

DPQJ-1



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

County

Agenda Item Summary

EXHIBIT # 1

File ID: 21-0820

DPQJ-1

Meeting Date: 6/22/2021

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR APPROVAL OF THE PALM PIKE CROSSING PLAT (P175-002)

EXECUTIVE SUMMARY:

This is a request by Palm Pike Crossing, LLC and Palm City Wagas VII, LLC for approval of a plat for a five-lot commercial subdivision of approximately 27.5 acres with shared infrastructure. The undeveloped subject property is located on the south side of Martin Highway (CR 714) between the Florida Turnpike and SW High Meadow Avenue (CR 713) in Palm City. Included in this application is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: Name: Matt Stahley
Title: Senior Planner

REQUESTED BY: David Lidberg, Lidberg Land Surveying, Inc.

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date: 6/22/21 Time: _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By: [Signature] D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

This is a request by Palm Pike Crossing, LLC and Palm City Wagas VII, LLC for approval of a plat consistent with the master and final site plan for a five (5) lot commercial subdivision of approximately 27.5 acres with shared infrastructure. The undeveloped subject property is located on the south side of Martin Highway (CR 714) between the Florida Turnpike and SW High Meadow Avenue (CR 713) in Palm City. Included in this application is a request for a Certificate of Public Facilities Exemption.

Proposed is the creation of five commercial lots, with proposed commercial development on each of the lots, and supporting infrastructure. The site is undeveloped and contains wetland and upland habitat, so the site plan and plat of the subdivision include the establishment of wetland and upland preserve areas with buffers separately from the commercial lots. Access to the site will be provided from SW Martin Highway to the North and SW High Meadow Ave to the east.

The Palm Pike Crossing Master Site Plan, Phase 1 Final Site Plan, and Phasing Plan were approved by the Board of County Commissioners on April 13, 2021.

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 for this agenda item:

- Staff Report
- Draft Contract for Construction of Required Improvements and Infrastructure
- Common Area Approved Engineers Opinion of Probable Cost
- Right of Way Approved Engineers Opinion of Probable Cost
- Application Materials
- Approved Final Site Plan
- Approved Master Site Plan
- Approved Phasing Plan
- Sign Posting Certification
- Financial Disclosure
- Draft Resolution for Denial of Plat

ISSUES:

None.

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

1. Move that the Board receive and file the agenda item and all its attachments including the staff report as Exhibit 1.
2. Move that the Board approve the Plat for Palm Pike Crossing including the Contract for Construction of Required Improvements and Infrastructure.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the Palm Pike Crossing request to a date certain.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$13,600 application fee and the \$290 completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☒ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution
☒ Other: Plat

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PALM PIKE CROSSING PLAT

Applicant:	Palm Pike Crossing, LLC & Palm City Wagas VII, LLC
Property Owner:	Palm Pike Crossing, LLC & Palm City Wagas VII, LLC
Agent for the Applicant:	Lidberg Land Surveying, Inc., David Lidberg
County Project Coordinator:	Matt Stahley, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	P175-002
Record Number:	DEV2020050008
Report Number:	2021_0526_P175-002_DRT_Staff_Final
Application Received:	07/06/2020
Transmitted:	07/07/2020
Staff Report Issued:	08/20/2020
Joint Meeting Date:	09/03/2020
Resubmittal Received:	10/19/2020
Transmitted:	10/20/2020
Staff Report Issued:	11/20/2020
Resubmittal Received:	01/25/2021
Transmitted:	01/26/2021
Staff Report Issued:	02/11/2021
Resubmittal Received:	03/12/2021
Transmitted:	03/19/2021
Additional Materials Requested:	05/24/2021
Additional materials Received:	05/25/2021
Staff Report Issued:	05/26/2021

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B. Project description and analysis

This is a request by Palm Pike Crossing, LLC and Palm City Wagas VII, LLC for approval of a plat consistent with the master and final site plan for a five (5) lot commercial subdivision of approximately 27.5 acres with shared infrastructure. The undeveloped subject property is located on the south side of Martin Highway (CR 714) between the Florida Turnpike and SW High Meadow Avenue (CR 713) in Palm City. Included in this application is a request for a Certificate of Public Facilities Exemption.

Proposed is the creation of five commercial lots, with proposed commercial development on all of the lots, and supporting infrastructure. The site is undeveloped and contains wetland and upland habitat, so the site plan and plat of the subdivision include the establishment of wetland and upland preserve areas with buffers separately from the commercial lots.

The Palm Pike Crossing Master Plan, Phase 1 Final Site Plan, and Phasing Plan was approved by the Board of County Commissioners on April 13, 2021. The plat of this development shall be consistent with the approved master and final site plan and with the requirements of Division 21, Article 4, Land Development Regulations, Martin County, Fla. (2018).

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
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	288-5794	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	Comply
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	Sally Waite	219-4942	N/A
Q	ADA	Michelle Cullum	288-5512	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 May 25, 2021 with its additional materials submitted May 26, 2021. The previous staff reports and resubmittals are incorporated herein by reference.

E. Location and site information

Parcel number(s) and address:

243840000011000003

243840000010000005

243840000007000001

243840000007000010

Existing Zoning:

Future land use:

Gross area of site:

Unaddressed

LI, Limited Industrial

Industrial

27.48 acres

Figure 1: Location Map



Figure 2: Subject Site Aerial with Line Work



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

Property Management

It has been determined that the dedication of the following right-of-way is required:

1. 7.75 feet along SW Martin Highway.
 2. 15 feet along SW High Meadow Avenue.
 3. A 25-foot Corner clip at the corner of SW High Meadow Avenue and SW Horseshow Trail
 4. SW Horseshow Trail - A minimum dedication of 10 feet is required for the entire length of the south property boundary to meet the minimum right of way requirement of 50 feet for local roadways.
- An additional dedication is required to include all proposed improvements within the right of way limits. The right of way dedication must extend to one-foot behind the proposed sidewalk along the right of way.

The following due diligence is required:

ITEM 1: 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.

ITEM 2: 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.

ITEM 3: 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

Findings 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 commercial 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

County Surveyor

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 property owners 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.

Item #10:

The applicant is to convey by Warranty Deed a 35-foot strip of right-of-way along the southern side of S.W. Martin Highway (CR 714); a 15-foot strip of right-of-way along the western side of S.W. High Meadow Avenue; and 27-feet of additional right-of-way with corner clip on the western side of S.W. High Meadow Avenue and the extended S.W. Horseshoe Trail as a condition of approval of the Palm Pike Plat.

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:	\$16,600.00	\$16,600.00	\$0.00
Advertising fees*:	TBD		
Recording 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: Palm Pike Crossing, LLC & Palm City Wagas VII, LLC
Katie Bucher
7490 Via DellagioWay Suite 200
Orlando, FL 32819

Agent: Lidberg Land Surveying, Inc.
David C. Lidberg
675 West Indiantown Road, Suite 200
Jupiter, FL 33458

Y. Acronyms

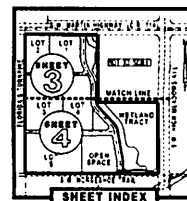
ADA..... Americans with Disability Act

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

Z. Attachments

BEING A REPLAT OF PORTIONS OF TRACTS 7 AND 11 AND ALL OF TRACT 10, PLAT OF PALM CITY FARMS,
AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA
JUNE 2021



1. I, ROBERT M. POPP, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY THAT AS OF 1-1-2021

2. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS, CORPORATIONS, AND/OR OTHER ENTITIES SPECIFYING THE CERTIFICATE OF DOMESTICATION AND DEDICATION HEREON

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 191.152, F.S., HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2021

ROBERT M. POPPELL, ESQUIRE
FLORIDA BAR NO. 71045
P.O. BOX 731
ORLANDO, FLORIDA 32802-0731

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 103–110

SA [redacted] County: Santa Clara and Maricopa

SA [redacted] County: Maricopa

SA [redacted] County: Arizona

SA [redacted] Final Review: BOARD OF COUNTY COMMISSIONERS

attest:
[redacted] CLERK OF COURT

1. DAVID C. LINDBERG, MEMBER CERTIFY THAT THIS PLAN OF POLICE CROSSING IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT SUCH SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SO PLACED AS TO BE READILY IDENTIFIABLE WITHIN THE PLATTED LANDS; AND THAT THE SURVEY DATA COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 121, GENERAL STATUTES, AND RELATED CHAPTERS, PROVISIONS OF THE STATE OF MINNESOTA, PLYMOUTH COUNTY, MINNESOTA.

