



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 21-0608

DPQJ-1

Meeting Date: 4/27/2021

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR APPROVAL OF KANNER LAKE (FKA KANNER 5601) PLAT

EXECUTIVE SUMMARY:

This is a request by Kanner 5601, LLC, for approval of a plat, consistent with the approved final site plan of a residential development, consisting of sixty-five (65) residential lots and one (1) commercial parcel on approximately 26.02 acres. The subject site is located on the east side of South Kanner Highway approximately 4,800 feet north of SE Salerno Road in Stuart. Included in this application is a request for a certificate of adequate public facilities exemption.

DEPARTMENT: Growth Management

PREPARED BY: Name: Matt Stahley
Title: Senior Planner

REQUESTED BY: Kanner 5601, LLC (Owner), Morris Crady, Lucido & Associates (Agent)

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 4/27/2021
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

This is a request by Kanner 5601, LLC, for approval of a plat, consistent with the approved final site plan of a residential development, consisting of sixty-five (65) residential lots and one (1) commercial parcel on approximately 26.02 acres. The subject site is located on the east side of South Kanner Highway approximately 4,800 feet north of SE Salerno Road in Stuart. Included in this application is a request for a certificate of adequate public facilities exemption.

The Kanner 5601 (K042-002) major development final site plan was approved by the Board of County Commissioners on August 21, 2018. An application for Kanner Lake (K042-005) revised final site plan was approved March 16, 2021 to address minor boundary adjustments that became apparent during preparation of the plat.

During the review process, the owner agreed to dedicate a 10-foot wide strip of right-of-way so the County can continue to maintain the existing drainage canal, along the northeast side of the property.

Section 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

The Local Planning Agency (LPA) was not required to consider this plat application and final action on this application is required by the Board of County Commissioners (BCC) in a public meeting pursuant to Table 10.5.F.9., Section 10.5.F., LDR, Martin County, Fla. (2019).

The following supporting materials are provided attached to this agenda item:

- Staff Report
- Plat
- Draft Contract for Construction of Required Improvements and Infrastructure
- Resolution Accepting Right of Way
- Application Materials
- Approved Final Site Plan
- Sign Posting Certification
- Financial Disclosure
- Draft resolution for denial of Plat

ISSUES:

There are no unresolved issues related to this application.

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and file the agenda item and all its attachments including the staff report as Exhibit 1.

Move that the Board approve the Plat for Kanner Lake including the Contract for Construction of Required Improvements and Infrastructure.

Move that the Board approve the Resolution approving and accepting a Special Warranty Deed dedicating 10-feet of right-of-way to maintain the existing drainage canal along the northeast side of the property from Kanner 5601, LLC, a Florida limited liability company.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the Kanner Lake request to a date certain.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the review fee of \$13,600 and the sufficiency review fee of \$290.

0ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input checked="" type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Other: | <input checked="" type="checkbox"/> Resolution | |

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

KANNER LAKE (FKA KANNER 5601) PLAT

Applicant:	Kanner 5601, LLC
Property Owner:	Kanner 5601, LLC
Agent for the Applicant:	Lucido & Associates, Morris A. Crady, AICP
County Project Coordinator:	Matt Stahley, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	K042-006
Record Number:	DEV2020040008
Report Number:	2021_0401_K042-006_DRT_Staff_Final.docx
Application Received:	05/11/2020
Transmitted:	05/11/2020
Staff Report Issued:	06/19/2020
Resubmittal Received:	11/24/2020
Transmitted:	11/25/2020
Additional Materials Requested:	01/08/2021
Additional Materials Received:	03/18/2021
Staff Report Issued:	04/01/2021

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B. Project description and analysis

This is a request by Kanner 5601, LLC, for approval of a plat, consistent with the approved final site plan of a residential development, consisting of sixty-five (65) residential lots and one (1) commercial parcel on approximately 26.02 acres. The subject site is located on the east side of South Kanner Highway approximately 4,800 feet north of SE Salerno Rd in Stuart. Included in this application is a request for a certificate of adequate public facilities exemption.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Matt Stahley	320-3047	Comply

F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Matt Stahley	320-3047	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Ellen Macarthur	221-1334	Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5928	Comply
M	Engineering	Michelle Cullum	288-5512	N/A
N	Addressing	Emily Kohler	288-5692	N/A
N	Electronic File Submission	Emily Kohler	288-5692	N/A
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	N/A
P	Emergency Management	Michelle Jones	219-4942	N/A
Q	ADA	Michelle Cullum	221-1396	N/A
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Matt Stahley	320-3047	Exemption

D. Review Board action

This application complies with the requirements for processing a Plat, pursuant to Section 10.2.F., LDR, Martin County, Fla. (2019). As such, final action on this application will be taken by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9., Section 10.5.F., LDR, Martin County, Fla. (2019).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

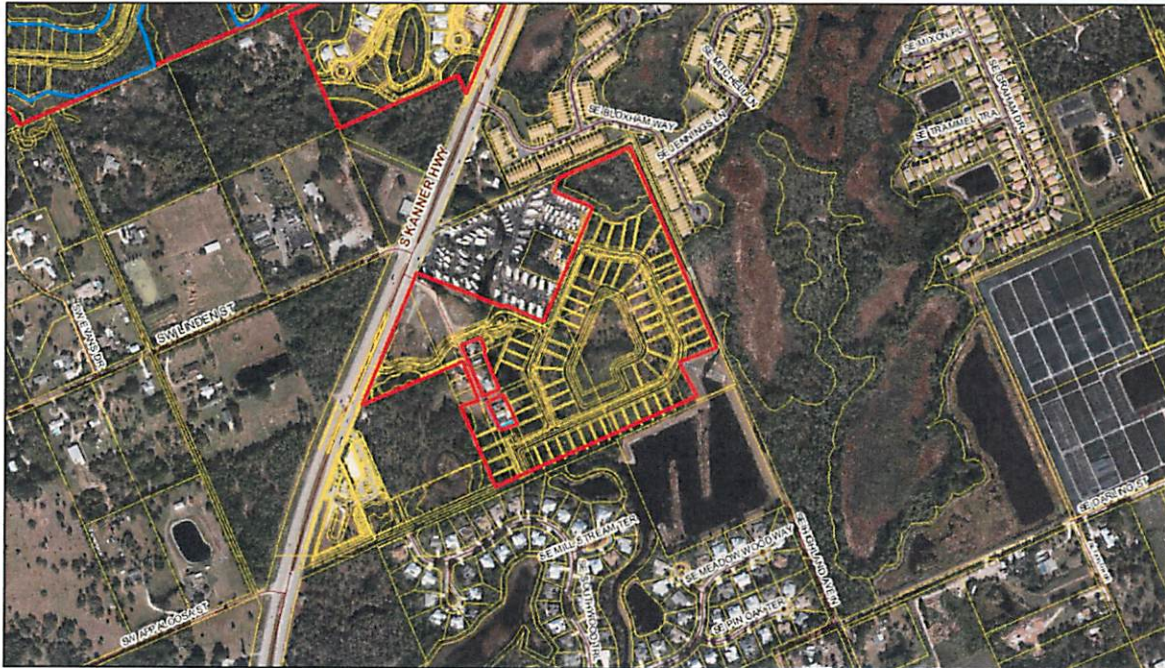
The applicant addressed additional materials requested on January 8, 2021 with its additional materials submitted March 18, 2021. The previous staff reports and resubmittals are incorporated herein by reference.

E. Location and site information

Parcel number(s) and address:	5601 S Kanner Hwy
55-38-41-006-001-00010-8	
Existing Zoning:	R-2, Single Family Residential
Existing Zoning:	RS-5, Low Density Residential
Existing Zoning:	B-1, Business District
Existing Zoning:	CC, Community Commercial
Existing Zoning:	TP, Mobile Home Park
Future land use:	FLU-CG, Future Land Use Commercial General
Future land use:	FLU-LDR, Future Land Use Low Density Res 5/Acre
Future land use:	FLU-MHR, Future Land Use Mobile Home Res 8/Acre

[illegible]

Figure 3: Aerial with Linework



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

H. Determination of compliance with the urban design and community redevelopment requirements - Community Development Department

Commercial Design

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 4.871.B. (2016)

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

I. Determination of compliance with the property management requirements – Engineering Department

The ROW dedication is part of a Plat approval application, the dedication will be included on the plat and the conveyance of the dedicated property will take place simultaneously with the recording of the Plat. The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

Note: The Applicant has complied with this requirement.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note: The Applicant has complied with this requirement.

ENVIRONMENTAL SITE ASSESSMENT

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

Note: The Applicant has complied with this requirement.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscape

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a 65 lot subdivision.

The plat documents are consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

K. Determination of compliance with transportation requirements - Engineering Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY, FLA., LDR, SECTION 10.1.E AND ARTICLE 4, DIVISION 21 (2019)

L. Determination of compliance with county surveyor - Engineering Department

Findings of Compliance:

The County Surveyor has reviewed the application and finds it in compliance with the applicable land development regulations.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

Engineering requirements are reviewed in conjunction with the Final Site Plan, with which this plat must be consistent. There are no changes proposed to the Final Site Plan, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Reviewer was not required to review this application.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019)

Electronic Files

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. Section 10.1.E., LDR, Martin County, Fla. (2019).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds the Plat in compliance with Martin County's requirements for water and wastewater level of service.

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.E AND ARTICLE 4, DIVISION 21 (2019)

Emergency Preparedness

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.E AND ARTICLE 4, DIVISION 21 (2019)

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.E AND ARTICLE 4, DIVISION 21 (2019)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.E AND ARTICLE 4, DIVISION 21 (2019)

Martin County School Board

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.E AND ARTICLE 4, DIVISION 21 (2019)

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The standards for a Certificate of Adequate Public Facilities Exemption (Article 5, LDR) for development and alterations or expansions to approved developments that do not create additional impacts on public facilities are met:

Development that does not create additional impact on public facilities includes:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

Exempted development will be treated as committed development for which the county assures concurrency.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

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 #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

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.

Item #3:

One (1) paper 24" x 36" copy of the approved plat.

Item #4:

A completed Notice of Subdivision Plat Filing Form to be forwarded to the State of Florida Department of Business Regulation.

Item #5:

Original executed Declarations of Covenants and Restrictions for the homeowner's association.

Item #6:

Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.

Item #7:

One (1) digital file copy of the plat in AutoCAD 2010-2017 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.

Item #8:

One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #9:

Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.

V. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits required in conjunction with this plat application.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,600.00	\$13,600.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

***Impact fees to be paid at building permit.

X. General application information

Applicant: Kanner 5601, LLC
Ivan Chosnek
784 Us Highway 1, Suite 24
North Palm Beach, FL 33408
561-799-3858

Agent: Lucido & Associates
Morris A. Crady, AICP

701 East Ocean Blvd
Stuart, FL 34994
772-220-2100

Y. Acronyms

ADA Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

KANNER LAKE

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 7, AND 8, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA.

