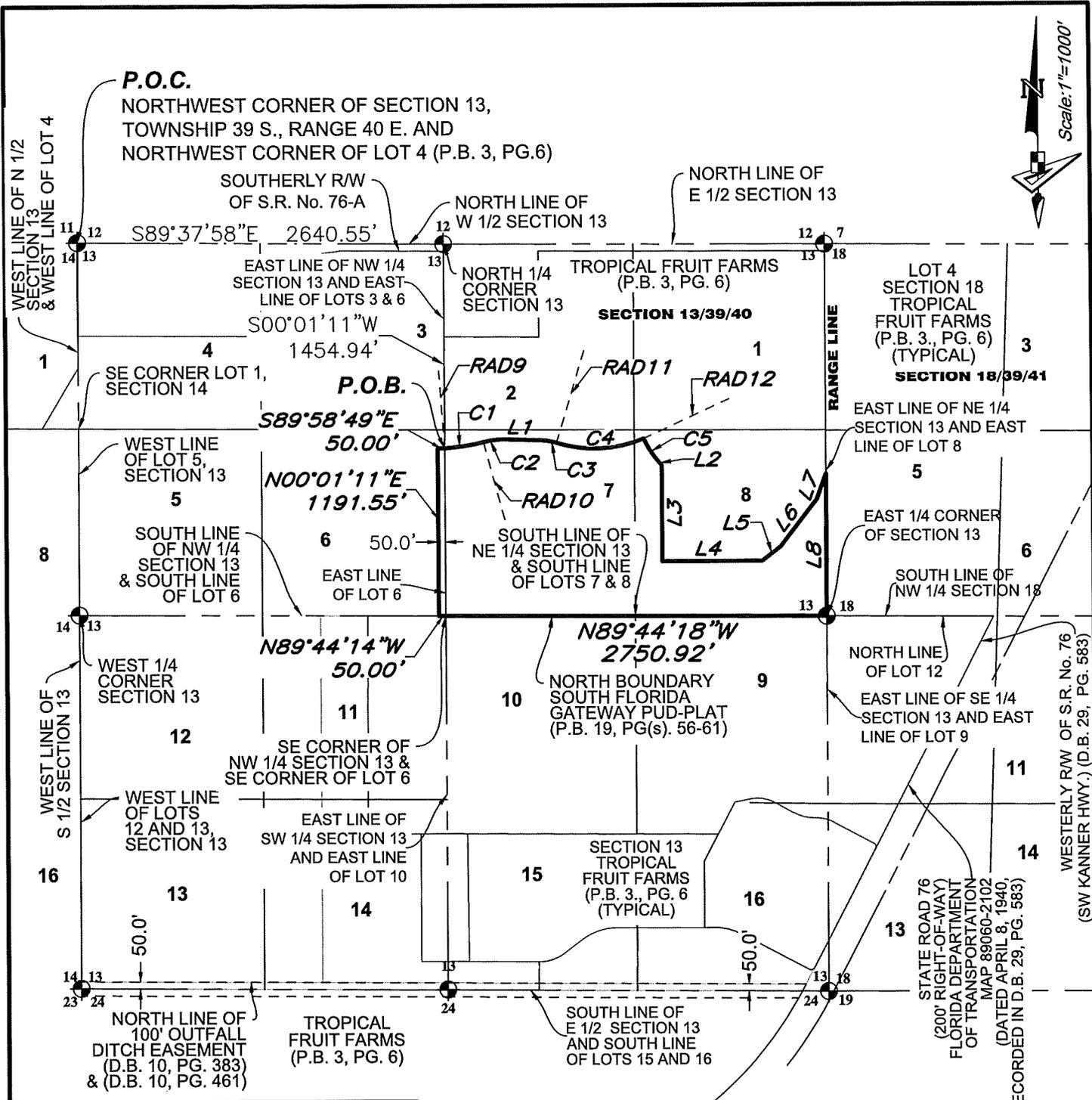
REVISIONS			
No.	Date	Description	Dwn.
1	4-20-2023	Revise Boundary & Description	SWM

Prepared For: KOLTER LAND PARTNERS, LLC

Date: _____

Sheet No. 02 of 04 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



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AGRICULTURAL TO INDUSTRIAL P.U.D. - PARCEL 1 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