[illegible][illegible][illegible]

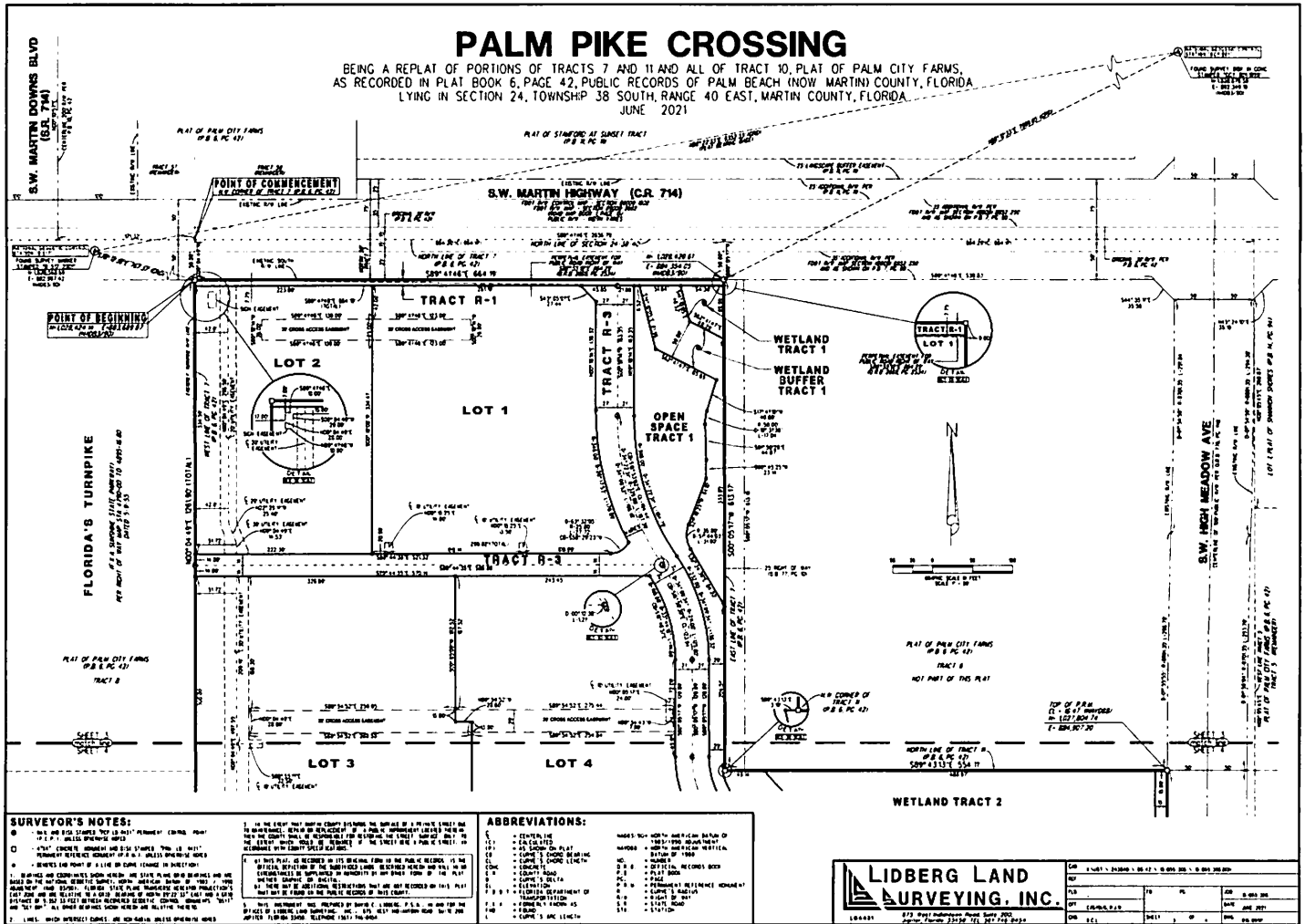
DAVID E. LIDBERG
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 3613



CUB 0 001 24200 00 47 00 000 20 0 000 200 200		
001		
FLS	70	00 000 200
OPT	001	000 200
DIB	001	000 200

PALM PIKE CROSSING

BEING A REPLAT OF PORTIONS OF TRACTS 7 AND 11 AND ALL OF TRACT 10, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA JUNE 2021



LIDBERG LAND SURVEYING, INC.		DATE: 06/15/2021	
117 West Melbourne Road, Suite 200, Melbourne, Florida 32956-1111, Tel: 321-724-8434		DRAWN BY: JLD	
PROJECT: PALM PIKE CROSSING		SCALE: AS SHOWN	
SHEET: 1 OF 1		DATE: 06/15/2021	

BEING A REPLAT OF PORTIONS OF TRACTS 7 AND 11 AND ALL OF TRACT 10, PLAT OF PALM CITY FARMS,
AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA
JUNE 2021

**CONTRACT FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS
AND INFRASTRUCTURE FOR PALM PIKE CROSSING**

THIS CONTRACT, made and entered into this _____ day of _____, 2021, by and between Palm Pike Crossing, LLC, a Florida limited liability company, and Palm City Wagas VII, LLC, a Florida limited liability company, hereinafter collectively referred to as Developer, and Martin County, a political subdivision of the State of Florida, hereinafter referred to as County.

WITNESSETH:

WHEREAS, the Developer has made application to County for approval and recordation of the plat of Palm Pike Crossing; 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 April 13, 2023, Developer shall complete the required improvements and infrastructure for the above referenced project pursuant to the final site plan approved on April 13, 2021, and construction plans accepted by the County Engineer or her designee, hereinafter referred to as the County Engineer. The itemized list of required improvements and infrastructure is collectively set forth in Exhibit A, ROW Work and Exhibit B, Common Area, both 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 total amount of \$ 2,332,234.50. Said security is attached as Exhibit C, which represents one hundred percent (100%) of the total 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 collectively on Exhibit A and Exhibit B. 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 (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 the 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 that 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:

Katie Bucher
7940 Via Dellagio Way, Suite 200
Orlando, Florida 32819
(407) 999-9985
katie@unicorp.com

[Signature Pages to Follow]

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be made and entered into the day and year first written above. The date of this Contract shall be the date on which this Contract was approved by the Board of County Commissioners.

Exhibit A – Engineer’s Opinion of Probable Cost ROW Work

Exhibit B – Engineer’s Opinion of Probable Cost Common Area

Exhibit C –Security Form

OWNER/DEVELOPER

WITNESSES:

Name _____

Name _____

PALM PIKE CROSSING, LLC,
a Florida limited liability company

By: Unicorp Investors III, LLC,
a Florida limited liability company,
its Manager

By: CW Family LLLP, a Florida limited
liability limited partnership, its
Manager

By: CW Family, LLC, a Florida limited
liability company, its General Partner

By: _____
Charles Whittall, its Manager

Date: _____, 2021

Address: 7940 Via Dellagio Way, Suite 200
Orlando, FL 32819

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing Contract for Construction of Required Improvements and Infrastructure was acknowledged before me by means of ____ physical presence or ____ online notarization this ____ day of _____, 2021, by Charles Whittall, the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Unicorp Investors III, LLC, a Florida limited liability company, the Manager of Palm Pike Crossing, LLC, a Florida limited liability company, who ____ is personally known to me or ____ produced _____ as identification.