LEGAL DESCRIPTION

ALL THAT PART OF TRACTS 1, 2, 3, 7, AND 8, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THAT LIES WITHIN THE BOUNDARIES OF STATE ROAD NO. 1, BUT EXCEPTING PARCELS PREVIOUSLY CONVEYED AND RECORDED IN DEED BOOK 55, PAGE 134, OFFICIAL RECORDS BOOK 5, PAGE 30, OFFICIAL RECORDS BOOK 15, PAGE 453, OFFICIAL RECORDS BOOK 18, PAGE 87, OFFICIAL RECORDS BOOK 14, PAGE 275, AND OFFICIAL RECORDS BOOK 18, PAGE 87, AND OTHER EXCEPTIONS, ALL OF WHICH EXCEPTIONS BEING MORE PARTICULARLY DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 18, PAGE 87, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT OF WAY CONVEYED BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 83, PAGE 122, OFFICIAL RECORDS BOOK 81, PAGE 132, AND OFFICIAL RECORDS BOOK 115A, PAGE 301, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL, FOR ROAD RIGHT OF WAY CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 301, PAGE 178, AND 179, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT A 30-FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 1, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF TRACT 1, BLOCK 50, SAID TRACT 1, A DISTANCE OF 101.15 FEET, THENCE PROCEED NORTHEASTERLY, ON AN ANGLE OF INTERSECT AS MEASURED SOUTHWEST TO NORTH TO NORTHEAST, A DISTANCE OF 86.31 FEET TO A 6-1/2 INCH BORN ROD AND PLASTIC CAP STAMPED "14-80000 FARM, 1/4 SECTION 17, T14N, R10E, S1/4, NORTHEASTLY BOUNDARY LINE OF LOT 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 118, PAGE 178, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE NORTHEASTERLY, ON A CONTINUATION OF THE LAST DESCRIBED LINE, AND ALONG A NORTHEASTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 101.15 FEET TO A 1/2 INCH BORN ROD AND DISC STAMPED "14-7077", THENCE NORTHEASTERLY, ALONG A NORTHEASTERLY BOUNDARY LINE OF SAID LOT 1, ON AN ANGLE OF 40° TO THE LAST LINE, A DISTANCE OF 30.17 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 1, THENCE SOUTH 1/4° 14' 14" WEST, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 13.18 FEET AND THE POINT OF BEGINNING, THENCE SOUTH 1/4° 14' 14" WEST, ALONG A DISTANCE OF 30.17 FEET TO A POINT ON A LINE LYING 20.00 FEET SOUTHWEST OF AND PARALLEL WITH THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 1, THENCE SOUTH 1/4° 14' 14" WEST, ALONG SAID LINE LYING 20.00 FEET SOUTHWEST OF AND PARALLEL WITH THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET TO A POINT, THENCE NORTH 1/4° 14' 14" WEST, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET TO A POINT, THENCE NORTH 1/4° 14' 14" WEST, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A 30-FOOT WIDE STRIP OF LAND DESCRIBED IN BUT CLARIFIED RECORDED IN OFFICIAL RECORDS BOOK 331, PAGE 308, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING ROAD PAVES, TO BE ABANDONED:

A PARCEL OF LAND BEING A PORTION OF THE NORTHERLY 1/4 OF A 30-FOOT WIDE ROAD, BEING THAT LIEING IN ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF TRACT 1, BLOCK 50, OF SAID PLAT WITH THE CENTERLINE OF A 30-FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT, THENCE NORTH 27° 17' 17" EAST, ALONG THE SOUTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 10.00 FEET TO THE NORTHERLY LINE OF SAID 30-FOOT WIDE ROAD RESERVATION, THENCE NORTH 89° 14' 14" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 148, PAGE 480, THENCE NORTH 27° 17' 17" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT, LYING ON THE CENTERLINE OF SAID 30-FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT OF ST. LUCIE INLET FARMS, THENCE SOUTH 89° 14' 14" WEST, ALONG THE CENTERLINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.14 ACRES MORE OR LESS



VICINITY MAP
(DISTANCE SCALE 1"=1000')



SHEET INDEX
(NOT TO SCALE)

LEGEND

- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CE = CONCRETE TIE EASEMENT
- CM = CONCRETE CURB
- CMC = CONCRETE
- DE = DRAINAGE EASEMENT
- EL = ELEVATION
- FPPL = FLORIDA POWER AND LIGHT
- IG = INTERSECTION
- INC = INCORPORATED
- IRAC = IRON ROD AND CAP
- LA = LANTERN SURVEYING BUSINESS
- MON = MONUMENT
- NAVD83 = NORTH AMERICAN VERTICAL DATUM OF 1988
- ORR = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PD = PILE
- PI = POINT OF INTERSECTION
- POR = POINT OF BEGINNING
- PC = POINT OF COMMENCEMENT
- PCV = POINT OF REVERSE CURVATURE
- PER = PERMANENT EASEMENT
- PFM = PROFESSIONAL SURVEYOR AND MAPPER
- PI = POINT OF INTERSECTION
- R = RADIAL
- RLO = REELECTED LAND SURVEYOR
- ROW = RIGHT-OF-WAY
- SPMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- U = UTILITY EASEMENT
- UL = CENTER LINE
- V = SET BY BORN ROD & CAP STAMPED "NORTH 1/4° 14' 14" WEST"
- V = SET BY BORN ROD & DISC STAMPED "NORTH 1/4° 14' 14" WEST"
- D = SET BY 4" CONCRETE MONUMENT (SET BY ALUMINUM DISC STAMPED "NORTH 1/4° 14' 14" WEST"

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE _____ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
DATE _____ COUNTY SURVEYOR AND MAPPER
DATE _____ COUNTY ATTORNEY
DATE _____ COUNTY ENGINEER
ATTEST
CLERK OF COURT

CLERK'S RECORDING CERTIFICATE

I, CAROLYN THOMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN

PLAT BOOK _____ PAGE _____ MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

DAY OF _____, 2021.

CAROLYN THOMANN, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER _____ BY _____ DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NUMBER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

DEAN MEAD, MORTON & MOORE, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, 2021, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF _____, 2021, AT _____, 2021,

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF KANNER LAKE IS IN THE NAME OF THE ENTERED AND/OR PERSONS EXISTING THE DESIGNATION HEREON.

2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCOMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

NONE

PURSUANT TO FLORIDA STATUTE 181.181, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.

DATED THIS _____ DAY OF _____, 2021.

DEAN MEAD, MORTON & MOORE

BY _____

W. LEE COBBINS
VICE PRESIDENT
1901 S. 27th STREET, SUITE 200
FORT PIERCE, FL 34947
FLORIDA BAR NO. 98918

SURVEYOR'S NOTES

1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION, LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED BOUNDARIES, CONTIGUOUS OR CROSS SECTIONS OR TO CHEMICALLY REDUCEDLY OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANT OR THE LITIGATION OR LITIGATING TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE COUNTY MANAGEMENT DIRECTOR, AS APPLICABLE, IF IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR AGENTS TO MAINTAIN THE REQUIRED SURVEYORSHIP AND COVERAGE OF THE RECLAIMED PLANS AND PLANTED LITIGATION AND LITIGATING TRANSITION AREAS AND TO ENSURE ON-SITE REMOVAL OF PROHIBITED AND INADVISABLE NONWATER PLANT SPECIES FROM THESE AREAS (CODE 34A.10.03).

4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH (NORTHERLY) RIGHT OF WAY LINE SOUTH KANNER HIGHWAY (STATE ROAD NO. 76), SAID LINE BEARS SOUTH 74° 27' 17" WEST.

5. COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

6. SITE BENCHMARKS SHOWN HEREON ARE AS FOLLOWS:
POINT NUMBER 720, FOUND ON PAUL & WARDEN STAMPED "N 430° 16' 08" NORTHING, 101907.80, EASTING 80088.41, ELEVATION 120.21 FEET NAVD83.
POINT NUMBER 120, BEAR WITH TRAVERSE CAP STAMPED "N 73° 10' 17" NORTHING, 101908.48, EASTING 80088.41, ELEVATION 8.77 NAVD83.

7. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC MONUMENT LOCATED HEREON, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS (SEE 34A.10.03, CODE, NO. 3).

CERTIFICATE OF SURVEYOR AND MAPPER

I, GREGORY S. FLEMING, HEREBY CERTIFY THAT THIS PLAT OF KANNER LAKE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH PLAT WAS MADE UNDER MY PERSONAL DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS, AND FURTHER, THAT THE SURVEY DATA COMPLETES WITH ALL OF THE REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

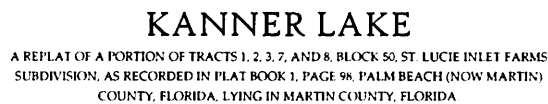
DATE _____

PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 4590

NORTHSTAR GEOMATICS, INC.
817 N. SHAW ROAD, SUITE 200, FORT PIERCE, FLORIDA 34949
P.O. BOX 2371, SUITE 200, FORT PIERCE, FLORIDA 34949
(772) 781-4600 (772) 781-4601 FAX
LICENSED BUSINESS NO. 7217

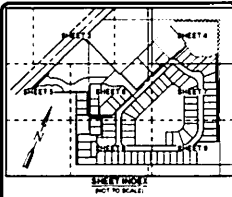
Sheet 1 of 9

SURVEYOR



NORTHSTAR GEOMATICS, INC.
817 NE BAKER ROAD, STUART, FLORIDA 34904
P.O. BOX 2371, STUART, FLORIDA 34909
(772) 781-8400 (772) 781-8482 FAX
LICENSED BUSINESS NO. 7217
Sheet 3 of 9

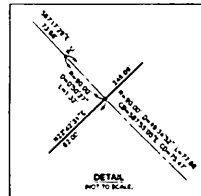
A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 7, AND 8, BLOCK 50, ST. LUCIE INLET FARMS
SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA

[illegible]