LEGEND	
P.O.B. --- POINT OF BEGINNING	D.B. --- DEED BOOK
P.O.C. --- POINT OF COMMENCEMENT	S.R. --- STATE ROAD
PG./PG(s) --- PAGE(S)	R/W --- RIGHT-OF-WAY
13-39-40 --- SECTION-TOWNSHIP-RANGE	L1 --- LINE SEGMENT
14 13 --- SECTION CORNER	C1 --- CURVE SEGMENT
P.B. --- PLAT BOOK	RAD17 --- RADIAL BEARING
P.U.D. --- PLANNED UNIT DEVELOPMENT	



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Riviera Beach, FL 33404
Phone: (561) 444-2720
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Drawn: SWM	Date: 10/03/2022	Data File: N/A
Check: GAR	P.C.: N/A	Field Book: N/A
Section: 13 Twn. 39S Rng. 40E	Job #: Ag-Ind Parcel 1	

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 88°21'55" E	231.83
L2	S 41°22'48" E	43.81
L3	S 00°00'00" E	684.40
L4	N 90°00'00" E	718.88
L5	N 52°28'26" E	168.69
L6	N 38°09'44" E	425.46
L7	N 19°51'09" E	192.11
L8	S 00°07'14" W	1012.15

CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
C1	1851.00'	8°47'54"	284.24'
C2	570.00'	17°00'09"	169.15'
C3	570.00'	13°20'31"	132.73'
C4	942.00'	39°18'00"	646.13'
C5	676.00'	15°46'48"	186.18'

RADIAL BEARING TABLE	
NO.	BEARING
RAD9	N 04°10'36" W
RAD10	S 15°22'03" E
RAD11	N 17°10'34" E
RAD12	N 65°38'30" E

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**AGRICULTURAL TO INDUSTRIAL
P.U.D. - PARCEL 1
SKETCH AND DESCRIPTION**

Prepared For: KOLTER LAND PARTNERS, LLC

LEGEND

P.O.B. --- POINT OF BEGINNING
 P.O.C. --- POINT OF COMMENCEMENT
 PG./PG(s) --- PAGE(S)
 13-39-40 --- SECTION-TOWNSHIP-RANGE
 --- SECTION CORNER
 P.B. --- PLAT BOOK
 P.U.D. --- PLANNED UNIT DEVELOPMENT

D.B. --- DEED BOOK
 S.R. --- STATE ROAD
 R/W --- RIGHT-OF-WAY
 L1 --- LINE SEGMENT
 C1 --- CURVE SEGMENT
 RAD17 --- RADIAL BEARING

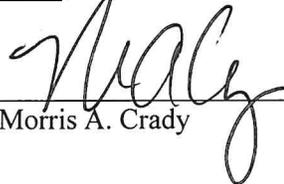


4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM	Date: 10/03/2022	Data File: N/A
Check: GAR	P.C.: N/A	Field Book: N/A
Section: 13 Twn. 39S Rng. 40E		Job #: Ag-Ind Parcel 1

To the best of my knowledge and belief, there has been no transfer of the subject property since the Corrective Quit Claim Deed for South Florida Gateway Industrial LLC, a Delaware limited liability company, was recorded in the Martin County Public Records.

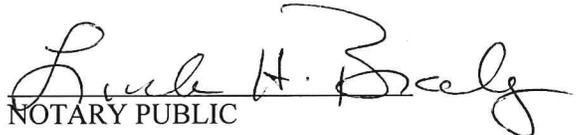
DATED THIS 9th DAY OF May, 2024.



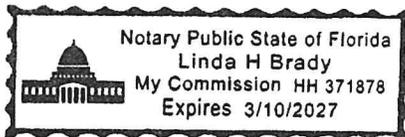
Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF May, 2024 BY MORRIS A. CRADY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC



MY COMMISSION EXPIRES:

South Florida Gateway PUD – Lot IND-3 Legal Description

A PARCEL OF LAND BEING A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1568.60 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°44'18"E., A DISTANCE OF 1253.33 FEET; THENCE S.00°01'11"W., A DISTANCE OF 1078.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT; THENCE N.89°44'18"W., ALONG SAID SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT, A DISTANCE OF 1253.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF LOT 6, SECTION 13, OF SAID PLAT; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND SOUTH LINE OF SAID LOT 6, A DISTANCE OF 50.00 FEET; THENCE N.00°01'11"E., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST (1/4) OF SECTION 13 AND THE EAST LINE OF SAID LOT 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1078.11 FEET; THENCE S.89°44'18"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

LANDS CONTAINING: 1,405,115 SQUARE FEET OR 32.257 ACRES, MORE OR LESS.