[NOTARY STAMP]

NOTARY PUBLIC

Name: _____
My Commission Expires: _____

OWNER/DEVELOPER

WITNESSES:

Name _____

Name _____

PALM CITY WAGAS VII, LLC,
a Florida limited liability company

By: Unicorp Investors III, LLC,
a Florida limited liability company,
its Manager

By: CW Family LLLP, a Florida limited
liability limited partnership, its
Manager

By: CW Family, LLC, a Florida limited
liability company, its General Partner

By: _____
Charles Whittall, its Manager

Date: _____, 2021

Address: 7940 Via Dellagio Way, Suite 200
Orlando, FL 32819

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing Contract for Construction of Required Improvements and Infrastructure was acknowledged before me by means of ____ physical presence or ____ online notarization this ____ day of _____, 2021, by Charles Whittall, the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Unicorp Investors III, LLC, a Florida limited liability company, the Manager of Palm City Wagas VII, LLC, a Florida limited liability company, who ____ is personally known to me or ____ produced _____ as identification.

[NOTARY STAMP]

NOTARY PUBLIC

Name: _____

My Commission Expires: _____

COUNTY

ATTEST

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

Carolyn Timmann, Clerk of the
Circuit Court and Comptroller

Stacey Hetherington, Chair

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

Krista A. Storey
Senior Assistant County Attorney

Exhibit A

Engineer's Opinion of Probable Cost ROW Work

[to be inserted]

Exhibit B

Engineer's Opinion of Probable Cost Common Area

[to be inserted]

Exhibit C

Security Form

PERFORMANCE SURETY BOND

Bond No. _____

KNOWN ALL MEN BY THESE PRESENTS:

That Palm Pike Crossing, LLC, a Florida limited liability company, and Palm City Wagas VII, LLC, a Florida limited liability company, collectively, 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 \$2,332,234.50, 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 Palm Pike Crossing between the Obligee and the Principal dated _____, 2021 (the "Contract"). 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 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 as described in the Contract as evidenced by written approval of the Obligee, 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, 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, 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 _____, 2021.

SURETY

[INSERT NAME OF SURETY]

By: _____

Name: _____

Title: _____

Power of Attorney Must be Attached

PRINCIPAL

Palm Pike Crossing, LLC,
a Florida limited liability company

By: Unicorp Investors III, LLC,
a Florida limited liability company,
its Manager

By: CW Family LLLP, a Florida limited
liability limited partnership, its Manager

By: CW Family, LLC, a Florida limited
liability company, its General Partner

By: _____
Charles Whittall
Manager

Palm City Wagas VII, LLC,
a Florida limited liability company

By: Unicorp Investors III, LLC,
a Florida limited liability company,
its Manager

By: CW Family LLLP, a Florida limited
liability limited partnership, its Manager

By: CW Family, LLC, a Florida limited
liability company, its General Partner

By: _____
Charles Whittall
Manager

RECEIVED

MAY 05 2021

MARTIN COUNTY PUBLIC WORKS DEPARTMENT ENGINEER'S OPINION OF PROBABLE GROWTH MANAGEMENT DEPARTMENT



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PROJECT NAME: Palm Pike Crossing Phase 1

PHASE/PARCEL/PLAT: Common Area

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK/SITEWORK				
a) Mobilization	1	LS	\$50,000.00	50,000.00
b) Clearing, grading and grubbing	37.5	AC	\$3,000.00	112,500.00
c) Excavation (cut)	10,890	CY	\$7.00	76,230.00
d) Embankment (fill)	6,651	CY	\$12.50	83,137.50
e) Sod and seed/mulch	17,920	SY	\$2.00	35,840.00
f) Concrete disposal	0.0	TN	\$60.00	0.00
g) Erosion control	1	LS	\$25,000.00	25,000.00
h) Fencing/railing	0	LS	\$0.00	0.00
i) Materials testing	1	LS	\$15,000.00	15,000.00
			Subtotal	397,707.50
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	10,302	SY	\$7.50	77,265.00
d) Paving base, optional base group 6	9,365	SY	\$12.50	117,062.50
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	9,365	SY	\$15.00	140,475.00
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	4,346	LF	\$14.25	61,930.50
q) Sidewalk, 6' wide	1,413	LF	\$25.00	35,325.00
r) Maintenance of traffic (M.O.T.)	0	LS	\$0.00	0.00
			Subtotal	432,058.00
DRAINAGE				
a) Inlets / Manholes (<10' depth)	28	EA	\$3,000.00	84,000.00
b) Inlets / Manholes (10' or > depth)	0	EA	\$4,000.00	0.00
c) Control structures	2	EA	\$6,000.00	12,000.00
d) Endwalls	0	CY	\$700.00	0.00
e) Rip-rap	0	CY	\$80.00	0.00

f) Storm culvert, 15" dia. or equiv.	78	LF	\$28.00	2,184.00
g) Storm culvert, 18" dia. or equiv.	270	LF	\$34.00	9,180.00
h) Storm culvert, 24" dia. or equiv.	260	LF	\$48.00	12,480.00
i) Storm culvert, 30" dia. or equiv.	946	LF	\$65.00	61,490.00
j) Storm culvert, 36" dia. or equiv.	152	LF	\$88.00	13,376.00
k) Storm culvert, 48" dia. Or equiv.	0	LF	\$125.00	0.00
l) Exfiltration trench	0	LF	\$100.00	0.00
			Subtotal	194,710.00

UTILITIES

a) Water main, 4"	0	LF	\$13.00	0.00
b) Water main, 6"	170	LF	\$17.50	2,975.00
c) Water main, 8"	2,391	LF	\$23.50	56,188.50
d) Water main, 10"	0	LF	\$31.25	0.00
e) Water main, 12"	735	LF	\$40.00	29,400.00
f) Water service, single	3	EA	\$790.00	2,370.00
g) Water service, double	0	EA	\$930.00	0.00
h) Fire hydrant assembly	4	EA	\$3,600.00	14,400.00
i) Sewer main, 8" gravity (<=8' depth)	1,156	LF	\$28.00	32,368.00
j) Sewer main, 8" gravity (<8'-12' depth)	25	LF	\$43.00	1,075.00
k) Sewer main, 8" gravity (<12'-16' depth)	0	LF	\$88.00	0.00
l) Sewer main, 8" gravity (<16'-20' depth)	0	LF	\$104.00	0.00
m) Sewer main, force, (4")	1,149	LF	\$13.50	15,511.50
n) Sewer manhole (<=8' depth)	5	EA	\$2,900.00	14,500.00
o) Sewer manhole (<8'-12' depth)	1	EA	\$3,850.00	3,850.00
p) Sewer manhole (<12'-16' depth)	0	EA	\$5,500.00	0.00
q) Sewer manhole (<16'-20' depth)	0	EA	\$8,800.00	0.00
r) Sewer lateral, single	5	EA	\$900.00	4,500.00
s) Sewer lateral, double	0	EA	\$1,100.00	0.00
t) Lift Station	1	EA	\$90,000.00	90,000.00
u) Directional drill (<= 6" dia.)	0	LF	\$50.00	0.00
v) Directional drill (8"-10" dia.)	0	LF	\$88.00	0.00
w) Directional drill (12" or > dia.)	0	LF	\$140.00	0.00
			Subtotal	\$267,138.00

TRAFFIC

a) Signage	1	LS	\$8,000.00	8,000.00
b) Striping	1	LS	\$10,000.00	10,000.00
c) Control devices (signals)	0	EA	\$0.00	0.00
			Subtotal	\$18,000.00

SURVEY

a) Setting P.C.P.'s	0	LS	\$0.00	0.00
b) Setting and replacing all P.R.M.'s	1	LS	\$8,000.00	8,000.00
c) Setting all lot corners	1	LS	\$8,000.00	8,000.00
			Subtotal	\$16,000.00

MISCELLANEOUS

a) 42" RCP	356	LF	\$115.00	40,940.00
b)	0	LF	\$0.00	0.00
c) 36" HDPE	231	LF	\$45.00	10,395.00

d)	8" Gate Valve & Box	<u>4</u>	<u>EA</u>	<u>\$3,000.00</u>	<u>12,000.00</u>
e)	6" Gate Valve & Box	<u>2</u>	<u>EA</u>	<u>\$3,000.00</u>	<u>6,000.00</u>
f)	6" Plug	<u>2</u>	<u>EA</u>	<u>\$1,200.00</u>	<u>2,400.00</u>
				Subtotal	\$71,735.00

TOTAL ESTIMATED COST OF IMPROVEMENTS \$ 1,397,348.50

Is this related to a Development Order? Yes or No YES

If no, then the security shall be 110% of Engineers Opinion of Probable Cost

110% of Engineers Opinion of Probable Cost \$ 1,397,348.50

****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:

Brandon Ulmer

Professional Engineer's Name

5.3.2021
Professional Engineer's Signature / Seal

68345

P.E. No.