CB = CHORD BEARING
 CD = CHORD DISTANCE
 CE = CENTER POINT EASEMENT
 CF = CONSTRUCTION EASEMENT
 CG = CONCRETE GROUNDWATER
 CH = CHORD
 CI = CHORD INCHES
 CL = CHORD LINE
 CM = CHORD MILE
 CN = CHORD NUMBER
 CO = CHORD
 CP = CHORD POINT
 CR = CHORD RADIUS
 CS = CHORD SLOPE
 CT = CHORD TANGENT
 CU = CHORD UNIT
 CV = CHORD VERTICAL
 CW = CHORD WIDTH
 CX = CHORD X
 CY = CHORD Y
 CZ = CHORD Z
 D = DISTANCE
 DA = DISTANCE ALONG
 DB = DISTANCE BETWEEN
 DC = DISTANCE CHORD
 DE = DISTANCE EASEMENT
 DF = DISTANCE FROM
 DG = DISTANCE GROUND
 DH = DISTANCE HORIZONTAL
 DI = DISTANCE INCHES
 DJ = DISTANCE JUNCTION
 DK = DISTANCE K
 DL = DISTANCE L
 DM = DISTANCE M
 DN = DISTANCE N
 DO = DISTANCE O
 DP = DISTANCE POINT
 DQ = DISTANCE QUARTER
 DR = DISTANCE R
 DS = DISTANCE S
 DT = DISTANCE T
 DU = DISTANCE U
 DV = DISTANCE V
 DW = DISTANCE W
 DX = DISTANCE X
 DY = DISTANCE Y
 DZ = DISTANCE Z
 E = EASEMENT
 EA = EASEMENT ALONG
 EB = EASEMENT BETWEEN
 EC = EASEMENT CHORD
 ED = EASEMENT DISTANCE
 EE = EASEMENT EASEMENT
 EF = EASEMENT FROM
 EG = EASEMENT GROUND
 EH = EASEMENT HORIZONTAL
 EI = EASEMENT INCHES
 EJ = EASEMENT JUNCTION
 EK = EASEMENT K
 EL = EASEMENT L
 EM = EASEMENT M
 EN = EASEMENT N
 EO = EASEMENT O
 EP = EASEMENT POINT
 EQ = EASEMENT QUARTER
 ER = EASEMENT R
 ES = EASEMENT S
 ET = EASEMENT T
 EU = EASEMENT U
 EV = EASEMENT V
 EW = EASEMENT W
 EX = EASEMENT X
 EY = EASEMENT Y
 EZ = EASEMENT Z
 F = FORCE
 FA = FORCE ALONG
 FB = FORCE BETWEEN
 FC = FORCE CHORD
 FD = FORCE DISTANCE
 FE = FORCE EASEMENT
 FF = FORCE FROM
 FG = FORCE GROUND
 FH = FORCE HORIZONTAL
 FI = FORCE INCHES
 FJ = FORCE JUNCTION
 FK = FORCE K
 FL = FORCE L
 FM = FORCE M
 FN = FORCE N
 FO = FORCE O
 FP = FORCE POINT
 FQ = FORCE QUARTER
 FR = FORCE R
 FS = FORCE S
 FT = FORCE T
 FU = FORCE U
 FV = FORCE V
 FW = FORCE W
 FX = FORCE X
 FY = FORCE Y
 FZ = FORCE Z
 G = GROUND
 GA = GROUND ALONG
 GB = GROUND BETWEEN
 GC = GROUND CHORD
 GD = GROUND DISTANCE
 GE = GROUND EASEMENT
 GF = GROUND FROM
 GG = GROUND GROUND
 GH = GROUND HORIZONTAL
 GI = GROUND INCHES
 GJ = GROUND JUNCTION
 GK = GROUND K
 GL = GROUND L
 GM = GROUND M
 GN = GROUND N
 GO = GROUND O
 GP = GROUND POINT
 GQ = GROUND QUARTER
 GR = GROUND R
 GS = GROUND S
 GT = GROUND T
 GU = GROUND U
 GV = GROUND V
 GW = GROUND W
 GX = GROUND X
 GY = GROUND Y
 GZ = GROUND Z
 H = HORIZONTAL
 HA = HORIZONTAL ALONG
 HB = HORIZONTAL BETWEEN
 HC = HORIZONTAL CHORD
 HD = HORIZONTAL DISTANCE
 HE = HORIZONTAL EASEMENT
 HF = HORIZONTAL FROM
 HG = HORIZONTAL GROUND
 HH = HORIZONTAL HORIZONTAL
 HI = HORIZONTAL INCHES
 HJ = HORIZONTAL JUNCTION
 HK = HORIZONTAL K
 HL = HORIZONTAL L
 HM = HORIZONTAL M
 HN = HORIZONTAL N
 HO = HORIZONTAL O
 HP = HORIZONTAL POINT
 HQ = HORIZONTAL QUARTER
 HR = HORIZONTAL R
 HS = HORIZONTAL S
 HT = HORIZONTAL T
 HU = HORIZONTAL U
 HV = HORIZONTAL V
 HW = HORIZONTAL W
 HX = HORIZONTAL X
 HY = HORIZONTAL Y
 HZ = HORIZONTAL Z
 I = INCHES
 IA = INCHES ALONG
 IB = INCHES BETWEEN
 IC = INCHES CHORD
 ID = INCHES DISTANCE
 IE = INCHES EASEMENT
 IF = INCHES FROM
 IG = INCHES GROUND
 IH = INCHES HORIZONTAL
 II = INCHES INCHES
 IJ = INCHES JUNCTION
 IK = INCHES K
 IL = INCHES L
 IM = INCHES M
 IN = INCHES N
 IO = INCHES O
 IP = INCHES POINT
 IQ = INCHES QUARTER
 IR = INCHES R
 IS = INCHES S
 IT = INCHES T
 IU = INCHES U
 IV = INCHES V
 IW = INCHES W
 IX = INCHES X
 IY = INCHES Y
 IZ = INCHES Z
 J = JUNCTION
 JA = JUNCTION ALONG
 JB = JUNCTION BETWEEN
 JC = JUNCTION CHORD
 JD = JUNCTION DISTANCE
 JE = JUNCTION EASEMENT
 JF = JUNCTION FROM
 JG = JUNCTION GROUND
 JH = JUNCTION HORIZONTAL
 JI = JUNCTION INCHES
 JJ = JUNCTION JUNCTION
 JK = JUNCTION K
 JL = JUNCTION L
 JM = JUNCTION M
 JN = JUNCTION N
 JO = JUNCTION O
 JP = JUNCTION POINT
 JQ = JUNCTION QUARTER
 JR = JUNCTION R
 JS = JUNCTION S
 JT = JUNCTION T
 JU = JUNCTION U
 JV = JUNCTION V
 JW = JUNCTION W
 JX = JUNCTION X
 JY = JUNCTION Y
 JZ = JUNCTION Z
 K = K
 KA = K ALONG
 KB = K BETWEEN
 KC = K CHORD
 KD = K DISTANCE
 KE = K EASEMENT
 KF = K FROM
 KG = K GROUND
 KH = K HORIZONTAL
 KI = K INCHES
 KJ = K JUNCTION
 KK = K K
 KL = K L
 KM = K M
 KN = K N
 KO = K O
 KP = K POINT
 KQ = K QUARTER
 KR = K R
 KS = K S
 KT = K T
 KU = K U
 KV = K V
 KW = K W
 KX = K X
 KY = K Y
 KZ = K Z
 L = L
 LA = L ALONG
 LB = L BETWEEN
 LC = L CHORD
 LD = L DISTANCE
 LE = L EASEMENT
 LF = L FROM
 LG = L GROUND
 LH = L HORIZONTAL
 LI = L INCHES
 LJ = L JUNCTION
 LK = L K
 LL = L L
 LM = L M
 LN = L N
 LO = L O
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 LW = L W
 LX = L X
 LY = L Y
 LZ = L Z
 M = M
 MA = M ALONG
 MB = M BETWEEN
 MC = M CHORD
 MD = M DISTANCE
 ME = M EASEMENT
 MF = M FROM
 MG = M GROUND
 MH = M HORIZONTAL
 MI = M INCHES
 MJ = M JUNCTION
 MK = M K
 ML = M L
 MM = M M
 MN = M N
 MO = M O
 MP = M POINT
 MQ = M QUARTER
 MR = M R
 MS = M S
 MT = M T
 MU = M U
 MV = M V
 MW = M W
 MX = M X
 MY = M Y
 MZ = M Z
 N = N
 NA = N ALONG
 NB = N BETWEEN
 NC = N CHORD
 ND = N DISTANCE
 NE = N EASEMENT
 NF = N FROM
 NG = N GROUND
 NH = N HORIZONTAL
 NI = N INCHES
 NJ = N JUNCTION
 NK = N K
 NL = N L
 NM = N M
 NN = N N
 NO = N O
 NP = N POINT
 NQ = N QUARTER
 NR = N R
 NS = N S
 NT = N T
 NU = N U
 NV = N V
 NW = N W
 NX = N X
 NY = N Y
 NZ = N Z
 O = O
 OA = O ALONG
 OB = O BETWEEN
 OC = O CHORD
 OD = O DISTANCE
 OE = O EASEMENT
 OF = O FROM
 OG = O GROUND
 OH = O HORIZONTAL
 OI = O INCHES
 OJ = O JUNCTION
 OK = O K
 OL = O L
 OM = O M
 ON = O N
 OO = O O
 OP = O POINT
 OQ = O QUARTER
 OR = O R
 OS = O S
 OT = O T
 OU = O U
 OV = O V
 OW = O W
 OX = O X
 OY = O Y
 OZ = O Z
 P = POINT
 PA = POINT ALONG
 PB = POINT BETWEEN
 PC = POINT CHORD
 PD = POINT DISTANCE
 PE = POINT EASEMENT
 PF = POINT FROM
 PG = POINT GROUND
 PH = POINT HORIZONTAL
 PI = POINT INCHES
 PJ = POINT JUNCTION
 PK = POINT K
 PL = POINT L
 PM = POINT M
 PN = POINT N
 PO = POINT O
 PP = POINT POINT
 PQ = POINT QUARTER
 PR = POINT R
 PS = POINT S
 PT = POINT T
 PU = POINT U
 PV = POINT V
 PW = POINT W
 PX = POINT X
 PY = POINT Y
 PZ = POINT Z
 Q = QUARTER
 QA = QUARTER ALONG
 QB = QUARTER BETWEEN
 QC = QUARTER CHORD
 QD = QUARTER DISTANCE
 QE = QUARTER EASEMENT
 QF = QUARTER FROM
 QG = QUARTER GROUND
 QH = QUARTER HORIZONTAL
 QI = QUARTER INCHES
 QJ = QUARTER JUNCTION
 QK = QUARTER K
 QL = QUARTER L
 QM = QUARTER M
 QN = QUARTER N
 QO = QUARTER O
 QP = QUARTER POINT
 QQ = QUARTER QUARTER
 QR = QUARTER R
 QS = QUARTER S
 QT = QUARTER T
 QU = QUARTER U
 QV = QUARTER V
 QW = QUARTER W
 QX = QUARTER X
 QY = QUARTER Y
 QZ = QUARTER Z
 R = R
 RA = R ALONG
 RB = R BETWEEN
 RC = R CHORD
 RD = R DISTANCE
 RE = R EASEMENT
 RF = R FROM
 RG = R GROUND
 RH = R HORIZONTAL
 RI = R INCHES
 RJ = R JUNCTION
 RK = R K
 RL = R L
 RM = R M
 RN = R N
 RO = R O
 RP = R POINT
 RQ = R QUARTER
 RR = R R
 RS = R S
 RT = R T
 RU = R U
 RV = R V
 RW = R W
 RX = R X
 RY = R Y
 RZ = R Z
 S = S
 SA = S ALONG
 SB = S BETWEEN
 SC = S CHORD
 SD = S DISTANCE
 SE = S EASEMENT
 SF = S FROM
 SG = S GROUND
 SH = S HORIZONTAL
 SI = S INCHES
 SJ = S JUNCTION
 SK = S K
 SL = S L
 SM = S M
 SN = S N
 SO = S O
 SP = S POINT
 SQ = S QUARTER
 SR = S R

NORTHSTAR GEOMATICS, INC.
617 NE BAKER ROAD, STUART, FLORIDA 34904
P.O. BOX 2371, STUART, FLORIDA 34906
(772) 781-8400 (772) 781-8462 FAX
LUGGED BUSINESS NO. 7217
Sheet 4 of 9

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 7, AND 8, BLOCK 50, ST. LUCIE INLET FARMS
SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA.



1. THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREON AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPE, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT WITH THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION ITS SUCCESSORS OR AGENTS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON GOING REMOVAL OF PROHIBITED AND INVASIVE NON NATIVE PLANT SPECIES FROM THESE AREAS (CODE 4-30A.13.10D)

6. BEARINGS SHOWN HEREIN ARE REFERENCED TO THE THE SOUTHEASTERLY RIGHT OF WAY LINE SOUTH SANGER HIGHWAY (STATE ROAD NO. 76) SAID LINE BEARS SOUTH 27° 42' 11" WEST.

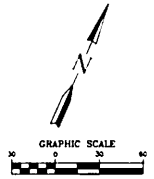
5. COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM: FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

6. SITE BENCHMARKS SHOWN HEREON ARE AS FOLLOWS:

POINT NUMBER 728 FOUND IN NAIL & NAILER STAMPED "NC 4360 75.216 NORTHING 1019277.806 EASTING 800330.886
ELEVATION 10.25 FEET NAVD83

POINT NUMBER 816 BGS. RESBAR WITH TRAVERSE CAP STAMPED "7.8 721 P. NORTHING 1019380.46 EASTING 800388.41
ELEVATION 9.77 NAVD83

7). IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS [SEC 401.3 C 10 & M.C. CODE VOL 3]

[illegible]

NORTHSTAR GEOMATICS, INC.
817 NE BAKER ROAD, STUART, FLORIDA 34904
P.O. BOX 2371, STUART, FLORIDA 34900
(772) 781-8400 (772) 781-8462 FAX
LICENSED BUSINESS NO. 7217
Sheet 5 of 9

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 7, AND 8, BLOCK 50, ST. LUCIE INLET FARMS
SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA

1) THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT WHETHER GRAPHIC OR DIGITAL.

