



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

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A. GENERAL INFORMATION

Type of Application: Plat

Name or Title of Proposed Project: Pentalago Phase 2

Brief Project Description:

Single Family Estates (5 ac. lots) Subdivision (Equestrian)

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** _____

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: P147-008

Previous Project Name if applicable: Pentalago Phase 1

Parcel Control Number(s)

47-38-41-000-00020-1

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Tight-Line Lakes, LLC

Company Representative: Greg DeTray

Address: 2740 SW Martin Downs Blvd. #413

City: Palm City, **State:** FL **Zip:** 34990

Phone: (772) 678-8148 **Email:** gdetray@gmail.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Tight-Line Lakes, LLC
Company Representative: Greg DeTray
Address: 2740 SW Martin Downs Blvd. #413
City: Palm City, State: FL Zip: 34990
Phone: (772) 678-8148 Email: gdetray@gmail.com

Agent (Name or Company): Velcon Engineering & Surveying, LLC
Company Representative: Darren C Guettler, P.E.
Address: 1449 NW Commerce Centre Drive
City: Port St. Lucie, State: FL Zip: 34986
Phone: (772) 879-0477 Email: darreng@velconfl.com

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

Land Planner (Name or Company): HJA Design Studio, LLC
Company Representative: Michael Houston, AICP, RLA
Address: 50 SE Ocean Blvd UNIT 101
City: Stuart, State: FL Zip: 34994
Phone: (772) 678-7200 Email: info@hjastudio.com

Landscape Architect (Name or Company): HJA Design Studio, LLC
Company Representative: Michael Houston, AICP, RLA
Address: 50 SE Ocean Blvd UNIT 101
City: Stuart, State: FL Zip: 34994
Phone: (772) 678-7200 Email: info@hjastudio.com

Surveyor (Name or Company): Velcon Engineering & Surveying, LLC
Company Representative: Francis Guettler, PSM
Address: 1449 NW Commerce Centre Drive
City: Port St. Lucie, State: FL Zip: 34986
Phone: (772) 879-0477 Email: frankg@velconfl.com

Civil Engineer (Name or Company): Velcon Engineering & Surveying, LLC
Company Representative: Darren C Guettler, P.E.
Address: 1449 NW Commerce Centre Drive
City: Port St. Lucie, State: FL Zip: 34986
Phone: (772) 879-0477 Email: darreng@velconfl.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): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): EW Consultants

Company Representative: Paul Ezzo

Address: 1000 SE Monterey Commons Blvd #208

City: Stuart, State: FL Zip: 34996

Phone: (772) 287-8711 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.

D-G =
Applicant Signature
AGENT

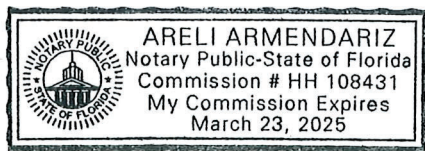
10-13-2023
Date

DARREN GUETTLER
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 13th day of October, 2023, by Darren Guettler, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Areli Armendariz
(Printed, Typed or Stamped Name of Notary Public)



Martin County Development Review
Digital Submittal Affidavit

I, Darren C. Guettler, attest that the electronic version included for the project Pentalgo Plat - Phase 2 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.

D-G =
Applicant Signature

10/25/2022
Date

Project Narrative

for

Request for Pentalago – Phase 2 Plat Approval

This is a request for a Plat approval for Phase Two of a 16-lot agricultural ranchette development on 80.03 acres. The site is located at the northeast corner of the intersection of I-95 and CR 76A in western Palm City. The subject property is an abandoned sand mine and is otherwise currently vacant & undeveloped.

The Pentalago project received a Master & Final Site Plan approval by the Board of County Commissioners on January 20, 2009.

Following several extensions, the Revised Master Site Plan received Board of County Commissioner approval on August 14, 2018.

This request is to gain plat approval for Phase Two of Pentalago. Excavation of the existing lakes is part of this phase. No wetland or upland habitat exist on the site per the attached Preserve Area Management Plan (PAMP) and Environmental Analysis (EA) completed by EW Consultants. An offsite wetland to the west of the site will require an upland buffer on the lots which is allowed under Policy 4.2.J, Subdivision Site Design, Agricultural Ranchette Lots. All littoral zones that were required in the original mining permit of the site have been installed. Upland buffers exist in many but not all areas; these are identified in the updated EA.


**TIGHT LINE LAKES, LLC.
1904 NW PINE TREE LN
STUART, FL 34994
305-942-9002**

To Whom It May Concern:

This letter authorizes Velcon Engineering & Surveying LLC. to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described on the attached legal description.

If you have any questions, please call me at

Sincerely,



Name, Title

Date: 11-7-2022

State of: Florida
County of: St. Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 7th day of November, 2022, by Grea DeTray, who () is personally known to me, or () has produced _____ as identification.