4/20/2021

Date

Thomas Engineering Group

CA#27528

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

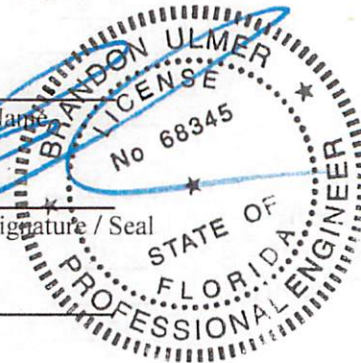
125 W. Indiantown Road Ste. 206 Jupiter, FL 33458

Firm's Address

561-203-7503

Phone No.

Spione 5-5-2021
County Engineer's (or designee) Acceptance



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MAY 05 2021

MARTIN COUNTY PUBLIC WORKS DEPARTMENT

ENGINEER'S OPINION OF PROBABLE COST GROWTH MANAGEMENT DEPARTMENT



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PROJECT NAME: Palm Pike Crossing Phase 1

PHASE/PARCEL/PLAT: ROW Work

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK/SITEWORK				
a) Mobilization	1	LS	\$30,000.00	30,000.00
b) Clearing, grading and grubbing	0.5	AC	\$3,000.00	1,380.00
c) Excavation (cut)	0	CY	\$7.00	0.00
d) Embankment (fill)	29	CY	\$12.50	362.50
e) Sod and seed/mulch	494	SY	\$2.00	988.00
f) Concrete disposal	0.0	TN	\$60.00	0.00
g) Erosion control	1	LS	\$15,000.00	15,000.00
h) Fencing/railing	0	LS	\$0.00	0.00
i) Materials testing	1	LS	\$15,000.00	15,000.00
			Subtotal	62,730.50
ROADWORK				
a) Asphalt milling, 1" avg.	9,955	SY	\$1.50	14,932.50
b) Stabilized subgrade, roll in place	0	SY	\$3.00	0.00
c) Stabilized subgrade, Type B, 12" thick	6,211	SY	\$7.50	46,582.50
d) Paving base, optional base group 6	5,646	SY	\$12.50	70,575.00
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	5,646	SY	\$15.00	84,690.00
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)	12	TN	\$150.00	1,800.00
k) Asphalt overlay, SP-9.5 (> 150 tons)	0	TN	\$120.00	0.00
l) Pervious asphalt or concrete	0	SY	\$60.00	0.00
m) Concrete curb & gutters	1,586	LF	\$14.25	22,600.50
q) Sidewalk, 6' wide	1,300	LF	\$25.00	32,500.00
r) Maintenance of traffic (M.O.T.)	1	LS	\$90,000.00	90,000.00
			Subtotal	363,680.50
DRAINAGE				
a) Inlets / Manholes (<10' depth)	6	EA	\$3,000.00	18,000.00
b) Inlets / Manholes (10' or > depth)	0	EA	\$4,000.00	0.00
c) Control structures	0	EA	\$6,000.00	0.00
d) Endwalls	2	CY	\$700.00	1,400.00
e) Rip-rap	32	CY	\$80.00	2,560.00

f) Storm culvert, 15" dia. or equiv.	0	LF	\$28.00	0.00
g) Storm culvert, 18" dia. or equiv.	280	LF	\$34.00	9,520.00
h) Storm culvert, 24" dia. or equiv.	97	LF	\$48.00	4,656.00
i) Storm culvert, 30" dia. or equiv.	0	LF	\$65.00	0.00
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	36,136.00

UTILITIES

a) Water main, 4"	0	LF	\$13.00	0.00
b) Water main, 6"	0	LF	\$17.50	0.00
c) Water main, 8"	0	LF	\$23.50	0.00
d) Water main, 10"	0	LF	\$31.25	0.00
e) Water main, 12"	523	LF	\$40.00	20,920.00
f) Water service, single	0	EA	\$790.00	0.00
g) Water service, double	0	EA	\$930.00	0.00
h) Fire hydrant assembly	0	EA	\$3,600.00	0.00
i) Sewer main, 8" gravity (<=8' depth)	0	LF	\$28.00	0.00
j) Sewer main, 8" gravity (<8'-12' depth)	0	LF	\$43.00	0.00
k) Sewer main, 8" gravity (<12'-16' depth)	0	LF	\$88.00	0.00
l) Sewer main, 8" gravity (<16'-20' depth)	0	LF	\$104.00	0.00
m) Sewer main, force, (4")	474	LF	\$13.50	6,399.00
n) Sewer manhole (<=8' depth)	0	EA	\$2,900.00	0.00
o) Sewer manhole (<8'-12' depth)	0	EA	\$3,850.00	0.00
p) Sewer manhole (<12'-16' depth)	0	EA	\$5,500.00	0.00
q) Sewer manhole (<16'-20' depth)	0	EA	\$8,800.00	0.00
r) Sewer lateral, single	0	EA	\$900.00	0.00
s) Sewer lateral, double	0	EA	\$1,100.00	0.00
t) Lift Station	0	EA	\$0.00	0.00
u) Directional drill (<= 6" dia.)	110	LF	\$50.00	5,500.00
v) Directional drill (8"-10" dia.)	0	LF	\$88.00	0.00
w) Directional drill (12" or > dia.)	123	LF	\$140.00	17,220.00
			Subtotal	\$50,039.00

TRAFFIC

a) Signage	1	LS	\$2,500.00	5,000.00
b) Striping	1	LS	\$2,500.00	15,000.00
c) Control devices (signals)	1	EA	\$325,000.00	325,000.00
			Subtotal	\$345,000.00

SURVEY

a) Setting P.C.P.'s	0	LS	\$0.00	0.00
b) Setting and replacing all P.R.M.'s	0	LS	\$0.00	0.00
c) Setting all lot corners	0	LS	\$0.00	0.00
			Subtotal	\$0.00

MISCELLANEOUS

a) Pedestrian Railing	108	LF	\$100.00	10,800.00
b) Retaining Wall	250	LF	\$250.00	62,500.00
c) Tideflex Check Valve	2	EA	\$1,200.00	1,200.00

d)	12" Wet Tap	1	EA	\$1,200.00	1,200.00
e)	10"x4" Wet Tap	1	EA	\$1,000.00	1,000.00
f)	Sample Point	2	EA	\$600.00	600.00
				Subtotal	\$77,300.00

TOTAL ESTIMATED COST OF IMPROVEMENTS

\$934,886.00

Is this related to a Development Order? Yes or No

YES

If no, then the security shall be 110% of Engineers Opinion of Probable Cost

110% of Engineers Opinion of Probable Cost

\$934,886.00

****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:

Brandon Ulmer

Professional Engineer's Name & License

5-3-2021
Professional Engineer's Signature / Seal

68345

P.E. No.