- [illegible]

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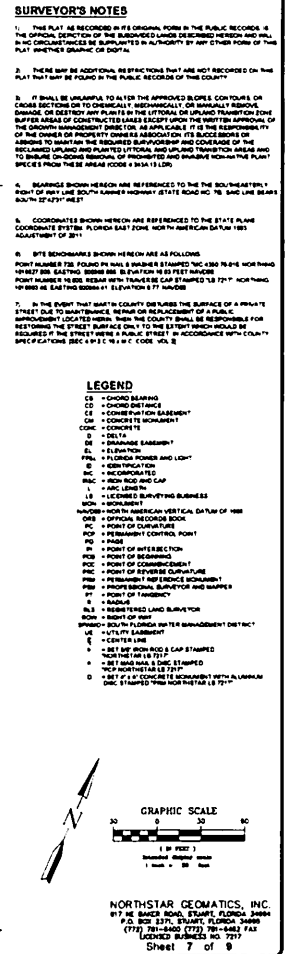
C1  CONCRETE WORK
C2  CONCRETE WORK
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C4  CONCRETE WORK
C5  CONCRETE WORK
C6  CONCRETE WORK
C7  CONCRETE WORK
C8  CONCRETE WORK
C9  CONCRETE WORK
C10 CONCRETE WORK
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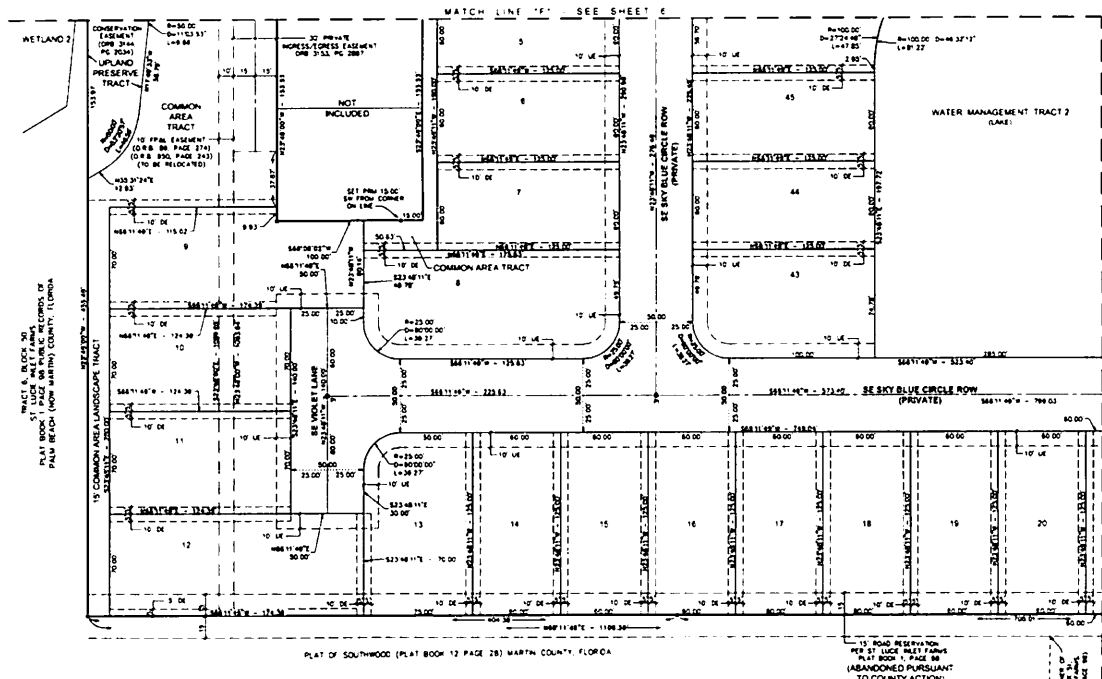
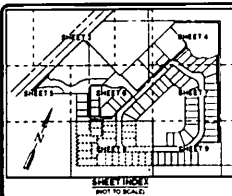
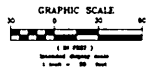


NORTHSTAR GEOMATICS, INC.
817 NE BAKER ROAD, STUART, FLORIDA 34904
P.O. BOX 1371, STUART, FLORIDA 34905
(772) 781-8400 (772) 781-8462 FAX
LICENSED BUSINESS NO. 7217
Sheet 6 of 9

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 7, AND 8, BLOCK 50, ST. LUCIE INLET FARMS
SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA

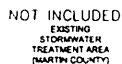


A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 7, AND 8, BLOCK 50, ST. LUCIE INLET FARMS
SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA.

[illegible][illegible]

NORTHSTAR GEOMATICS, INC.
617 NE BAKER ROAD, STUART, FLORIDA 34904
P.O. BOX 2371, STUART, FLORIDA 34900
(772) 781-8400 (772) 781-8482 FAX
LUCCKED BUSINESS HQ. 7217
Sheet 8 of 9

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 7, AND 8, BLOCK 50, ST. LUCIE INLET FARMS
SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA



7: THIS PLAN AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAN, WHETHER DRAWING OR PHOTO.

2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS
PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

2. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPE, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE PRIOR APPROVAL OF THE CROWN MANAGEMENT DESIGN OFFICIALS. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEE TO MAINTAIN THE REQUIRED BOUNDARIES AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMEDIATION OF PROHIBITED AND DANGEROUS NON-LIVE PLANT SPECIES FROM THESE AREAS (CODE 4 36A 13.120).

4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE THE SOUTHEASTERN, 1
RIGHT OF WAY LINE SOUTH LAMAR HIGHWAY (STATE ROAD NO. 78) AND LINE BEAR
SOUTH 27° 42' 31" WEST

6. COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 2011.

9) SITE BENCHMARKS SHOWN HEREON ARE AS FOLLOWS

POINT NUMBER 728, FOUND IN MAIL BOX FRAME STAMPED "MC 4386 75-018" NORTHING
1418277.808, EASTING 802886.888, ELEVATION 81.53 FEET NAVD83

POINT NUMBER 801, BEAR WITH TRANSVERSE CAP STAMPED "LS 771" NORTHING
1418886.482, EASTING 802884.411, ELEVATION 8.77 NAVD83

7) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED HEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY

bioRxiv preprint doi: <https://doi.org/10.1101/151101>; this version posted May 10, 2017. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

LEGEND

CS = CHORD BEARING
CD = CHORD DISTANCE
CE = CHORD ELEVATION

CM = CONCRETE MORTAR
CONC = CONCRETE
D = DELTA
DE = DRAINAGE ELEMENT
EL = ELEVATION
FPL = FLOOD POWER AND LIGHT

- ID = IDENTIFICATION
- INC = INCORPORATED
- R&C = RICH ROD AND CAP
- I = ABC LONG IN
- LB = LICENSED SURVEYING BUSINESS
- RON = MONUMENT

- ORR = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PG = PAGE
- P_i = POINT OF INTERSECTION

- POC = POINT OF CONSCIOUSNESS
- POC = POINT OF CONSCIOUSNESS
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PT = POINT OF TANGENCY
- Point

RLS = REGISTERED LAND SURVEYOR
ROW = RIGHT OF WAY
SPWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE = UTILITY EASEMENT
CL = CENTER LINE

- 7 - WEST SIDE SURFACE IS CRACKED
NORTH STAR IS 721 F
- 8 - SET MAG NAIL & DISC STAMPED
"KP NORTH STAR IS 721 F"
- 9 - SET 4" x 4" CONCRETE DISC ALIGNED WITH ALUMINUM
DISC STAMPED "THRU NORTH STAR IS 721 F"

00-0000-0000

GRAPHIC SCALE
30 0 30 60
(IN FEET)

1 inch = 20 feet

NORTHSTAR GEOMATICS, INC.
817 NE BAKER ROAD, STUART, FLORIDA 34994
P.O. BOX 2371, STUART, FLORIDA 34989
(772) 791-8400 (772) 791-8483 FAX
LICENSED BUSINESS NO. 7217

LEGEND

[illegible]

GRAPHIC SCALE

30 0 30 60

(in mm)

1 month = 30 days

NORTHSTAR GEOMATICS, INC.
817 NE BAKER ROAD, STUART, FLORIDA 34994
P.O. BOX 2371, STUART, FLORIDA 34990
(772) 781-8400 (772) 781-8482 FAX
LICENSED BUSINESS NO. 7217

Sheet 9 of 9

**CONTRACT FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS
AND INFRASTRUCTURE FOR KANNER LAKE**

THIS CONTRACT, made and entered in this _____ day of _____, 2021, by and between KANNER 5601, LLC, a Florida limited liability company, hereinafter referred to as the "Developer", and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the "County";

W I T N E S S E T H:

WHEREAS, the Developer has made application to County for approval and recordation of the plat of Kanner Lake; and

WHEREAS, completion of certain improvements and infrastructure is required prior to plat recordation; and

WHEREAS, Section 4.913.B, Land Development Regulations, Martin County Code, provides that in lieu of completion of the required improvements and infrastructure prior to plat recordation, security may be posted to insure completion.

NOW, THEREFORE, the Developer and County agree as follows:

1. By _____, Developer shall complete the required improvements and infrastructure for the above referenced project pursuant to the revised final site plan approved on _____, and construction plans accepted by the County Engineer or his designee, hereinafter referred to as the County Engineer. The itemized list of required improvements and infrastructure is more particularly set forth in Exhibit A, attached hereto and made a part hereof.

2. The Developer shall supply the County with security, in a form acceptable to the Board of County Commissioners, in the amount of \$2,389,473.00. Said security is attached as Exhibit B, which represents one hundred percent (100%) of the estimated cost of the completion of the required improvements and infrastructure as submitted by a professional engineer licensed in the State of Florida and accepted by the County Engineer and as shown on Exhibit A. The expiration date for any security provided shall be no sooner than fifteen (15) months after the completion date for the required improvements as set forth in Paragraph 1 above, which is comprised of the warranty period plus three months.

3. The required improvements and infrastructure shall be constructed in full compliance with the specifications and requirements of the County under the supervision of Developer's Engineer. When complete, Developer's Engineer shall furnish an Engineer's Certification of Construction Completion to the County Engineer for acceptance.

4. Release of Security

a. Upon receipt of the Engineer's Certification of Construction Completion and a request to release up to ninety percent (90%) of the posted security, the County Engineer will perform a site acceptance inspection of the constructed improvements and infrastructure with the Developer's Engineer. Should it be determined that all improvements and infrastructure are complete and acceptable to the County Engineer, up to ninety percent (90%) of the posted security shall be released accordingly. At the request of the Developer's Engineer in the form of a reduction schedule, partial releases may be authorized by the County Engineer up to ninety percent (90%) of the posted security as work is completed and accepted. The remaining ten percent (10%) shall be held as warranty security.

b. In the event Developer's Engineer and the County Engineer agree that certain "punchlist" items remain outstanding, one hundred percent (100%) of the value of said "punchlist" items shall be added to the ten percent (10%) and included as warranty security.

c. The warranty security shall be held for the additional fifteen (15) months from the date of the site acceptance by the County Engineer, at which time the Developer's Engineer shall request its release and the County Engineer will perform a final inspection. If all improvements and infrastructure, including "punchlist" items, are free of defects due to faulty field engineering, construction, workmanship, or materials, the warranty security shall be released by the County Engineer.

5. In the event said required improvements and infrastructure are not completed by the date set forth in Paragraph 1, or Developer fails to maintain the required security as set forth in Paragraph 2, or the County is advised that the term of the required security will not be extended, County shall have, and is hereby granted, the right to cause the required improvements and infrastructure to be made and to use the security provided herewith for payment of all costs and expenses incurred in the construction thereof, including but not limited to, engineering, legal, and contingent costs. Furthermore, it is agreed by the parties hereto that County shall be reimbursed from the security provided for any damages, either direct or consequential, which the County may sustain as a result of the failure of Developer to carry out and execute all of the provisions of this Contract. County shall have the option to construct and install the required improvements with County employees and equipment, or pursuant to public advertisement and receipt of bids, in the event of Developer's failure or refusal to do so in accordance with the terms of this Contract. In the event the total costs incurred in construction and full completion of the improvements exceeds the amount of security provided, such additional costs shall be paid by Developer on written demand by the County Engineer.

6. Developer designates the following person as its representative to be contacted and to receive all notices regarding this Contract:

Kanner 5601, LLC
 Attn: Ivan Chosnek
 784 US Highway 1, Suite 24
 North Palm Beach, FL 33408
 Ph: 561-799-3858

IN WITNESS WHEREOF, the parties hereto have executed these presents on the dates indicated below. The date of this Contract shall be the date on which this Contract was approved by the Board of County Commissioners.

DEVELOPER

WITNESSES:

KANNER 5601, LLC,
 A FLORIDA LIMITED LIABILITY
 COMPANY

Name: _____

BY: LELY DEVELOPMENT CORPORATION,
 A FLORIDA CORPORATION
 ITS MANAGING MEMBER

Name: _____

BY: _____
 Joseph D. Boff, Manager

STATE OF _____
 COUNTY OF _____

The foregoing Contract for Construction of Required Improvement and Infrastructure is acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by Joseph D. Boff, Manager of Lely Development Corporation, a Florida corporation, Managing Member of KANNER 5601, LLC, a Florida limited liability company, on behalf of the company. He ☐ is personally known to me or has ☐ produced _____ as identification.