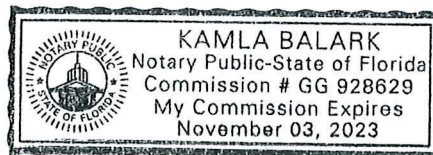
NOTARY PUBLIC

Kamla Balark

Name Printed: KAMLA BALARK

State of FL at-large

My Commission expires:





PENTALAGO - PHASE 2

LEGAL DESCRIPTION

COMMENCE AT A CONCRETE MONUMENT ON THE EASTERLY LINE OF LOT 12 OF THE COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, ACCORDING TO THE PLAT THEREOF FILED DECEMBER 30, 1901, RECORDED IN PLAT BOOK B, PAGE 59, PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA, SAID MONUMENT BEING 3960 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF SAID LOT 12, THENCE PROCEED SOUTHWESTERLY ON AN ANGLE OF 89°49'00" AS MEASURED FROM NORTHWEST TO SOUTHWEST FOR 3993.21 FEET TO A CONCRETE MONUMENT TO THE POINT OF BEGINNING; THENCE SOUTH 65°54'21" WEST, A DISTANCE OF 2851.48 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9 (I-95); THENCE NORTH 89°58'46" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 573.09 FEET, TO A POINT OF INTERSECTION WITH SAID RIGHT OF WAY LINE AND THE EAST BOUNDARY LINE OF TRACT 23, SECTION 35, TOWNSHIP 38S, RANGE 40E, SAID EAST BOUNDARY LINE ALSO BEING THE WEST BOUNDARY LINE OF HANSON GRANT; THENCE NORTH 23°45'48" WEST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID BOUNDARY LINES, A DISTANCE OF 804.50 FEET; THENCE NORTH 66°14'12" EAST, DEPARTING SAID BOUNDARY LINES, A DISTANCE OF 124.40 FEET; THENCE NORTH 22°24'42" WEST, A DISTANCE OF 265.52 FEET; THENCE NORTH 58°31'19" EAST, A DISTANCE OF 636.06 FEET; THENCE SOUTH 36°01'16" EAST, A DISTANCE OF 50.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 400 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 33°42'37" EAST; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 04°37'18", A DISTANCE OF 32.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 70°33'07" EAST, A DISTANCE OF 63.75 FEET; THENCE SOUTH 81°32'46" EAST, A DISTANCE OF 483.81 FEET; THENCE NORTH 03°48'02" EAST, A DISTANCE OF 13.60 FEET; THENCE NORTH 24°33'26" EAST, A DISTANCE OF 383.35 FEET; THENCE NORTH 45°33'43" EAST, A DISTANCE OF 119.24 FEET; THENCE SOUTH 66°42'04" EAST, A DISTANCE OF 154.85 FEET; THENCE SOUTH 61°54'25" EAST, A DISTANCE OF 163.64 FEET; THENCE SOUTH 34°05'09" EAST, A DISTANCE OF 233.20 FEET; THENCE SOUTH 29°37'28" E, A DISTANCE OF 277.16 FEET; THENCE NORTH 41°54'41" EAST, A DISTANCE OF 752.44 FEET; THENCE NORTH 37°29'43" WEST, A DISTANCE OF 38.33 FEET; THENCE NORTH 75°36'59" EAST, A DISTANCE OF 774.31 FEET; THENCE SOUTH 24°04'12" EAST, A DISTANCE OF 808.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 80.05 ACRES MORE OR LESS.

PARCEL CONTROL NUMBER: 47384100000000201

INSTR # 2024228
OR BK 02261 PG 0820
Pgs 0820 - 8237 (4pgs)
RECORDED 07/03/2007 08:54:14 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 46,025.00
RECORDED BY C Hunter

Prepared by and Return to:
Christopher J. Twohey, P.A.
844 E. Ocean Blvd. Ste. A
Stuart, Florida 34994

Parcel ID Number: 47-38-41-000-00020

Warranty Deed

This Indenture, Made this 28th day of June, 2007 A.D., Between Waterton Farms II, LLC, a Florida limited liability company of the County of PALM BEACH, State of Florida, grantor, and Tight-Line Lakes, LLC., a Florida limited liability company, whose address is: 122 Alynn Place, Marathon, FL 33050 of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Martin State of Florida to wit: See Attached Exhibit "A"

SUBJECT TO:

1. Taxes for the year 2007 and all subsequent years;
2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions, and matters appearing on the plat or otherwise common to the subdivision; and
4. Public utility easements of record, if any.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Terence P. McCarthy
 Printed Name: Terence P. McCarthy
 Witness

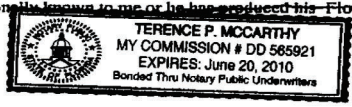
Katherine McCarthy
 Printed Name: Katherine McCarthy
 Witness

By: *Fred Gordon* (Seal)
 Waterton Farms II, LLC, a Florida limited liability company
 Fred Gordon, Managing Member
 P.O. Address: 2388 Palm Harbor Drive
 PALM BEACH GARDENS, FL 33410

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 28th day of June, 2007 by Fred Gordon, Managing Member of Waterton Farms II, LLC, a Florida limited liability company

he is person he knows to me or he has produced his Florida driver's license as identification.