4/20/2021

Date

Thomas Engineering Group

CA#27528

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

125 W. Indiantown Road

Ste. 206

Jupiter, FL

33458

Firm's Address

561-203-7503

Phone No.

Spiche 5-5-2021
County Engineer's (or designee) Acceptance

Lidberg Land Surveying, Inc.

675 West Indiantown Road, Suite 200
Jupiter, Florida 33458 (561) 746-8454

LETTER OF TRANSMITTAL

DATE: 7/1/2020 PROJ. #: 15-055 (306)

ATTENTION: Ms. Denise Johnston

RE: Proposed Plat of Palm Pike Crossing

Submittal No. 2

TO: Martin County Growth Mgmt. Dept.

Development Review Division

2401 S.E. Monterey Rd.

Stuart, Florida 34996 (772) 320-3047

☐ Mailed

☒

Pick-up at LLS

☒

Hand delivered

7/1/2020

GENTLEMEN: WE ARE SENDING YOU

☒ Attached

☐ Under separate cover via _____ the following items:

☐ Shop Drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change order

COPIES		DESCRIPTION
2	Copies	Development Review Application
1	Check	#103 in the amount of \$16,600.00 Palm Pike Crossing, LLC
2	Copies	Plat Checklist Certification
2	D15-055	Boundary survey.
2	D15-055P	Proposed plat of Palm Pike Crossing
2	Cd's	Pdf files of all submitted documents.
2	Copies	Master Site Plan.
2	Copies	Narrative.
2	Sets	Utility Letters.
2 Sets		Designation of Authorized Agent Letters (two entities)

THESE ARE TRANSMITTED as checked below:

☒ For approval

☐ Approved as submitted

☐ For your use

☐ Approved as noted

☐ Returned for corrections

☐ For review and comment

☐ As requested

REMARKS

2 Copies	Corrective Quit Claim Deed (ORB 3070 Pg. 1543)
2 Copies	Warranty Deed (ORB 3050 Pg. 1483)
2 Copies	Disclosure of Interest Affidavit - Palm Pike Crossing.
2 Copies	Disclosure of Interest Affidavit - Palm City Wagas VII.
2 Copies	Declaration of Covenants, Restrictions and Easements.

COPY TO: _____

SIGNED: David C. Lidberg, P.S.M.



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

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Plat

Name or Title of Proposed Project: PALM PIKE CROSSING

Brief Project Description:

REPLAT FOR CREATING SEVERAL COMMERCIAL TRACTS

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

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: P175-001

Previous Project Name if applicable: _____

Parcel Control Number(s)

24-38-40-000-007-00000-1

24-38-40-000-010-00000-5

24-38-40-000-011-00000-3

24-38-40-000-007-00001-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): PALM PIKE CROSSING, LLC

Company Representative: KATIE BUCHER

Address: 7940 VIA DELLAGIO WAY, SUITE 200

City: ORLANDO, State: FL Zip: 32819

Phone: 407-999-9985 Email: katie@unicorp.com

C. PROJECT PROFESSIONALS**Applicant (Name or Company):** LIDBERG LAND SURVEYING, INC.Company Representative: DAVID C. LIDBERGAddress: 675 WEST INDIANTOWN ROAD, SUITE 200City: JUPITER, State: FL Zip: 33458Phone: 561-746-8454 Email: david@lidberg.net**Agent (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): LIDBERG LAND SURVEYING, INC.Company Representative: DAVID C. LIDBERGAddress: 675 WEST INDIANTOWN ROAD, SUITE 200City: JUPITER, State: FL Zip: 33458Phone: 561-746-8454 Email: david@lidberg.net**Civil Engineer (Name or Company):** THOMAS ENGINEERING GROUP, LLCCompany Representative: BRANDON ULMER, P.E.Address: 125 WEST INDIANTOWN ROAD, SUITE 206City: JUPITER, State: FL Zip: 33458Phone: 561-203-7503 Email: bulmer@thomaseng.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): AKERMAN, LLP
 Company Representative: ROBERT M. POPPELL
 Address: 420 S. ORANGE AVENUE
 City: ORLANDO, State: FL Zip: 32801
 Phone: 407-423-4000 Email: robert.poppell@akerman.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.

[Signature]
Applicant Signature

5/14/2020
Date

David C. Lidberg
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 14th day of May, 20 20, by David C. Lidberg.

He or She ☒ is personally known to me or ☐ has produced _____ as identification.

Kristen M. Williams
Notary Public Signature

KRISTEN M. WILLIAMS
Printed name

STATE OF: Florida at-large





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

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

Plat Checklist Certification

Surveyor Certification

Plat Name: PALM PIKE CROSSING
 Surveyor's Name: DAVID C. LIDBERG
 PLS#: LS 3613
 Company Name: LIDBERG LAND SURVEYING, INC.
 Phone #: 561 746 8454

I have reviewed the above plat and find that it meets the requirements of Martin County Code, Volume 2, Land Development Regulations, Sec. 4.912, *Plat Requirements*, and Florida Statutes, Chapter 177, Part 1, and Martin County Resolution 02-6.1, subject to exceptions noted in the comments, below.

MAY 14, 2020

Date

PLS Signature

DAVID C. LIDBERG

Printed Name

MCLDR, Section 4.192; FS, Chapter 177, Part 1.

Paragraph Reference	Does Compl /	Does not Comply	Comments
4.912.C.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.912.C.2	X	<input type="checkbox"/>	
4.912.C.3	X	<input type="checkbox"/>	
4.912.C.4	X	<input type="checkbox"/>	
4.912.C.5; 4.912.E; FS.Ch.177	X	<input type="checkbox"/>	PRM'S TO BE SET
4.912.C.6 &7	X	<input type="checkbox"/>	P.C.P'S AND LOT CORNERS TO BE SET BEFORE RELEASE OF BOND
4.912.C.8.a	X	<input type="checkbox"/>	
4.912.C.8.b	X	<input type="checkbox"/>	
4.912.C.8.c	X	<input type="checkbox"/>	
4.912.C.9	X	<input type="checkbox"/>	
4.912.C.10.a	X	<input type="checkbox"/>	
4.912.C.10.b	X	<input type="checkbox"/>	
4.912.C.10.c	X	<input type="checkbox"/>	
4.912.C.11	<input type="checkbox"/>	X	
4.912.C.12; FS Ch.177	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY
4.912.C.13	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY
4.912.C.14	X	<input type="checkbox"/>	
4.912.C.15	X	<input type="checkbox"/>	
4.912.C.16	X	<input type="checkbox"/>	
4.912.C.17	X	<input type="checkbox"/>	
4.912.C.18	<input type="checkbox"/>	<input type="checkbox"/>	
4.912.C.19	X	<input type="checkbox"/>	
4.912.C.20	X	<input type="checkbox"/>	
4.912.C.21	X	<input type="checkbox"/>	
4.912.C.22	X	<input type="checkbox"/>	
4.912.C.23	X	<input type="checkbox"/>	
4.912.C.24	X	<input type="checkbox"/>	

Notes: Dedications and reservations to homeowner associations (HOA) must be accepted by the HOA, including their maintenance obligations as well. This acceptance must be acknowledged.

PRMs must be set in the field and shown on the plat in accordance with FS Ch. 177 and subsection 4.912.E. At least four (4) permanent monuments no more than 800 feet apart shall be placed within the platted lands and on the exterior.