NOTARY PUBLIC

(NOTARIAL STAMP)

Name _____
 My Commission Expires: _____

COUNTY

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Carolyn Timmann, Clerk of the
Circuit Court and ComptrollerBy:

Stacey Hetherington, ChairmanAPPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Krista Storey
Senior Assistant County AttorneyThis instrument prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994



**MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE COST**

PROJECT NAME: Kanner 5601

PHASE/PARCEL/PLAT: _____

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK/SITEWORK				
a) Mobilization	1	LS	\$115,000.00	115,000.00
b) Clearing, grading and grubbing	5.0	AC	\$3,000.00	15,000.00
c) Excavation (cut)	0	CY	\$7.00	0.00
d) Embankment (fill)	33,000	CY	\$12.50	412,500.00
e) Sod and seed/mulch	8,600	SY	\$2.00	17,200.00
f) Concrete disposal	0.0	TN	\$60.00	0.00
g) Erosion control	1	LS	\$30,000.00	30,000.00
h) Fencing/railing	1	LS	\$90,000.00	90,000.00
i) Materials testing	1	LS	\$25,000.00	25,000.00
			Subtotal	704,700.00
ROADWORK				
a) Asphalt milling, 1" avg.	0	SY	\$1.50	0.00
b) Stabilized subgrade, roll in place	0	SY	\$3.00	0.00
c) Stabilized subgrade, Type B, 12" thick	9,300	SY	\$7.50	69,750.00
d) Paving base, optional base group 6	9,300	SY	\$12.50	116,250.00
e) Paving base, optional base group 9	0	SY	\$15.50	0.00
f) Paving base, other	0	SY	\$0.00	0.00
g) Asphaltic concrete, SP-9.5, 1-1/2" thick	9,300	SY	\$15.00	139,500.00
h) Asphaltic concrete, SP-9.5, 2 1/2" thick	0	SY	\$25.00	0.00
i) Asphaltic concrete, SP-9.5, 3" thick	0	SY	\$30.00	0.00
j) Asphalt overlay, SP-9.5 (<= 150 tons)	0.0	TN	\$150.00	0.00
k) Asphalt overlay, SP-9.5 (> 150 tons)	0.0	TN	\$120.00	0.00
l) Pervious asphalt or concrete	0	SY	\$60.00	0.00
m) Concrete curb & gutters	8,230	LF	\$14.25	117,277.50
q) Sidewalk, 6' wide	3,825	LF	\$25.00	95,625.00
r) Maintenance of traffic (M.O.T.)	1	LS	\$25,000.00	25,000.00
			Subtotal	563,402.50
DRAINAGE				
a) Inlets / Manholes (<10' depth)	25	EA	\$3,000.00	75,000.00
b) Inlets / Manholes (10' or > depth)	0	EA	\$4,000.00	0.00
c) Control structures	6	EA	\$6,000.00	36,000.00
d) Endwalls	3	CY	\$700.00	2,100.00
e) Rip-rap	150	CY	\$80.00	12,000.00
f) Storm culvert, 15" dia. or equiv.	0	LF	\$28.00	0.00
g) Storm culvert, 18" dia. or equiv.	2,150	LF	\$34.00	73,100.00
h) Storm culvert, 24" dia. or equiv.	200	LF	\$48.00	9,600.00
i) Storm culvert, 30" dia. or equiv.	0	LF	\$65.00	0.00



**MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE COST**

j) Storm culvert, 36" dia. or equiv.	0	LF	\$88.00	0.00
k) Storm culvert, 48" dia. Or equiv.	0	LF	\$125.00	0.00
l) Exfiltration trench	0	LF	\$100.00	0.00
			Subtotal	207,800.00

UTILITIES

a) Water main, 4"	0	LF	\$13.00	0.00
b) Water main, 6"	240	LF	\$17.50	4,200.00
c) Water main, 8"	5,125	LF	\$23.50	120,437.50
d) Water main, 10"	0	LF	\$31.25	0.00
e) Water main, 12"	0	LF	\$40.00	0.00
f) Water service, single	13	EA	\$790.00	10,270.00
g) Water service, double	29	EA	\$930.00	26,970.00
h) Fire hydrant assembly	10	EA	\$3,600.00	36,000.00
i) Sewer main, 8" gravity (<=8' depth)	1,205	LF	\$28.00	33,740.00
j) Sewer main, 8" gravity (<8'-12' depth)	1,891	LF	\$43.00	81,313.00
k) Sewer main, 8" gravity (<12'-16' depth)	50	LF	\$88.00	4,400.00
l) Sewer main, 8" gravity (<16'-20' depth)	0	LF	\$104.00	0.00
m) Sewer main, force, (4")	640	LF	\$13.50	8,640.00
n) Sewer manhole (<=8' depth)	8	EA	\$2,900.00	23,200.00
o) Sewer manhole (<8'-12' depth)	6	EA	\$3,850.00	23,100.00
p) Sewer manhole (<12'-16' depth)	2	EA	\$5,500.00	11,000.00
q) Sewer manhole (<16'-20' depth)	0	EA	\$8,800.00	0.00
r) Sewer lateral, single	16	EA	\$900.00	14,400.00
s) Sewer lateral, double	24	EA	\$1,100.00	26,400.00
t) Lift Station	1	EA	\$290,000.00	290,000.00
u) Directional drill (<= 6" dia.)	0	LF	\$50.00	0.00
v) Directional drill (8"-10" dia.)	250	LF	\$88.00	22,000.00
w) Directional drill (12" or > dia.)	0	LF	\$140.00	0.00
			Subtotal	\$736,070.50

TRAFFIC

a) Signage	1	LS	\$2,500.00	2,500.00
b) Striping	1	LS	\$5,000.00	5,000.00
c) Control devices (signals)	0	EA	\$0.00	0.00
			Subtotal	\$7,500.00

SURVEY

a) Setting P.C.P.'s	1	LS	\$10,000.00	10,000.00
b) Setting and replacing all P.R.M.'s	1	LS	\$10,000.00	10,000.00
c) Setting all lot corners	1	LS	\$15,000.00	15,000.00
			Subtotal	\$35,000.00



MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

MISCELLANEOUS

a)	Kanner Highway Turn Lanes	1	LS	\$110,000.00	110,000.00
b)	Dewatering Allowance	1	LS	\$25,000.00	25,000.00
c)		0		\$0.00	0.00
				Subtotal	\$135,000.00

TOTAL ESTIMATED COST OF IMPROVEMENTS \$2,389,473.00

Disclaimer

- 1) Unit prices pre-entered on this spreadsheet reflect Martin County annual requirements contractors' unit prices and should not be modified without the approval of the County Engineer or his designee.

Prepared by:

Joseph W. Capra, P.E.

Professional Engineer's Name

[Signature]

Professional Engineer's Signature / Seal

37638

P.E. No.

November 28, 2018

Date

CAPTEC Engineering, Inc. / EB-0007657

Firm's Name and Licensed Business No. (if applicable)

301 NW Flagler Avenue, Stuart, Florida 34994

Firm's Address

(772) 692-4344

Phone No.

[Signature] 12/4/18

County Engineer's (or designee) Acceptance



PERFORMANCE SURETY BOND

Bond No. _____

KNOWN ALL MEN BY THESE PRESENTS:

That KANNER 5601, LLC, as Principal, and _____, as Surety, are held and firmly bound unto Martin County Board of County Commissioners, Stuart, Florida, as Obligee, in the sum of \$2,389,473.00, for the payment of which sum, well and truly to be made, the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

This bond is delivered to Obligee pursuant to Section 4.913.B. of the Martin County Land Development Code and the terms of the Contract for Construction of Required Improvements and Infrastructure for Kanner Lake between the Obligee and the Principal dated _____. As a condition precedent to the Obligee's agreement(s), approval(s), and/or acceptance(s) the Principal is required to deliver a good and sufficient bond to warrant and ensure the performance of the work specified in the Contract for Construction of Required Improvements and Infrastructure for Kanner Lake, and to indemnify and save harmless the Obligee from any and all damages and costs caused by the failure to complete the work and/or project in the manner and within the time period described.

The condition of this obligation is such that if the Principal fully performs its obligations to complete the work described in the Contract for Construction of Required Improvements and Infrastructure for Kanner Lake, as evidenced by written approval of the Obligee in the form required by Section 4.913.B., then this bond shall be void. Otherwise, this bond remains in full force and effect.

The Surety unconditionally agrees that, upon 30 days written notice by the Obligee (or its authorized agent or officer) stating that the Principal has defaulted on its obligations to perform and complete the work described in the Contract for Construction of Required Improvements and Infrastructure for Kanner Lake, the Surety will fully perform and complete the work, pay the costs of doing so, and indemnify, defend and hold harmless the Obligee for any and all damages and costs (including attorneys' fees) incurred as a result of the Principal's default, up to the dollar amount of this bond stated above. If the Surety fails to perform its obligations under this bond, the Obligee shall have the right to resort to any and all legal and equitable remedies against the Principal and the Surety, or either one of them, including, but not limited to, specific performance.

The Surety and the Principal jointly and severally agree that, as an alternative to requiring the Surety to perform and complete the work described in the Contract for Construction of Required Improvements and Infrastructure for Kanner Lake, upon the Principal's default, the Obligee, at its option, shall have the right to perform and complete the work (either itself or through its agents or contractors). In the event the Obligee elects to exercise this right, the Surety

and Principal shall be jointly and severally liable to reimburse the Obligee for all costs of performing and completing such work and indemnify, defend and hold harmless the Obligee for any and all damages and costs (including attorneys' fees) incurred as a result of the Principal's default, up to the dollar amount of this bond stated above.

IN WITNESS WHEREOF, the Principal and Surety have caused this performance bond to be executed by their authorized agents this _____ day of _____, 20____.

SURETY

[INSERT NAME OF SURETY]

By:_____

Name:_____

Title:_____

Power of Attorney Must be Attached

PRINCIPAL

KANNER 5601, LLC

By: Lely Development Corporation,
Managing Member

By: _____

Name: Joseph D. Boff

Title: Manager

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 21- ____.

WHEREAS, Kanner 5601, LLC, has agreed to convey a 10' right-of-way for public drainage on the northeast side of the property located at 5601 South Kanner Highway, to Martin County as a condition of approval of a Plat for the Kanner Lake project; and

WHEREAS, Sec. 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:

The Martin County Board of County Commissioners hereby accepts and approves a Special Warranty Deed from Kanner 5601, LLC.

DULY PASSED AND ADOPTED THIS 27th DAY OF APRIL, 2021.

ATTEST:

MARTIN COUNTY BOARD OF COUNTY
COMMISSIONERS

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

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

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN TRACT 1 AND TRACT 8, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1, SAID POINT LYING ON THE WESTERLY AND SOUTHERLY LINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID ST. LUCIE INLET FARMS SUBDIVISION PLAT; THENCE SOUTH 23°50'10" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 1 AND ALONG THE SAID WESTERLY LINE OF A 30 FOOT WIDE ROAD RESERVATION, A DISTANCE OF 300.80 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 23°50'10" EAST, ALONG SAID EASTERLY LINE OF TRACT 1 AND EASTERLY LINE OF TRACT 8 AND ALONG SAID WESTERLY LINE OF A 30 FOOT WIDE ROAD RESERVATION, A DISTANCE OF 793.67 FEET; THENCE SOUTH 66°11'49" WEST, A DISTANCE OF 10.00' TO A POINT THAT IS 10.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID WESTERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 23°50'10" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 793.19 FEET; THENCE NORTH 63°24'22" EAST, A DISTANCE OF 10.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.18 ACRES MORE OR LESS

SURVEYOR'S NOTES

1. BEARING BASIS IS THE EASTERLY LINE OF TRACT 1, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION HAVING A BEARING OF SOUTH 23°50'10" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350



