

April 29, 2024

Via Email and Hand Delivery

Brian Elam, Principal Planner
Growth Management Department
Martin County Board of County Commissioners
2401 SE Monterey Rd.
Stuart, FL 34996
belam@martin.fl.us

Re: Plat of Twin Oaks, Project No. K050-002

Dear Mr. Elam:

We represent D.R. Horton, Inc., in connection with the above-referenced project. As you know, D. R. Horton, Inc. took title to the subject property in February of 2024, during the pendency of the application for plat, and intends to pursue approval of the plat. It is our understanding that outstanding comments on the plat have been properly addressed via correspondence between County Surveyor Tom Walker and EDC, the applicant's surveyor.

In light of the ownership change and DR Horton's intent to proceed to plat approval, relevant application materials have been revised to reflect D.R. Horton, Inc. as current owner, and those items are enclosed herewith. Specifically, enclosed you will find:

1. Warranty Deed to D.R. Horton, Inc.
2. Development Review Application
3. Disclosure of Interest Affidavit
4. Plat of Twin Oaks
5. Title Commitment
6. Certificate of Ownership

Please advise if this revision creates additional issues for our attention. If the application is in order, we ask that you please place this matter on an upcoming Board of County Commissioners meeting agenda.

Sincerely,

Christen Spake, Esq.
cls@mccarthysummers.com

cc: Client
Enclosure

Terence P. McCarthy *
Robert P. Summers *
Steven J. Wood **
Kenneth A. Norman
Nicola J. Boone Melby ***
Owen Schultz
Margaret E. Wood
Jessica M. VanValkenburgh
Christen Spake
Kimberly A. Ryan
Loren N. Esposito
Ross C. Alagna

**Board Certified
Real Estate Lawyer*

***Board Certified Wills,
Trusts & Estates Lawyer*

****Board Certified
Elder Law Lawyer*



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: Plat

Name or Title of Proposed Project: Twin Oaks

Brief Project Description:

A plat for a subdivision to be known as Twin Oaks, generally located on the west side of SW Kanner Highway, north of SW Pratt Whitney Road/SW 96th Street, southwest of the Florida's Turnpike overpass, with the southmost corner at the intersection of said SW Kanner Highway and SW Tropical Avenue. The subdivision will consist of 28 single family lots, 2 conservation tracts, and 4 storm water retention ponds with associated infrastructure, appurtenances, and improvements.

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: Oct. 24, 2019

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: K050-001

Previous Project Name if applicable: Kanner Oaks

Parcel Control Number(s)

07-39-41-000-001-00070-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): D.R. Horton, Inc.

Company Representative: Rafael J. Roca

Address: 6123 Lyons Road, Ste 100

City: Coconut Creek, State: FL Zip: 33073

Phone: 954-949-3000 Email: rroca@drhorton.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Engineering Design & Construction, Inc. (EDC)
Company Representative: Sam Trotter
Address: 10250 SW Village Parkway, Suite 201
City: Port St. Lucie, State: FL Zip: 34987
Phone: 772-462-2455 Email: SamTrotter@edc-inc.com

Agent (Name or Company): McCarthy, Summers, Wood, Norman, Melby & Schultz P.A.
Company Representative: Christen Spake, Esq.
Address: 2400 SE Federal Highway, 4th Floor
City: Stuart, State: FL Zip: 34994
Phone: (772) 286-1700 Email: cls@mccarthysummers.com

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

Land Planner (Name or Company): PGD Realty, Inc.
Company Representative: _____
Address: 1650 SW Prosperity Way
City: Palm City, State: FL Zip: 34990
Phone: 772-285-4419 Email: davidguinta@comcast.net

Landscape Architect (Name or Company): Eileen D. Designs/Joseph H. Glass L.A.
Company Representative: Eileen Guinta
Address: 1650 SW Prosperity Way
City: Palm City, State: FL Zip: 34990
Phone: 772-260-0305 Email: eileengdesigns@gmail.com

Surveyor (Name or Company): Engineering Design & Construction, Inc. (EDC)
Company Representative: Sam Trotter
Address: 10250 SW Village Parkway, Suite 201
City: Port St. Lucie, State: FL Zip: 34987
Phone: 772-462-2455 Email: SamTrotter@edc-inc.com