REVISED EXHIBIT "A"

PUD LEGAL DESCRIPTION

SOUTH FLORIDA GATEWAY PLAT AS RECORDED IN PLAT BOOK 19, PAGE 56, AND SOUTH FLORIDA GATEWAY PUD – C LOTS, AS RECORDED IN PLAT BOOK 19, PAGE 90, OFFICIAL RECORDS OF MARTIN COUNTY, FLORIDA, CONTAINING 184.11 ACRES, MORE OR LESS.

TOGETHER WITH (LOT IND-3):

A PARCEL OF LAND BEING A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

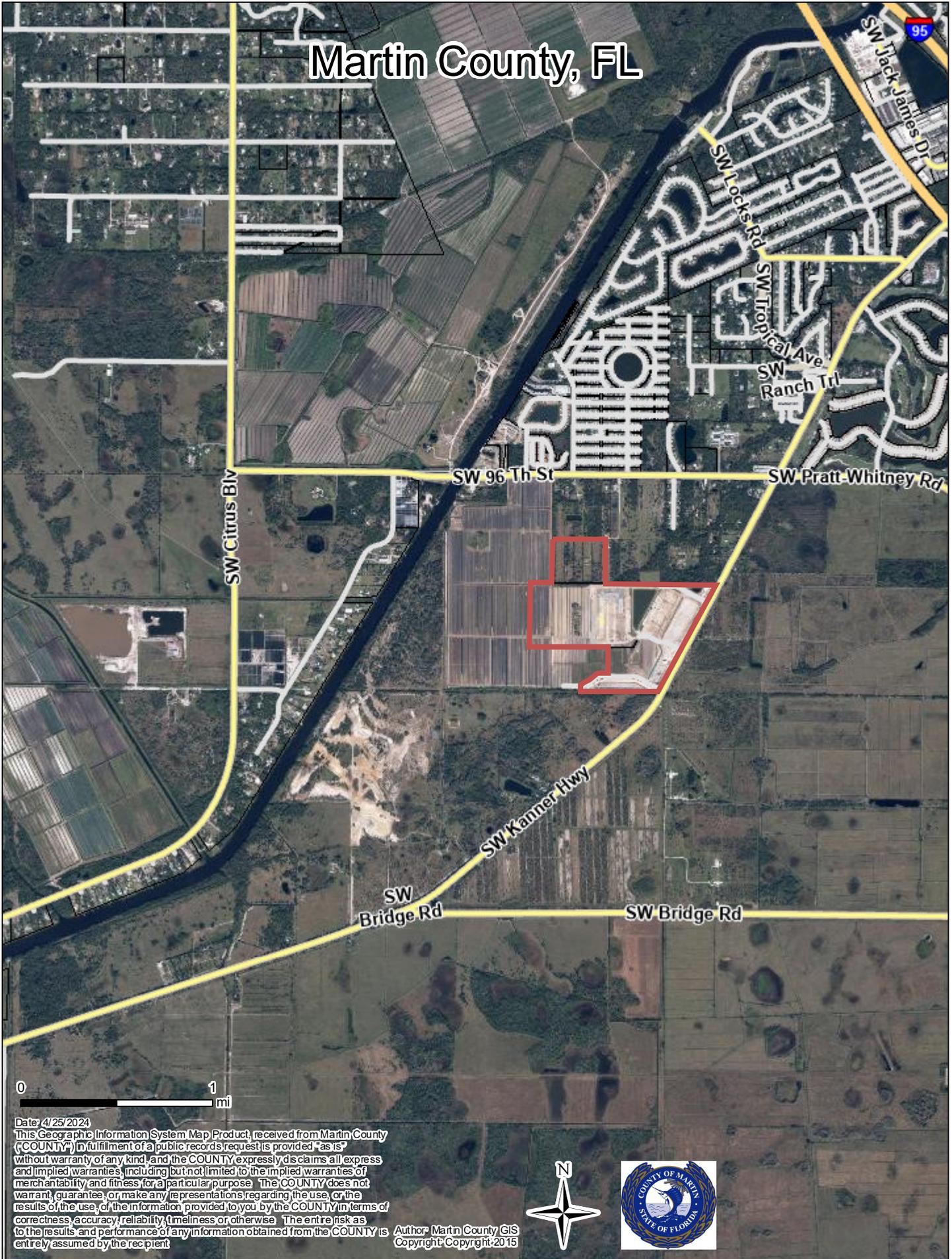
COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1568.60 FEET TO THE POINT OF BEGINNING; THENCE S.89°44'18"E., A DISTANCE OF 1253.33 FEET; THENCE S.00°01'11"W., A DISTANCE OF 1078.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT; THENCE N.89°44'18"W., ALONG SAID SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT, A DISTANCE OF 1253.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF LOT 6, SECTION 13, OF SAID PLAT; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND SOUTH LINE OF SAID LOT 6, A DISTANCE OF 50.00 FEET; THENCE N.00°01'11"E., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST (1/4) OF SECTION 13 AND THE EAST LINE OF SAID LOT 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1078.11 FEET; THENCE S.89°44'18"E., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 32.26 ACRES, MORE OR LESS.