1-20-21
DATE



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

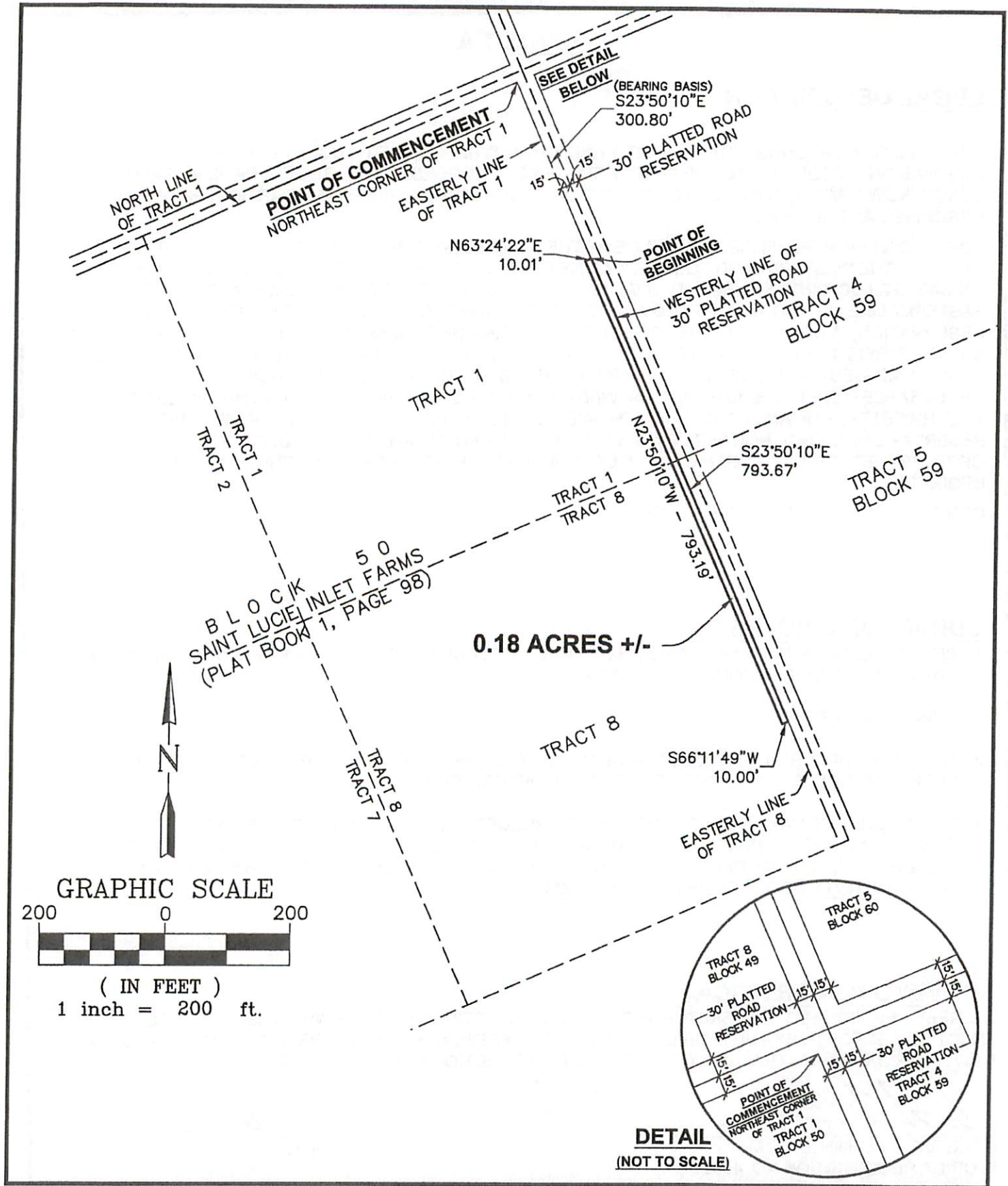
SKETCH AND LEGAL DESCRIPTION OF
DRAINAGE RIGHT-OF-WAY DONATION
KANNER 5601

MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 2

PROJECT NO.
13-037.15

523



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
DRAINAGE RIGHT-OF-WAY DONATION
KANMER 5601

MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 2

PROJECT NO.

13-037.15 524



Lucido & associates

April 16, 2020

HAND DELIVERY

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Kanner Lake (fka Kanner 5601) –Final Plat Application with Certificate of Public Facilities Exemption (Our ref. #15-686)

Dear Nicki:

On behalf of Kanner 5601, LLC, we are pleased to submit this application for final plat approval. The 30-acre (+/-) subject property is located on the east side of South Kanner Highway behind Ronny's mobile home park at the intersection of SE Linden Street.

As more specifically described in the enclosed project narrative, the County approved the final site plan for the Kanner 5601 single family subdivision on August 23, 2018. The approved final site plan includes an entrance road off of Kanner Highway, the creation of a 3-acre commercial parcel on the Kanner Highway frontage and 65 single family lots with a minimum lot size of 7,500 square feet.

All post-approval requirements for the project have been met including the receipt of all required permits, payment of all required fees and execution of a water and wastewater service agreement with Martin County Utilities.

Site work to remove trash and debris, fill in perimeter ditches, eradicate exotic plants and construct a 3-acre lake, which have been substantially completed, was initiated by way of an excavation/fill permit issued by the County in 2017. A legislative extension granted in response to the Governor's emergency orders regarding Hurricane Dorian extended the close-out of the excavation/fill permit to September 24, 2020 and completion of the subdivision to April 21, 2021.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional copy of the 24x36 plans will be submitted upon a completeness determination):

- The completed application form;
- Digital submittal affidavit;
- The project narrative;
- Notarized power of attorney by the owner for representation by Lucido & Associates;
- The disclosure of interest affidavit;
- The recorded deed reflecting ownership;
- The no property transfer statement;
- The recorded final site plan development order;
- Draft declaration of covenants and restrictions;

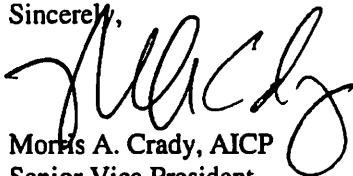
Nicki van Vonno
April 16, 2020
Page 2 of 2

- Draft contract for construction of required improvements & infrastructure, including the approved engineer's cost estimate;
- Draft performance surety bond;
- The utility service letters;
- Signed & sealed plat checklist certification;
- The proposed plat;
- The signed & sealed boundary survey, and electronic copy of same; and
- The proposed revised final site plan (submitted under separate application).

Upon your determination of completeness, we will submit the required application fee of \$16,600.00 and the additional set 24x36 plans.

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,



Morris A. Crady, AICP
Senior Vice President
Encl.

Copy to: Client
Development Team



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: Kanner Lake

Brief Project Description:

See project narrative

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

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: K042

Previous Project Name if applicable: Kanner 5601

Parcel Control Number(s)

55-38-41-006-001-00010-8

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Kanner 5601, LLC

Company Representative: Ivan Chosnek

Address: 711 Commerce Way, Suite 7

City: Jupiter, State: FL Zip: 33458

Phone: 561-762-5919 Email: _____

C. PROJECT PROFESSIONALS**Applicant (Name or Company):** Same as owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & AssociatesCompany Representative: Morris CradyAddress: 701 SE Ocean BoulevardCity: Stuart, State: FL Zip: 34994Phone: 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): Northstar GeomaticsCompany Representative: Greg FlemingAddress: 617 NW Baker RoadCity: Stuart, State: FL Zip: 34994Phone: 772-781-6400 Email: gregf@nsgeo.com**Civil Engineer (Name or Company):** Captec EngineeringCompany Representative: Steve MarquartAddress: 301 NW Flagler AvenueCity: Stuart, State: FL Zip: 34994Phone: 772-692-4344 Email: smarquart@gocaptec.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): Dean Mead Minton & ZwemerCompany Representative: Lee DobbinsAddress: 1903 South 25th St., Suite 200City: Fort Pierce, State: FL Zip: 34947Phone: 772-464-7700 Email: ldobbins@deanmead.com**Environmental Planner (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, 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.

E. 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.

Marc
Applicant Signature

4-15-20
Date

Morris A. Crady
Printed Name

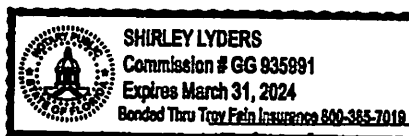
NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 15th day of April, 2020, by Morris A. Crady.

He or She X is personally known to me or has produced as identification.

Shirley Lyders
Notary Public Signature



Shirley Lyders
Printed Name

STATE OF: Florida at-large



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

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Kanner Lake 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.

Morris A. Crady
 Applicant Signature

4-15-20
 Date

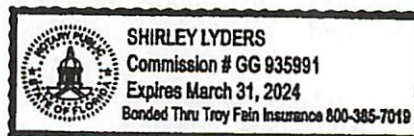
NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 15th day of April, 20 20, by Morris A. Crady.

He or She X is personally known to me or has produced as identification.

Shirley Lyders
 Notary Public Signature



Printed name

STATE OF: FLORIDA at-large



PROJECT NARRATIVE

Kanner Lake (fka Kanner 5601) Single Family Subdivision

Plat Application April 15, 2020

Existing and Surrounding Property Characteristics

The 30-acre (+/-) subject property is located on the east side of South Kanner Highway behind an existing mobile home park near the intersection of SE Linden Street. The site is currently vacant but was impacted during decades of use as a salvage yard. Legal access from Kanner Highway is currently provided by way of SE Green Lane, which is a stabilized dirt driveway recognized by the County as an "open" road. It was created several decades ago by way of a recorded, private, 30' wide access easement that benefits the existing homes and outparcels that front on the road.

Approximately 26 acres of the property is designated for Low Density Residential future land use with an RS-5 and R-2 zoning district. Approximately 4.73 acres of the site (along the Kanner Highway frontage) is designated for Commercial General future land use with a CC and B-1 zoning district.

The surrounding frontage parcels on Kanner Highway to the south are also designated for, or have been developed under the Commercial General future land use. The existing mobile home park to the north and adjacent to the project is designated for Mobile Home Density (up to 8 upa). The existing single-family lots along SE Green Lane are designated for Low Density (up to 5 upa) with an R-2 zoning district. The adjacent Southwood PUD single-family subdivision to the southeast, is designated Estate Density (up to 2 upa). Townhomes and preserve areas within the Martin's Crossing PUD, which is also designated for Low Density residential future land use, occurs along the northeast border of the property.

The subject property is buffered from the adjoining residential uses by existing preserve areas and public drainageways including the Fern Creek stormwater treatment area.

An excavation/fill permit was issued by Martin County and the South Florida Water Management District in 2017 to authorize the removal of trash and debris left over from the previous use as a salvage yard. The permit included the approval of a Preserve Area Management Plan, the removal of exotic vegetation, excavation of a central lake, filling of manmade ditches throughout the property and site grading and stabilization. As shown on current aerial photographs, the work authorized by the excavation/fill permit has been substantially completed including the construction of central lake and the removal of trash and exotic vegetation. The permit has been extended through September, 2020 to allow site stabilization and planting of lake littoral zones.

Final Site Plan Approval

The County approved the final site plan for the Kanner 5601 single family subdivision on August 21, 2018. The final site plan included the construction of an entrance road from Kanner Highway through the commercial parcel that will provide legal access to the commercial parcel, the existing residents and lot owners on SE Green Lane and the lots within the proposed subdivision.

The final site plan also includes the creation of a 3-acre commercial parcel on the Kanner Highway frontage and 65 single family lots with a minimum lot size of 7,500 square feet.

Public Right-of-Way Donation/Emergency Access

In order to accommodate the right turn lane at the new project entrance, a 15' strip of land along Kanner Highway was required to be donated to the Florida Department of Transportation (FDOT).

At the request of the Martin County stormwater management staff, the approved project also includes the voluntary donation of 25 feet of property along the northeast property boundary and 15 feet at the northwest corner of the property that will be used by the County to expand and maintain existing public drainage rights-of-way (ROW) within the Fern Creek basin. The dedication of the drainage ROW to Martin County is included on the proposed plat.

To improve public safety, the approved final site plan also includes a gated emergency access connection that was provided at the request of Martin County Fire Prevention Chief. The access connection, which is for Martin County Fire/EMS emergency access only, extends from the private road within the proposed project to a private road within the mobile home park.

Post-Approval

All post-approval requirements for the project have been met including the receipt of all required permits, payment of all required fees and execution of a water and wastewater service agreement with Martin County Utilities.

By way of a legislative extension issued as a result of the Governor's emergency orders in response to Hurricane Dorian, the timetable to complete the project has been extended to April 21, 2021.

Proposed Plat Application

The purpose of the plat application is to subdivide the property consistent with the final site plan and conditions of the approved final site plan development order.