Civil Engineer (Name or Company): C. Calvert Montgomery & Associates, Inc.
Company Representative: Scott Montgomery
Address: 959 S. Federal Highway
City: Stuart, State: FL Zip: 34994
Phone: 772-287-3636 Email: david@ccmaengineers.com

PROJECT PROFESSIONALS CONTINUED

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

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

Attorney (Name or Company): TRENAM
Company Representative: Timothy M. Hughes
Address: 200 Central Avenue, Suite 1600
City: St. Petersburg, State: FL Zip: 33701
Phone: 727-820-3965 Email: thughes@trenam.com

Environmental Planner (Name or Company): EW Consultants, Inc.
Company Representative: Paul Ezzo
Address: 1000 SE Monterey Commons Blvd.,
City: Stuart, State: FL Zip: 34996
Phone: 772-485-2335 Email: pezzo@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

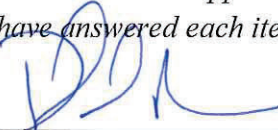
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

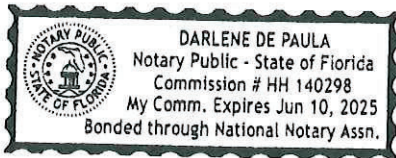
4/25/2024
Date

Rafael J. Roca
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 25th day of April, 2024, by Rafael J. Roca, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Darlene de Paula
(Printed, Typed or Stamped Name of Notary Public)

CERTIFICATE OF OWNERSHIP

The undersigned hereby certifies that, according to the Martin County Clerk of Court's website as of April 16, 2024, the property legally described on Exhibit "A" attached hereto and made a part hereof has not been sold or transferred by D.R. Horton, Inc. since its obtaining title to the property via the deed D.R. Horton, Inc., recorded in the Public Records of Martin County, Florida at Official Records Book 3421, Page 2327.

DATED this 24th day of April, 2024.

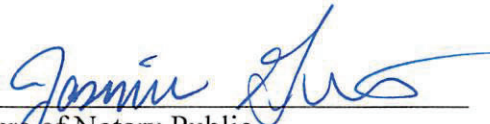


Christen Spake, Esq.
Attorney for Applicant

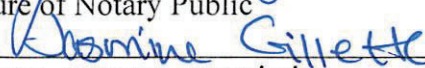
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 24th day of April, 2024, by Christen Spake, who is personally known to me or has produced _____ as identification.

[SEAL]



Signature of Notary Public



Print, type, or stamp commission

Name of Notary Public

My Commission expires:

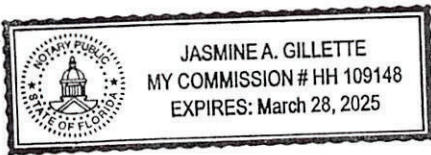


EXHIBIT A

A PARCEL OF LAND BEING PART OF TRACT 8 AND THE SOUTH HALF OF TRACT 1, LYING WEST OF STATE ROAD NO. 76, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 1 AND A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2,939.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 42°13'09" EAST, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (A 200.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 12°07'25" AN ARC DISTANCE OF 622.08 FEET TO A POINT OF NON-RADIAL INTERSECTION AT THE NORTHERLY LIMITS OF A FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 10, PAGE 282 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE NORTH, WEST, AND SOUTH LIMITS OF SAID DRAINAGE EASEMENT THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 55°19'02" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-RADIAL INTERSECTION ON A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 2,989.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 54°21'13" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°26'14" AN ARC DISTANCE OF 75.00 FEET TO A POINT OF NON-RADIAL INTERSECTION; THENCE SOUTH 55°19'02" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 2,939.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 55°48'16" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'59" AN ARC DISTANCE OF 529.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°52'45" WEST, A DISTANCE OF 952.66 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE WEST LINE OF TRACT 8, TROPICAL FRUIT FARMS; THENCE NORTH 00°08'16" EAST, ALONG THE WEST LINES OF SAID TRACTS 8 AND 1 A DISTANCE OF 1365.44 FEET TO A POINT ON SAID WEST LINE, LYING 492.28 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTH ½ OF TRACT 1 (AS MEASURED ALONG SAID WEST LINE), SAID POINT LYING ON THE TOP OF THE SOUTH BANK OF ROEBUCK CREEK; THENCE NORTH 72°37'28" EAST, ALONG SAID SOUTH TOP OF BANK A DISTANCE OF 114.44 FEET; THENCE NORTH 03°39'43" EAST, A DISTANCE OF 54.97 FEET TO THE NORTHERLY LIMITS OF THE ROEBUCK CREEK STREAMBED; THENCE ALONG SAID STREAMBED THE FOLLOWING TWENTY-THREE COURSES AND DISTANCES: NORTH 72°37'28" EAST, A DISTANCE OF 114.44 FEET; THENCE NORTH 03°39'43" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH 46°10'16" EAST, A DISTANCE OF 14.34 FEET; THENCE NORTH 61°12'37" EAST, A DISTANCE OF 27.52 FEET; THENCE NORTH 10°15'02" WEST, A DISTANCE OF 11.50 FEET; THENCE NORTH 75°57'02" EAST, A DISTANCE OF 24.16 FEET; THENCE NORTH 75°00'13" EAST, A DISTANCE OF 19.61 FEET; THENCE NORTH 19°20'12" WEST, A DISTANCE OF 31.30 FEET; THENCE NORTH 28°53'09" WEST, A DISTANCE OF 12.26 FEET; THENCE NORTH 02°46'01" WEST, A DISTANCE OF 36.11 FEET; THENCE NORTH 15°22'24" EAST, A DISTANCE OF 31.20 FEET; THENCE NORTH 12°58'56" EAST, A DISTANCE OF 25.56 FEET; THENCE NORTH 26°10'21" EAST, A DISTANCE OF 6.40 FEET; THENCE NORTH 35°35'59" EAST, A DISTANCE OF 37.59 FEET; THENCE NORTH 62°45'12" EAST, A DISTANCE OF 35.00 FEET; THENCE NORTH 22°58'06" EAST, A DISTANCE OF 17.22 FEET; THENCE NORTH 00°15'32" EAST, A DISTANCE OF 16.38 FEET; THENCE NORTH 30°49'19" EAST, A DISTANCE OF 23.83 FEET; THENCE NORTH 35°36'34" EAST, A DISTANCE OF 31.91 FEET; THENCE NORTH 50°29'02" EAST, A DISTANCE OF 30.54 FEET; THENCE NORTH 88°06'41" EAST, A DISTANCE OF 19.97 FEET; THENCE NORTH 54°30'17" EAST,

A DISTANCE OF 34.98 FEET; THENCE NORTH 51°12'30" EAST, A DISTANCE OF 23.68 FEET; THENCE SOUTH 87°48'50" EAST, A DISTANCE OF 34.40 FEET; THENCE SOUTH 70°35'52" EAST, A DISTANCE OF 75.93 FEET; THENCE NORTH 00°03'06" WEST, A DISTANCE OF 67.04 FEET TO A POINT ON AFOREMENTIONED NORTH LINE OF SAID SOUTH ½ OF TRACT 1, TROPICAL FRUIT FARMS, SAID POINT LYING AND BEING 472.11 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ALONG SAID NORTH LINE); THENCE NORTH 89°58'18" EAST, ALONG SAID NORTH LINE A DISTANCE OF 621.80 FEET TO THE POINT OF BEGINNING.



Recorded in Martin County, FL 2/23/2024 2:37 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$44,000 Deed Tax: \$51,940.00
CFN#3059243 BK 3421 PG 2327 PAGE 1 of 5

This instrument prepared by,
record, and return to:
DHI Title Agency
12276 San Jose Blvd., Suite 739
Jacksonville, FL 32223
Attn: Harriet Durham
Commitment No. 20118553
File No. 101-231600423

Parcel ID Number:
07-39-41-000-001-00070-0

Consideration:
\$7,420,000.00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed as of the 20th day of February, 2024, by **TWIN OAKS-KANNER HWY, LLC**, a Florida limited liability company, hereinafter, called grantor, whose address is 160 W. Camino Real, #238, Boca Raton, FL 33432, to **D.R. HORTON, INC.**, a Delaware corporation, whose address is 6123 Lyons Road, Coconut Creek, FL 33073, hereinafter called the grantee:

Wherever used herein, the terms "grantor" and "grantee" shall be deemed to include all the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in MARTIN COUNTY, FLORIDA, more particularly described as follows:

See **Exhibit "A"** attached hereto
and made a part hereof by reference.

TOGETHER with all improvements and fixtures thereon and the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (collectively, the "Property").

TO HAVE AND TO HOLD, the same unto grantee in fee simple forever.