Martin County Resolution 02-6.1 Checklist

Paragraph Reference	Does Comply	Does not Comply	Comments
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dedication C-1, 2 & 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
No dedication C-1	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E-for person	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY
E-for corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F-1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F-2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F-3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F-4	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY
G	<input type="checkbox"/>	<input type="checkbox"/>	DOES NOT APPLY

Designation of Authorized Agent

Consent for: Palm Pike Crossing
Palm City Site (Property Appraiser Info attached)
Parcel ID: 243840000007000010 0000
Property Owner: Palm City Wagas VII, LLC

This form shall serve as consent for Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC, Joshua I. Long AICP and Robert S. Raynes Jr. Esq of Gunster Law Firm, and David C. Lidberg, Lidberg Land Surveying, Inc. to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the Martin County Development Review and Approval, site plan and plat as needed; site construction permits; building permits; Martin county Utilities, permits and approvals; Martin County Fire Review and approval; Florida Department of Environmental Protection permits; South Florida Water Management District Permit and water use permit and any other necessary permits or approvals required for the construction of the proposed Commercial Development located on the south side of SW Martin Highway

I do hereby give consent to for Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC, Joshua I. Long AICP and Robert S. Raynes Jr. Esq of Gunster Law Firm, and David C. Lidberg, Lidberg Land Surveying Group, Inc. to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner: Palm City Wagas VII, LLC
Owner/Mail Address: 7940 VIA Dellagio Way Suite 200
Orlando, FL 32819

BY: Palm City Wagas VII, LLC,
a Florida limited liability company

BY: CW FAMILY, LLLP,
a Florida limited liability limited partnership,
its Manager

BY: CW FAMILY, LLC,
a Florida limited liability company,
its General Partner

BY: 
Charles Whittall, Manager

STATE OF FLORIDA

COUNTY OF ORANGE

On this 9th day of April, 2020, ^{physically appeared} before me, the undersigned notary public, personally appeared Charles Whittall, the person who subscribed to the foregoing instrument, as the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Palm City Wagas VII, LLC, a Florida limited liability company and acknowledged that he executed the same on behalf of said limited liability company and that he/was duly authorized to do so. He/ is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public Information:

(Signature of Notary)

Amy Barnard

(Name – Must be typed, printed or stamped)
My Commission Expires:



Agent Information:

Brandon Ulmer, Thomas Engineering Group, LLC
Ryan Thomas, Thomas Engineering Group, LLC
125 West Indiantown road Suite 206
Jupiter, FL 33458

Joshua I. Long AICP, Gunster Law Firm
Robert S. Raynes, Esq., Gunster Law Firm
800 SE Monterey Commons Blvd #200
Stuart, Florida 34996

David C. Lidberg, PSM
Lidberg Land Surveying, Inc.
675 West Indiantown Road
Suite 200
Jupiter, Florida 33458

Designation of Authorized Agent

Consent for: Palm Pike Crossing
Palm City Site (Property Appraiser Info attached)
Parcel ID: 24384000000700000 1 0000; 24384000001000000 5 0000; 24384000001100000 3 0000
Property Owner: Palm Pike Crossing LLC

This form shall serve as consent for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC, Joshua I. Long AICP and Robert S. Raynes Jr. Esq of Gunster Law Firm, and David C. Lidberg, Lidberg Land Surveying, Inc.** to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the Martin County Development Review and Approval, site plan and plat as needed; site construction permits; building permits; Martin county Utilities, permits and approvals; Martin County Fire Review and approval; Florida Department of Environmental Protection permits; South Florida Water Management District Permit and water use permit and any other necessary permits or approvals required for the construction of the proposed Commercial Development located on the south side of SW Martin Highway

I do hereby give consent to for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC, Joshua I. Long AICP and Robert S. Raynes Jr. Esq of Gunster Law Firm, and David C. Lidberg, Lidberg Land Surveying, Inc.** to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner: Palm Pike Crossing, LLC
Owner/Mail Address: 7940 VIA Dellagio Way Suite 200
Orlando, FL 32819

BY: Palm Pike Crossing, LLC,
a Florida limited liability company

BY: CW FAMILY, LLLP,
a Florida limited liability limited partnership,
its Manager

BY: CW FAMILY, LLC,
a Florida limited liability company,
its General Partner

BY: 
Charles Whittall, Manager

STATE OF FLORIDA

COUNTY OF ORANGE

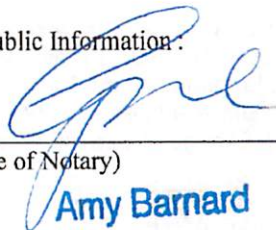
On this 9th day of April, 2020, *Physically appeared* before me, the undersigned notary public, personally appeared Charles Whittall, the person who subscribed to the foregoing instrument, as the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Palm Pike Crossing, a Florida limited liability company and acknowledged that he executed the same on behalf of said limited liability company and that he/was duly authorized to do so. He/ is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public Information:

(Signature of Notary)



Amy Barnard

(Name – Must be typed, printed or stamped)
My Commission Expires:



Agent Information:

Brandon Ulmer, Thomas Engineering Group, LLC
Ryan Thomas, Thomas Engineering Group, LLC
125 West Indiantown road Suite 206
Jupiter, FL 33458

Joshua I. Long AICP, Gunster Law Firm
Robert S. Raynes, Esq., Gunster Law Firm
800 SE Monterey Commons Blvd #200
Stuart, Florida 34996

David C. Lidberg, PSM
Lidberg Land Surveying, Inc.
675 West Indiantown Road
Suite 200
Jupiter, Florida 33458



Recorded in Martin County, FL 4/3/2019 3:46 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$32,725.00
 CFN#2747204 BK 3050 PG 1483 PAGE 1 of 3

Prepared by and return to:
 Larry B. Alexander, Esquire
 Jones Foster P.A.
 505 S Flagler Drive, #1100
 West Palm Beach, FL 33401
 561-659-3000
 File Number: 22023.15

Parcel Identification No. 24-38-40-000-007-00000.10000
 Parcel Identification No. 24-38-40-000-010-00000.50000
 Parcel Identification No. 24-38-40-000-011-00000.30000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 3rd day of April, 2019 between **Nemec Limited Partnership**, a Florida limited partnership whose post office address is 608 Harbour Pointe Way, Greenacres, FL 33413 of the County of Palm Beach, State of Florida, grantor*, and **Palm Pike Crossing, LLC**, a Florida limited liability company whose post office address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819 of the County of Orange, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

CFN#2747204 BK 3050 PG 1484 PAGE 2 of 3

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: LAM, B. ALEXANDER

[Signature]
Witness Name: Kelly Bergel

Nemec Limited Partnership,
a Florida limited partnership

By: Nemec Properties, Inc., a
Florida corporation, its
General Partner

By: [Signature]
Deborah Nemec, President
Resident

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3rd day of April, 2019 by Deborah Nemec, as President of Nemec Properties, Inc., a Florida corporation, General Partner of Nemec Limited Partnership, a Florida limited partnership, on behalf of the corporation and the partnership. She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Public
My commission expires:



CFN#2747204 BK 3050 PG 1485 PAGE 3 of 3

EXHIBIT "A"
LEGAL DESCRIPTION

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

P:\DOCS\22023\00015\DOC\1X77980.RTF



Recorded in Martin County, FL 7/11/2019 11:31 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00
 CFN#2764543 BK 3070 PG 1543 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY:

Amy Barnard
 Unicorp National Developments, Inc.
 7940 Via Dellagio Way, Suite 200
 Orlando, FL 32819
 Telephone: (407) 999-9985

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

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed as of the 11th day of July, 2019, by **PALM PIKE CROSSING, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819 ("**GRANTOR**"), to **PALM CITY WAGAS VII, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, suite 200, Orlando, Florida 32819 ("**GRANTEE**").

WITNESSETH, that the said **GRANTOR** for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said **GRANTEE**, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said **GRANTEE** forever, all the right, title, interest, claim and demand that the said **GRANTOR** has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida ("Property"), to wit:

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

The Property being conveyed herein is given for and in consideration of the sum of Ten Dollars (\$10.00).

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

(Wherever used herein the terms "**GRANTOR**" and "**GRANTEE**" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THE PURPOSE OF THIS QUIT-CLAIM DEED IS TO CORRECT THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" TO THE ORIGINAL QUIT-CLAIM DEED RECORDED JULY 11, 2019, BOOK 3070, PAGE 1344 IN THE OFFICAL RECORDS OF MARTIN COUNTY, FLORIDA.