TOTAL PUD AREA CONTAINING 216.37 ACRES, MORE OR LESS

LOCATION - AERIAL MAP

Martin County, FL

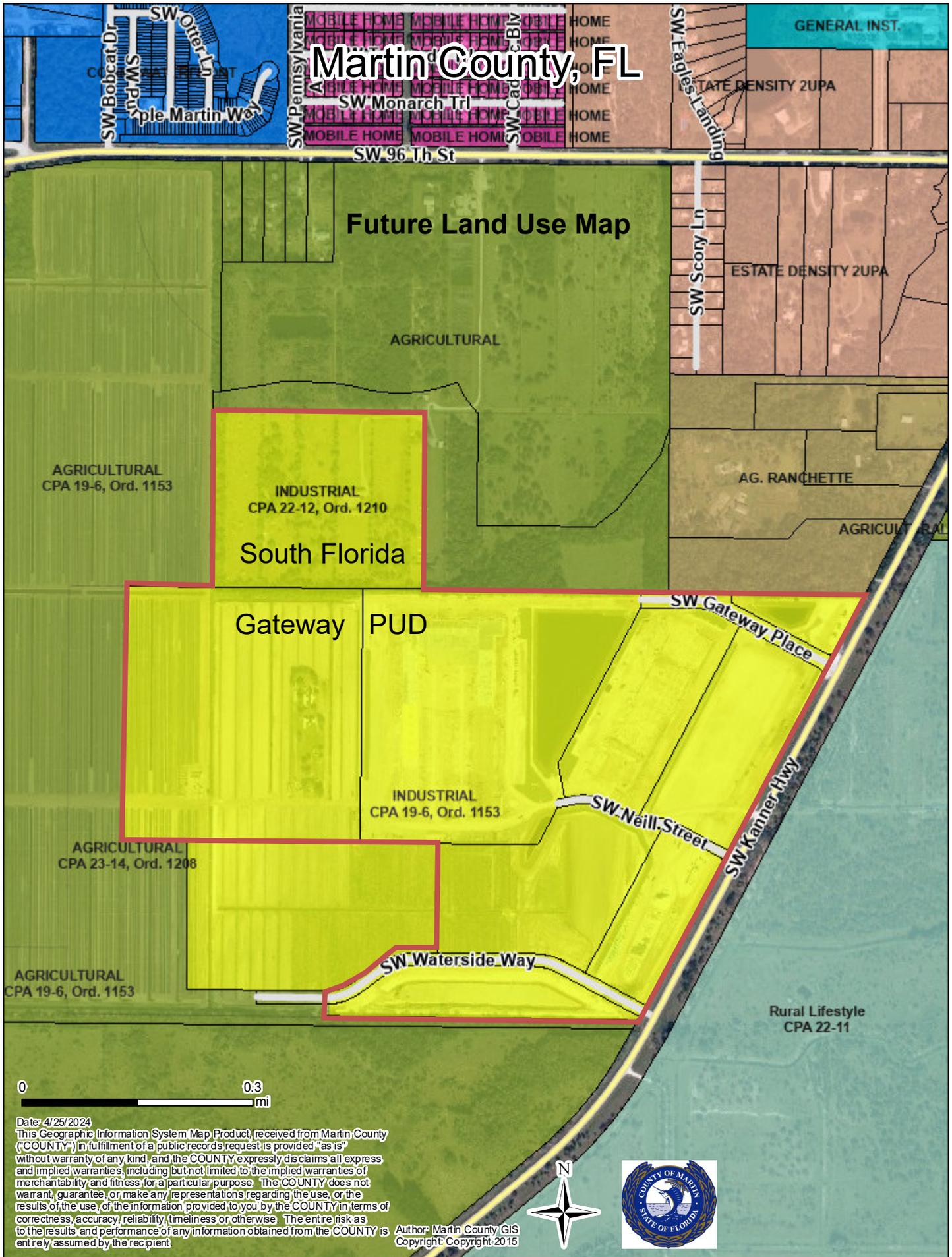


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