Terence P. McCarthy
 Printed Name: Terence P. McCarthy
 Notary Public
 My Commission Expires:

DETRAY

Form Generated by e-Notary System, Inc. 7007 / 603 763 4444 Form FL WD 4

Exhibit A**PARCEL 1:**

Start at a concrete monument on the Easterly line of Lot 12, COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, Plat Book B, Page 59, Public Records of Dade (now Martin) County, Florida, said monument being 3960 feet Southeasterly of the Northeast corner of said Lot 12; thence by angle of $89^{\circ}49'$ as measured from Northwest to Southwest run Southwesterly a distance of 5315.45 feet; thence by angle $89^{\circ}37'30''$ as measured from Northeast to Northwest run a distance of 1305 feet to the point of beginning; thence by angle $90^{\circ}22'30''$ as measured from Southeast to Northeast run a distance of 208.71 feet; thence by angle $89^{\circ}37'30''$ as measured from Southwest to Southeast run a distance of 208.71 feet; thence by angle $90^{\circ}22'30''$ as measured from Northwest to Southwest run a distance of 208.71 feet; thence by angle $89^{\circ}37'30''$ as measured from Northeast to Northwest run a distance of 208.71 feet to the point of beginning.

PARCEL 2:

Beginning at a concrete monument on the Easterly line of Lot 12 of the COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, according to plat thereof filed December 30, 1901, recorded in Plat Book B, page 59, Public Records of Dade (now Martin) County, Florida, said monument being 3960 feet Southeasterly of the Northeast corner of said Lot 12, thence proceed Southwesterly on an angle of $89^{\circ}49'00''$ as measured from Northwest to Southwest for 3993.21 feet to a concrete monument and the point or place of beginning of this description. 1) from this point of beginning continue Southwesterly on a projection of the last described line for 3375.71 feet to a projection of the last described line for 3375.71 feet to an iron pipe; 2) thence proceed Northwesterly on an angle of $89^{\circ}40'55''$ as measured Northeast to Northwest for 1298.73 feet to a concrete monument; 3) thence proceed Southwesterly on an angle of $88^{\circ}31'15''$ as measured Southeast to Southwest for 334.70 to a concrete monument; 4) thence proceed Northwesterly on an angle of $88^{\circ}28'50''$ as measured Northeast to Northwest for 1222.82 feet to a point on the East right of way of Loop Road; 5) thence proceed North on an angle of $156^{\circ}10'20''$ as measured Southeast to North for 143.27 feet along the East right of way of Loop Road to a point; 6) thence proceed Northeasterly to an angle of $114^{\circ}10'$ as measured South to Northeast

for 3247.25 feet to a point; 7) thence Southeasterly on an angle of 90° as measured Southwest to Southeast for 150 feet to a concrete monument; 8) thence Northeasterly on an angle of 90° as measured Northwest to Northeast for 390 feet to an iron pipe; 9) thence Southeasterly on an angle of 90° as measured Southwest to Southeast for 2490.84 feet to a concrete monument and the point of beginning of this description.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Start at a concrete monument on the Easterly line of Lot 12, COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, Plat Book B, Page 59, Public Records of Dade (now Martin) County, Florida, said monument being 3960 feet Southeasterly of the Northeast corner of said Lot 12; thence by angle of $89^\circ 49'$ as measured from Northwest to Southwest run Southwesterly a distance of 5315.45 feet; thence by angle $89^\circ 37' 30''$ as measured from Northeast to Northwest run a distance of 1305 feet to the point of beginning; thence by angle $90^\circ 22' 30''$ as measured from Southeast to Northeast run a distance of 208.71 feet; thence by angle $89^\circ 37' 30''$ as measured from Southwest to Southeast run a distance of 208.71 feet; thence by angle $90^\circ 22' 30''$ as measured from Northwest to Southwest run a distance of 208.71 feet; thence by angle $89^\circ 37' 30''$ as measured from Northeast to Northwest run a distance of 208.71 feet to the point of beginning.

PARCEL 3:

Tract 57 in Section 26, Township 38 South, Range 40 East, according to the plat of PALM CITY FARMS filed February 17, 1916 and recorded in Plat Book 6, page 42, Public Records of Palm Beach (now Martin) County, Florida.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land being a part of Tract 57, Section 26, Township 38 South, Range 40 East, Palm City Farms Subdivision as recorded in Plat Book 6, page 42, Palm Beach County, now Martin County, Florida, public records, described as follows:

Beginning at the point of intersection of the South line of Tract 57 and the East right of way line of State Road 76-A or Loop Road; thence proceed North along the East right of way line of State Road 76-A for a distance of 366.12 feet to the point or place of beginning; 1) thence continue North along

the East right of way line of State Road 76-A for a distance of 682.50 feet to the point of intersection of said right of way line and the East line of said Tract 57; 2) thence proceed South along the East line of Tract 57 for a distance of 622.84 feet to a point; 3) thence proceed Westerly on an angle of 90°20'00" as measured Northwest to Southwest for a distance of 276.13 feet and the point or place of beginning,

Copy Copy Copy