This conveyance is subject to the following Real Property Taxes for the year 2024 and subsequent years.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Property; and (3) that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[Signature Page follows.]
Copy Copy Copy

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

WITNESSES:

SELLER:

TWIN OAKS-KANNER HWY, LLC, a Florida limited liability company

1. Signature of Witness 1
Printed Name: Hal Taitelbaum
Address: 160 W Camino Real
Boca Raton, FL 33432

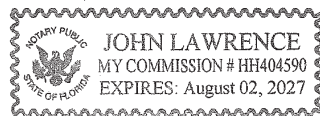
By: Edward J. McCormick, Jr.
Its Authorized Signatory

2. Signature of Witness 2
Printed Name: John Lawrence
Address: 160 W. Camino Real
Boca Raton, FL 33432

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged, sworn to and subscribed before me by means of (X) Physical presence or online notarization, this 16th day of February, 2024, by EDWARD J. McCORMICK, JR., as Authorized Signatory of TWIN OAKS-KANNER HWY, LLC, a Florida limited liability company, on behalf of the company. He (X) is personally known to me or () has produced as identification.

[NOTARY SEAL]



Notary Public, State and County Aforesaid
Print Name: John Lawrence
Serial #: HH404590
My Commission Expires: 8/2/27

Exhibit "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF TRACT 8 AND THE SOUTH HALF OF TRACT 1, LYING WEST OF STATE ROAD NO. 76, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Exhibit "A"

Page 1 of 2

THE NORTHERLY LIMITS OF THE ROEBUCK CREEK STREAMBED; THENCE ALONG SAID STREAMBED THE FOLLOWING TWENTY-THREE COURSES AND DISTANCES: NORTH 72°37'28" EAST, A DISTANCE OF 114.44 FEET; THENCE NORTH 03°39'43" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH 46°10'16" EAST, A DISTANCE OF 14.34 FEET; THENCE NORTH 61°12'37" EAST, A DISTANCE OF 27.52 FEET; THENCE NORTH 10°15'02" WEST, A DISTANCE OF 11.50 FEET; THENCE NORTH 75°57'02" EAST, A DISTANCE OF 24.16 FEET; THENCE NORTH 75°00'13" EAST, A DISTANCE OF 19.61 FEET; THENCE NORTH 19°20'12" WEST, A DISTANCE OF 31.30 FEET; THENCE NORTH 28°53'09" WEST, A DISTANCE OF 12.26 FEET; THENCE NORTH 02°46'01" WEST, A DISTANCE OF 36.11 FEET; THENCE NORTH 15°22'24" EAST, A DISTANCE OF 31.20 FEET; THENCE NORTH 12°58'56" EAST, A DISTANCE OF 25.56 FEET; THENCE NORTH 26°10'21" EAST, A DISTANCE OF 6.40 FEET; THENCE NORTH 35°35'59" EAST, A DISTANCE OF 37.59 FEET; THENCE NORTH 62°45'12" EAST, A DISTANCE OF 35.00 FEET; THENCE NORTH 22°58'06" EAST, A DISTANCE OF 17.22 FEET; THENCE NORTH 00°15'32" EAST, A DISTANCE OF 16.38 FEET; THENCE NORTH 30°49'19" EAST, A DISTANCE OF 23.83 FEET; THENCE NORTH 35°36'34" EAST, A DISTANCE OF 31.91 FEET; THENCE NORTH 50°29'02" EAST, A DISTANCE OF 30.54 FEET; THENCE NORTH 88°06'41" EAST, A DISTANCE OF 19.97 FEET; THENCE NORTH 54°30'17" EAST, A DISTANCE OF 34.98 FEET; THENCE NORTH 51°12'30" EAST, A DISTANCE OF 23.68 FEET; THENCE SOUTH 87°48'50" EAST, A DISTANCE OF 34.40 FEET; THENCE SOUTH 70°35'52" EAST, A DISTANCE OF 75.93 FEET; THENCE NORTH 00°03'06" WEST, A DISTANCE OF 67.04 FEET TO A POINT ON AFOREMENTIONED NORTH LINE OF SAID SOUTH ½ OF TRACT 1, TROPICAL FRUIT FARMS, SAID POINT LYING AND BEING 472.11 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ALONG SAID NORTH LINE); THENCE NORTH 89°58'18" EAST, ALONG SAID NORTH LINE A DISTANCE OF 621.80 FEET TO THE POINT OF BEGINNING.

Exhibit "A"
Page 2 of 2