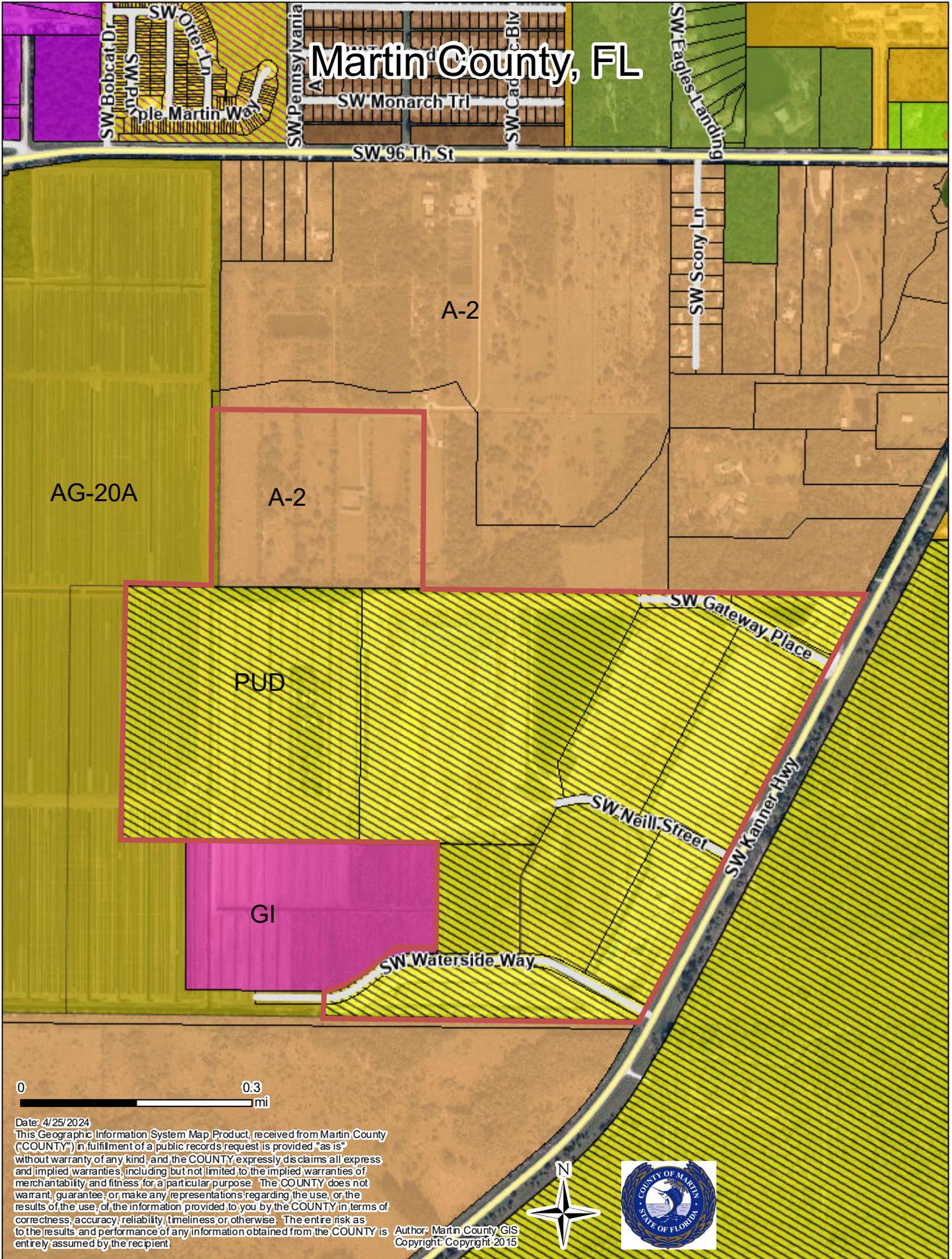
FUTURE LAND USE MAP

Martin County, FL



CURRENT ZONING MAP

Martin County, FL



0 0.3 mi

Date: 4/25/2024
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