A revised final site plan application has been submitted under separate cover to be consistent with the updated survey and proposed plat including the following boundary changes:

- The donation of a 15' wide strip of land on Kanner Highway that was conveyed by Kanner 5601, LLC as right-of-way (ROW) to the FDOT; and
- The donation of a portion of an existing 30' wide platted access easement adjacent to the mobile home park that was conveyed by Kanner 5601, LLC to the mobile home park as a boundary line settlement in accordance with Section 4.91 IC. of the County's subdivision regulations. The conveyance of this parcel was necessary to allow an existing paved road in the mobile home park to remain in situ and become the point of contact for the emergency access connection from the proposed subdivision road.

Kanner 5601, LLC
7995 Mahogany Run Lane
Naples, Florida 34113

January 16, 2020

Nicki van Vonno, Director
 Martin County Growth Management Department
 2401 S.E. Monterey Road
 Stuart, FL 34996

Re: Kanner Lake

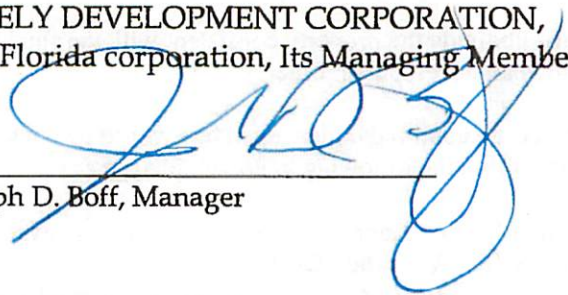
Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Kanner 5601, LLC** during the governmental review process of the development application.

Sincerely,

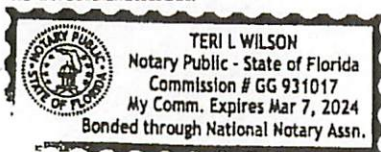
KANNER 5601, LLC,
 a Florida limited liability company

By: LELY DEVELOPMENT CORPORATION,
 a Florida corporation, Its Managing Member

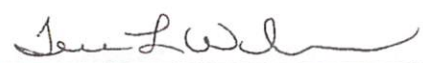
By: 
 Joseph D. Boff, Manager

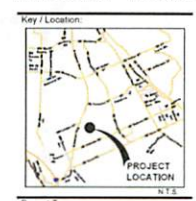
STATE OF FLORIDA
 COUNTY OF COLLIER

The foregoing was acknowledged before me this 16 day of January, 2020,
 by Joseph D. Boff, Manager of LELY DEVELOPMENT CORPORATION, a
Florida corporation, Managing Member of KANNER 5601, LLC, a Florida limited liability
company. He ☒ is personally known to me or [] has produced _____
 as identification.



(Notarial Seal)


 NOTARY PUBLIC
 My Commission Expires: 3/7/2024



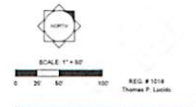
Project Team:

Architect	Lucido & Associates, Inc.
Lead Planner	David Lucido, P.E., F.A.S.T.C.E.
Lead Engineer	David Lucido, P.E., F.A.S.T.C.E.
Surveyor	David Lucido, P.E., F.A.S.T.C.E.
Utility Engineer	David Lucido, P.E., F.A.S.T.C.E.
Environmental Consultant	David Lucido, P.E., F.A.S.T.C.E.

Kanner Lake (aka Kanner 5601) Martin County, Florida Revised Final Site Plan

Date By Description

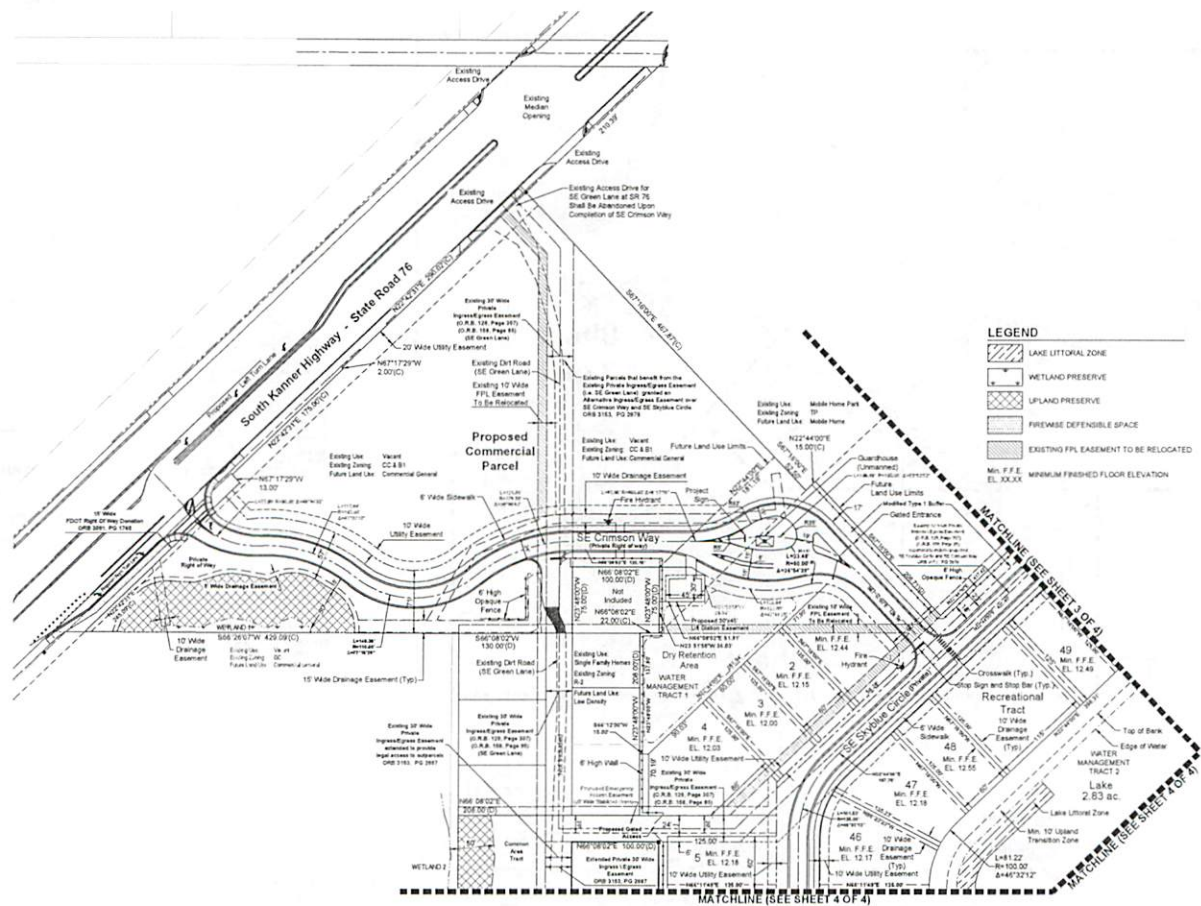
4/18/2020	D.L.	Initial Submittal
5/13/2020	D.L.	Revised per Survey



2 of 4

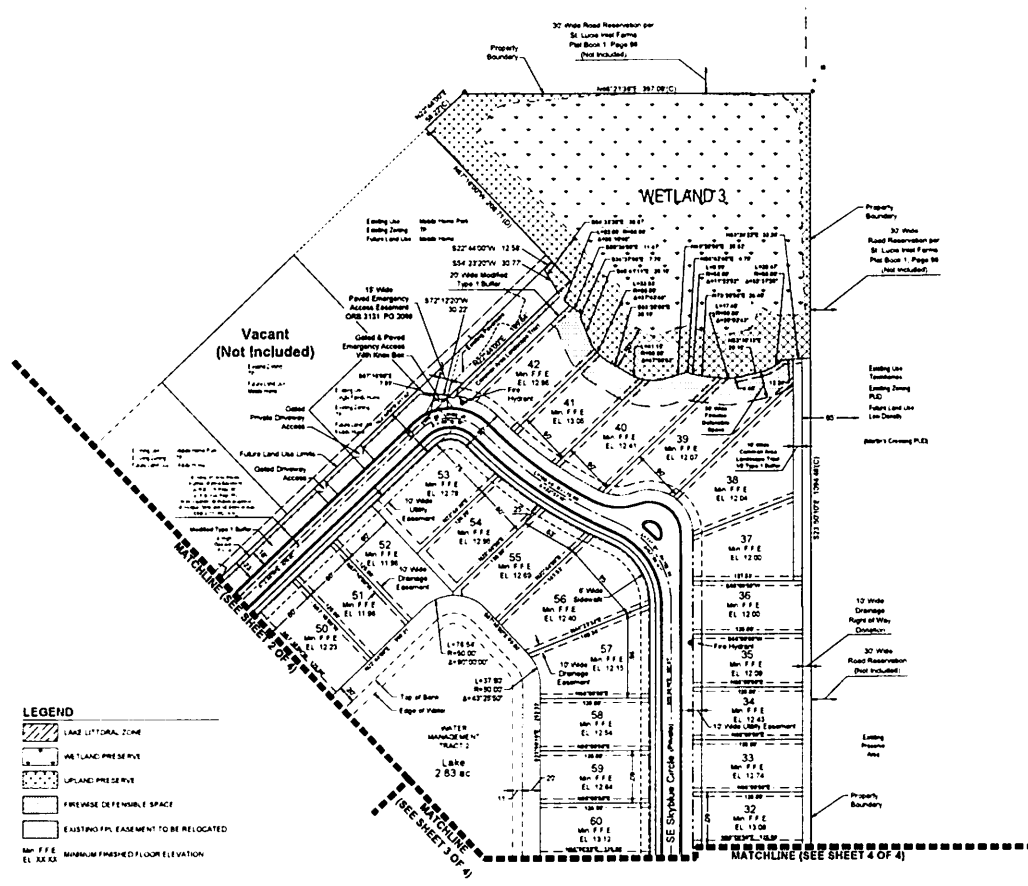
Designer	D.L.	Sheet
Manager	D.L.	
Project Number	15-888	
Complete File	15-888-001.dwg	

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LEGEND

- LAKE LITTORAL ZONE
- METLAND PRESERVE
- UPLAND PRESERVE
- FIREWISE DEFENSIBLE SPACE
- EXISTING FFL EASEMENT TO BE RELOCATED
- MINIMUM FINISHED FLOOR ELEVATION



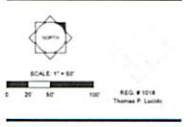


Project Team:

Architect	Lucido & Associates, Inc.
Lead Planner	Lucido & Associates, Inc.
Planner	Lucido & Associates, Inc.
Engineer	Lucido & Associates, Inc.
Environmental Consultant	Lucido & Associates, Inc.