{38673476;1}

CFN#2764543 BK 3070 PG 1544 PAGE 2 of 3

IN WITNESS WHEREOF the said GRANTOR has caused these present to be executed in their name, the day and year first above written.

WITNESSES:

Signature of Witness

Amy Barnard

Print Name of Witness

Signature of Witness

Nelly Soto

Print Name of Witness

PALM PIKE CROSSING, LLC,
a Florida limited liability company

By: CW Family, LLLP, a Florida limited
liability limited partnership,
its Manager

By: CW Family, LLC, a Florida limited
liability company,
its General Partner

By:

Charles Whittall, its Manager

STATE OF FLORIDA)

) ss.

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 11th day of July, 2019 by Charles Whittall, the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of **PALM PIKE CROSSING, LLC**, a Florida limited liability company, on behalf of the respective entities. Such individual is personally known to me (YES) (NO) or produced as identification and took an oath.

Signature of Notary Public

Amy Barnard

(Print Notary Name)



My Commission Expires:

May 1, 2020

{38673476;1}

CFN#2764543 BK 3070 PG 1545 PAGE 3 of 3

EXHIBIT "A"

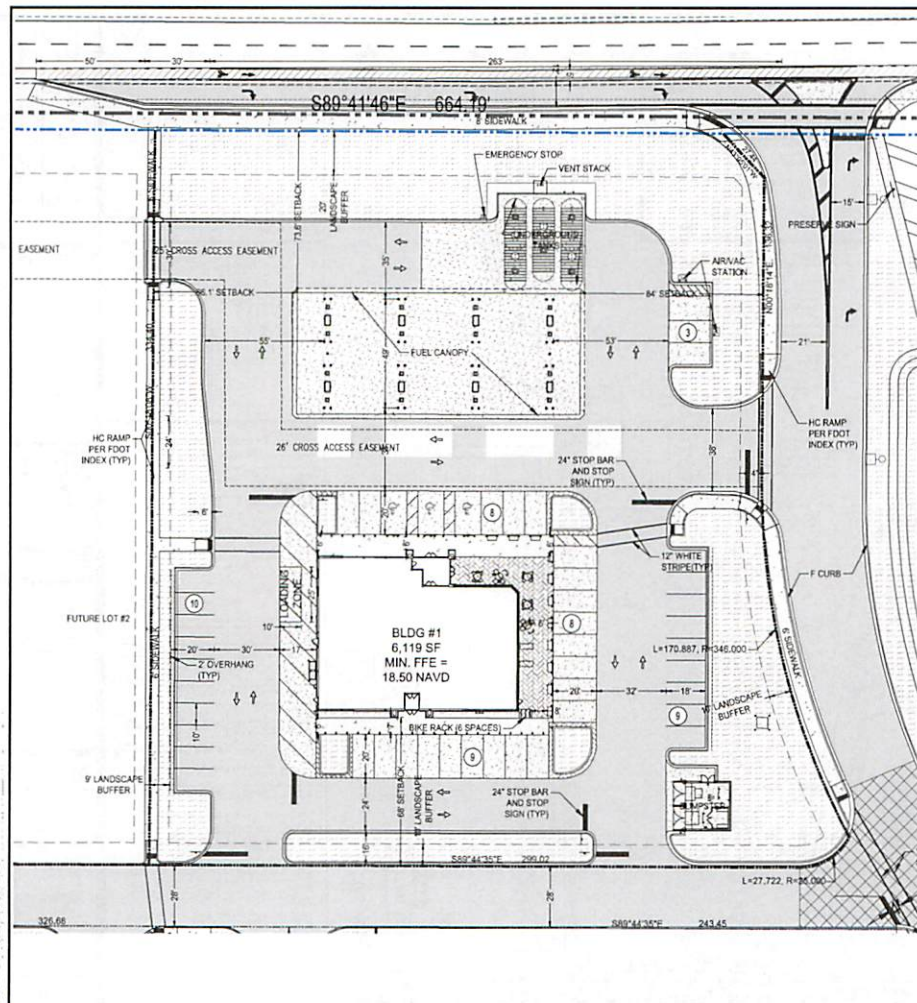
A PARCEL OF LAND, BEING A PORTION OF TRACT 7, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602 AND AS SHOWN ON SAID PLAT BOOK 6, PAGE 42; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 223.63 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, SOUTH 00°18'14" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

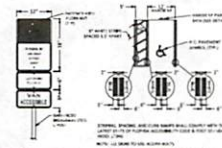
THENCE SOUTH 89°41'46" EAST, ALONG A LINE PARALLEL WITH AND 7.75 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, A DISTANCE OF 261.19 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 43°05'01" EAST, A DISTANCE OF 27.44 FEET; THENCE SOUTH 00°18'14" WEST, A DISTANCE OF 136.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 346.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'53" A DISTANCE OF 170.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 58°29'23" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'05", A DISTANCE OF 27.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'35" WEST, A DISTANCE OF 299.02 FEET; THENCE NORTH 00°18'08" EAST, A DISTANCE OF 334.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 96116 SQUARE FEET OR 2.207 ACRES, MORE OR LESS.

{38673476;1}



SITE DATA:

[illegible]

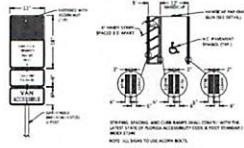
- | LEGEND | |
|--------|--|
| | PROPOSED HIGHWAY LINE |
| | PROPOSED BOUNDARY LINE |
| | EXISTING PROPERTY LINE |
| | PROPOSED 50' SET BACK FOOTPRINT |
| | PROPOSED 40' SET BACK FOOTPRINT |
| | PROPOSED 30' SET BACK FOOTPRINT |
| | PROPOSED 20' SET BACK FOOTPRINT |
| | PROPOSED 10' SET BACK FOOTPRINT |
| | PROPOSED 5' SET BACK FOOTPRINT |
| | PROPOSED 2' SET BACK FOOTPRINT |
| | PROPOSED 1' SET BACK FOOTPRINT |
| | PROPOSED 0.5' SET BACK FOOTPRINT |
| | PROPOSED 0.25' SET BACK FOOTPRINT |
| | PROPOSED 0.125' SET BACK FOOTPRINT |
| | PROPOSED 0.0625' SET BACK FOOTPRINT |
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| | |

A key map titled "KEYMAP:" showing the project area's location within a larger regional context. It features several labeled roads: Highway 90 running horizontally at the top; Highway 67 running vertically on the right side; Highway 89 running diagonally from the bottom left towards the center; and Highway 100 running horizontally at the bottom. A small rectangular box highlights the specific area shown in more detail in the main map above. The map also shows some geographical features like hills or mountains in the background.