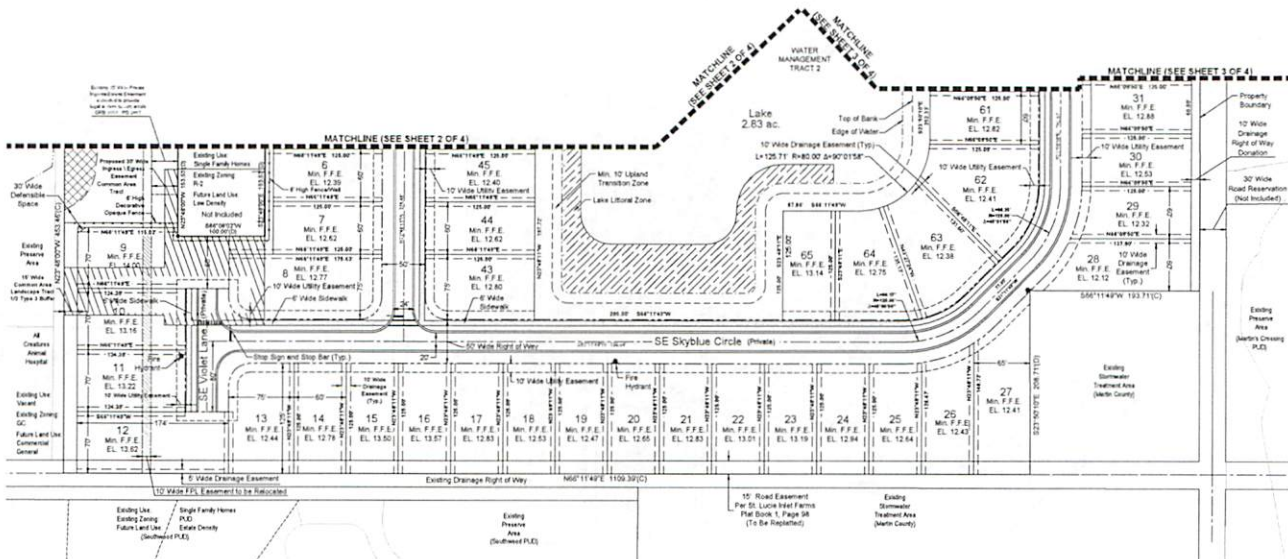
**Kanner Lake
(aka Kanner 5601)**
Martin County, Florida
Revised
Final Site Plan

Date	By	Description
4/19/2020	S.L.S.	Initial Submittal
11/3/2020	S.L.S.	Revised per Survey



Designer	S.L.S.	Sheet
Manager	S.L.S.	10-000
Project Number	10-000	
Municipal Number	---	
Complete File	10-000-1001.dwg	Revised Final Site Plan

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- LEGEND**
- LAKE LITTORAL ZONE
 - WETLAND PRESERVE
 - UPLAND PRESERVE
 - FIREWISE DEFENSIBLE SPACE
 - EXISTING EPL EASEMENT TO BE RELOCATED
 - EXISTING EPL EASEMENT TO BE REDESIGNED
 - MIN. F.F.E. EL. XXXX MINIMUM FINISHED FLOOR ELEVATION

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Kanner 5601, LLC, a Florida limited liability company	7995 Mahogany Run Lane Naples, FL 34113

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Lely Development Corp., a Florida corporation	7995 Mahogany Run Lane Naples, FL 34113	60%
Joseph Boff	7995 Mahogany Run Lane Naples, FL 34113	20%
Ivan Chosnek	784 US Highway #1, Suite 24 North Palm Beach, FL 33408	20%

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
None		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application *
None	None			


(If more space is needed attach separate sheet)

- Status defined as:
A = Approved
P = Pending
D = Denied
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT



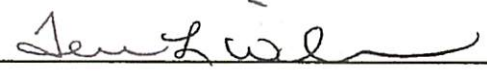
Joseph D. Boff, Manager of Lely Development Corp., a Florida corporation, Managing Member of KANNER 5601, LLC, a Florida limited liability company

STATE OF FLORIDA
COUNTY OF COVINGTON

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 16TH day of January 2020, by Joseph D. Boff, Manager of Lely Development Corp., a Florida corporation, Managing Member of KANNER 5601, LLC, a Florida limited liability company, who is personally known to me ~~or has produced~~ _____ as identification.



(Notary Seal)



Notary Public, State of FLORIDA
Print Name: TERI L WILSON
My Commission Expires: 3/7/2024



RECEIVED

MAY 29 2020

GROWTH MANAGEMENT
DEPARTMENT

**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	May 28, 2020		
To:	Matthew Stahley Martin County Growth Management Dept.		
From:	Shirley Lyders		
Subject:	Kanner Lake Administrative Amendment (K042-005) and Plat (K042-006) Applications	Project No.	15-686

Pursuant to Article 10.6.B of the Development Review Procedures, attached for your records, is the certification regarding the posting of the project sign for both the Administrative Amendment and the plat applications, and a map showing the location of the sign.

Doug Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Notice Development Application
Kanner Lake
File Number K042-005/006

Dear Mr. Crady:

This is to certify that the above referenced sign was installed per Martin County requirements and complies with the standards of the notice provisions of Article 10, Section 10.6: Development Review Procedures.



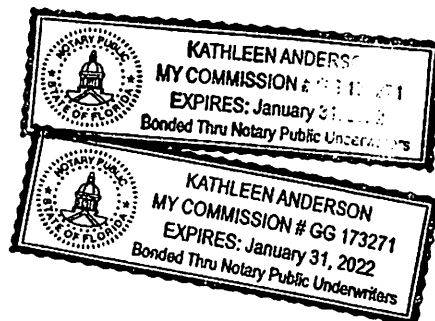
Doug Fitzwater

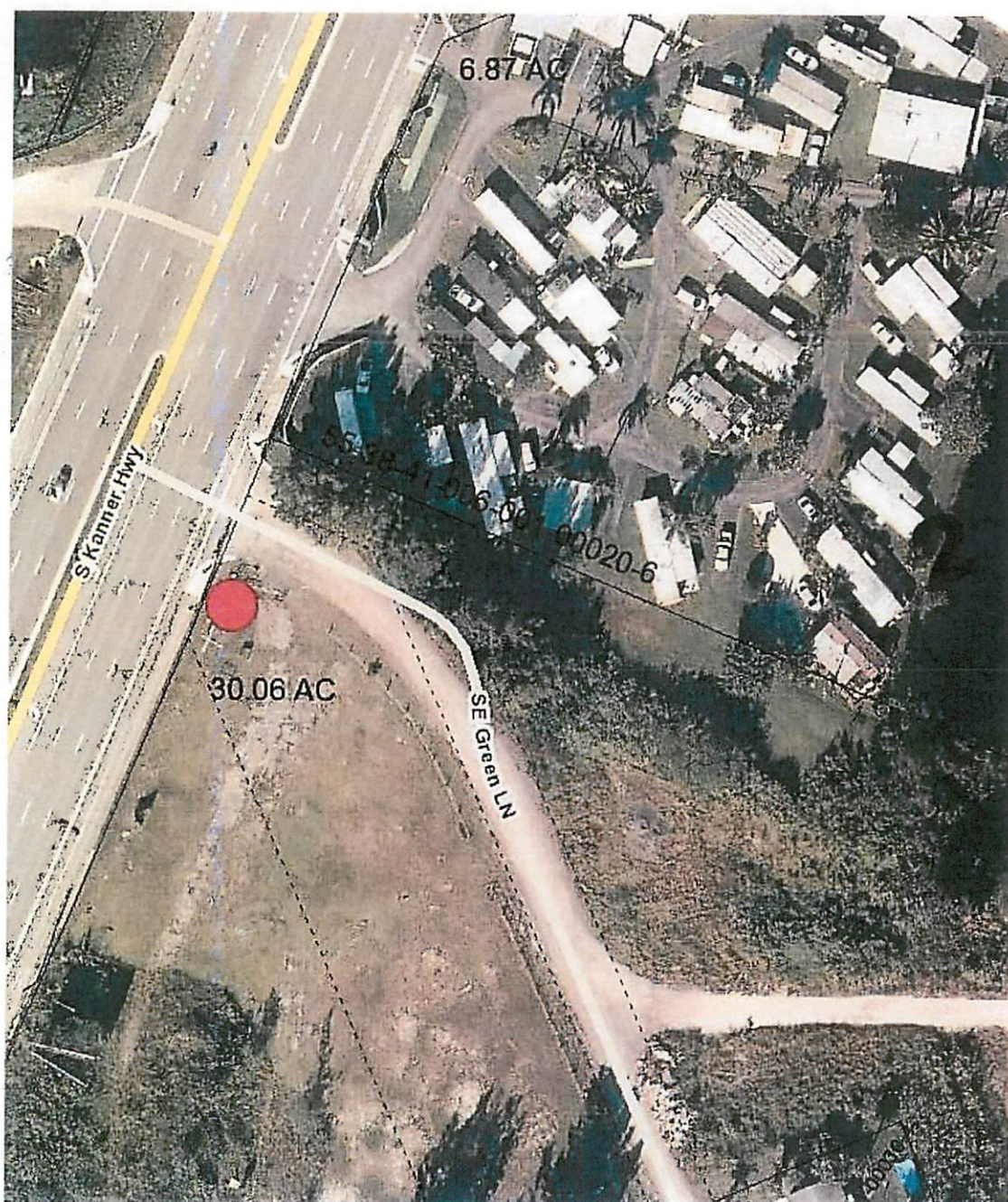
State of Florida
County of Martin

Doug Fitzwater, who is personally known to me, acknowledged the forgoing instrument before me on May 28, 2020.



Notary Public, State of Florida





Sign Location



SIDE 1



SIDE 2

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

RESOLUTION NUMBER _____

[REGARDING DENIAL OF THE KANNER LAKE PLAT]

WHEREAS, this Board has made the following determinations of fact:

1. Kanner 5601, LLC, submitted an application for a plat approval for the Kanner Lake project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public meeting on April 27, 2021.
3. At the public meeting, all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The request for the plat for the Kanner Lake project is hereby denied, for the following XXXX.

B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 27TH DAY OF APRIL 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA STORY, SENIOR ASSISTANT COUNTY
ATTORNEY

ATTACHMENTS:
Exhibit A, Legal Description

Matthew L. Stahley

(772)-320-3047 • mstahley@martin.fl.us

DPQJ-1

COUNTY
EXHIBIT # 2

• Professional Work Experience

Martin County Growth Management Department • Stuart, FL

Senior Planner • August 2018 to Present

- Reviews proposed developments for conformance with plans and regulations. Consults with developers, individual landowners, and departments of County government to attain conformance.
- Works in a team environment to improve work methods to accelerate formulation and completion of development reviews, and site compliance monitoring.
- Participates in public meetings and public hearings that can be televised to provide environmental review of development activities. These meetings can be argumentative, and opinions/conclusions rendered can be challenged by the applicant or their attorney.

South Florida Water Management District (SFWMD) • West Palm Beach, FL

Water Use Compliance Supervisor • January 2017 to August 2018

- Responsible for supervising and conducting performance reviews for a team of 7 water use compliance analysts responsible for 16 counties within the SFWMD.
- Provide support for compliance staff located at the Ft. Myers and Orlando service centers.
- Perform quality assurance of all notices of non-compliance and enforcement referrals sent to permittees and consultants.
- Served as the team leader for the Indian Prairie Basin (Glades and Highlands Counties) during water shortage events communicating between the regulated community and the District's operations control room. Closely monitored resource concerns and conducted weekly coordination with Martin County Utilities and South Martin Regional Utilities for spring 2017 water shortage.

South Florida Water Management District • Okeechobee, FL and West Palm Beach, FL

Scientist 1,2,3-Water Use Compliance and Permitting • December 2008 to January 2017

- Analyze pumpage data, water level data, chloride data, and groundwater/surface water interactions to determine compliance with conditions of irrigation, dewatering, industrial, and other water use permits. (Martin, Okeechobee, Highlands counties)
- Perform inspections of permitted projects to ensure compliance with district conditions of permit issuance.
- Utilize knowledge of the District's water use regulatory program and Florida Statutes to review water use applications. Apply analytical and numerical groundwater flow techniques to determine potential impacts on water resources prior to permit issuance.
- Routinely communicate via oral and written correspondence with other scientific professionals and general public on water use issues, and water use permit applications.
- Served as the team leader for the Indian Prairie Basin during water shortage events communicating between the regulated community and the District's operations control room.
- Provided compliance and enforcement training sessions and presentations to new hires, as well as current environmental resource and water use compliance staff.

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 4/27/2021
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By NKV D.C.

Allterra Engineering and Testing • West Palm Beach, FL

Field Geologist and Driller • August 2005 to December 2008

- Performed all geotechnical field tests required for construction of large housing developments and single-family homes, and all roadway construction.
- Operated a small truck mounted drill rig to perform soil borings and Penetration tests. Performed soil compaction readings with a nuclear density gauge for house pads, roadway construction, and stormwater and sanitary sewer installation. Conducted test pit inspections for removal of unsuitable material. Performed oversight of auger cast and helical pile installations.

DLZ Corporation • Columbus, OH

Field Geologist • June 2004 to July 2005

- Logged soil and rock core samples on a variety of geotechnical drilling projects under the instruction of a project engineer. Projects ranged from Ohio Department of Transportation projects to single monitor well installations.

Bowser-Morner, Inc • Dayton, OH

Subsurface Technician • October 2003 to June 2004

- Worked as an assistant to the head driller on environmental and exploratory sonic drilling projects.
- Duties included monitor well installation and abandonment on EPA superfund sites, as well as exploratory borings for potential mining operations.

•Education

- **DePauw University, Greencastle, IN**
Bachelor of Arts Degree in Geology (August 1999 to May 2003)