PARKING DATA:				
Parking Data - Lot #1	W	Required	Provided	
Rated store		4/1000 sf		
Outdoor Display	24,429	24		
Rated store	20,447	82		
Total Parking		108	174	Sta
Handicapped Parking		5	5	Sta
Loading Space		1	1	



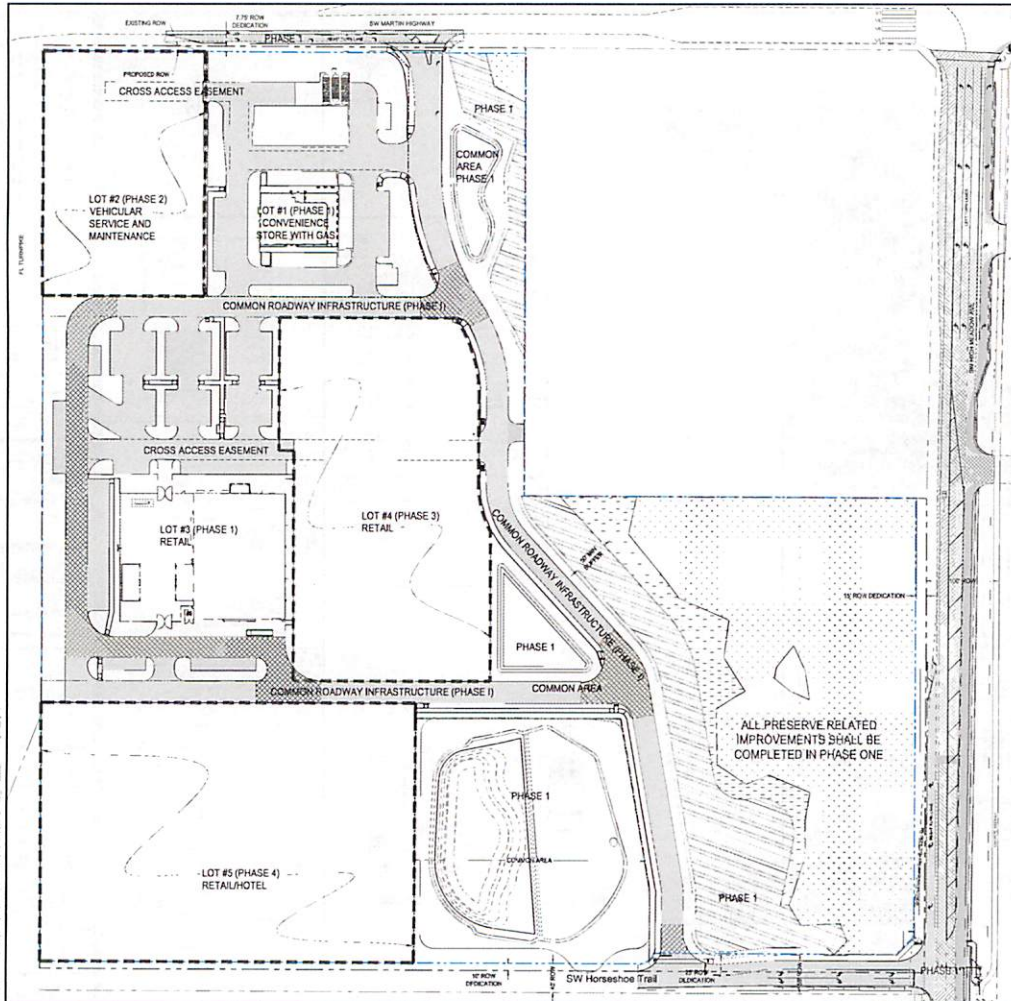
- ## SITE NOTES:
1. THE PROJECT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 101 AND HIGHWAY 102. THE PROJECT AREA IS A 100' X 100' LOT.
 2. ALL EXISTING BUILDINGS AND UTILITIES SHALL BE REMOVED AND THE LOT REDEVELOPED.
 3. THE PROPOSED DEVELOPMENT SHALL BE A 100' X 100' LOT.
 4. THE PROPOSED DEVELOPMENT SHALL BE A 100' X 100' LOT.
 5. THE PROPOSED DEVELOPMENT SHALL BE A 100' X 100' LOT.
 6. THE PROPOSED DEVELOPMENT SHALL BE A 100' X 100' LOT.
 7. THE PROPOSED DEVELOPMENT SHALL BE A 100' X 100' LOT.
 8. THE PROPOSED DEVELOPMENT SHALL BE A 100' X 100' LOT.
 9. THE PROPOSED DEVELOPMENT SHALL BE A 100' X 100' LOT.
 10. THE PROPOSED DEVELOPMENT SHALL BE A 100' X 100' LOT.



HANDICAP PARKING SIGN

HANDICAP STRIPING DATA

556



- PHASE BOUNDARY
- PROJECT BOUNDARY
- LOT BOUNDARIES

- ALL REQUIRED PRESERVE WORK SHALL BE COMPLETED IN PHASE I AND SHALL FOLLOW THE PAMP
- ALL EXOTIC VEGETATION SHALL BE REMOVED AS PART OF PHASE I DEVELOPMENT

THOMAS
ENGINEERING GROUP
1700 UNIVERSITY PARKWAY, SUITE 100, FORT WORTH, TEXAS 76104
TEL: 817.335.1234 FAX: 817.335.1235
WWW.THOMAS-ENGINEERING.COM

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
WWW.CALL811.ORG

SITE PLAN SET

Marble County Project #7734601

FOR

PALM PIKE

CROSSING, LLC

PALM CITY
FLORIDA

THOMAS
1700 UNIVERSITY PARKWAY, SUITE 100, FORT WORTH, TEXAS 76104
TEL: 817.335.1234 FAX: 817.335.1235
WWW.THOMAS-ENGINEERING.COM

BRANDON ULMER
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE #12345
FLORIDA BOARD OF ENGINEERING

PHASING PLAN

SHEET NUMBER

PH-01

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

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
PALM PIKE CROSSING, LLC	7940 VIA DELLAGIO WAY, SUITE 200 ORLANDO, FLORIDA 32819

(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
CW FAMILY, LLLP	7940 VIA DELLAGIO WAY, SUITE 200 ORLANDO, FLORIDA 32819	MANAGER
CW FAMILY, LLC	7940 VIA DELLAGIO WAY, SUITE 200 ORLANDO, FLORIDA 32819	GENERAL PARTNER
CHARLES WHITTALL	7940 VIA DELLAGIO WAY, SUITE 200 ORLANDO, FLORIDA 32819	MANAGER 49.5%
RONNA WHITTALL	7940 VIA DELLAGIO WAY, SUITE 200 ORLANDO, FLORIDA 32819	MANAGER 49.5%

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

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

(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 ^{1*}

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

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

Signature

Charles Whittall

Print name

STATE OF: Florida

COUNTY OF: Orange

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 13th day of September 20 19, by

Charles Whittall, who is personally known to me or have produced
as identification.



(Notary Seal)

Signature

Notary Public, State of Florida

Print Name: Daina Todd

My Commission Expires: April 6, 2021

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A" (Disclosure of Interest and Affidavit) (Legal Description)

A PARCEL OF LAND, BEING PORTIONS OF TRACTS 7, 10 AND 11, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7, ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 24, THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 664.19 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7; THENCE ALONG SAID EAST LINE OF TRACT 7, SOUTH 00°05'17" WEST, A DISTANCE OF 613.17 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 7; THENCE ALONG THE NORTH LINE OF SAID TRACT 11, SOUTH 89°43'13" EAST, A DISTANCE OF 554.11 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF S.W. HIGH MEADOWS AVENUE, AS DESCRIBED IN OFFICIAL RECORD BOOK 665, PAGE 754, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE WEST LINE OF THE EAST 110 FEET OF SAID TRACT 11, SOUTH 00°05'45" WEST, A DISTANCE OF 647.94 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF THAT 30 FOOT WIDE (UNNAMED) RIGHT OF WAY, AS SHOWN ON SAID PLAT OF PALM CITY FARMS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89°44'39" WEST, A DISTANCE OF 1218.03 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 10; THENCE ALONG THE WEST LINE OF SAID TRACTS 10 AND 7, NORTH 00°04'49" EAST, A DISTANCE OF 1261.90 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,196,907 SQUARE FEET OR 27.477 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND, BEING A PORTION OF TRACT 7, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 24, THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 223.63 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°18'14" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 89°41'46" EAST, ALONG A LINE PARALLEL WITH AND 7.75 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, A DISTANCE OF 261.19 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 43°05'01" EAST, A DISTANCE OF 27.44 FEET; THENCE SOUTH 00°18'14" WEST, A DISTANCE OF 136.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 346.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'53" A DISTANCE OF 170.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 58°29'23" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'05", A DISTANCE OF 27.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'35" WEST, A DISTANCE OF 299.02 FEET; THENCE NORTH 00°18'08" EAST, A DISTANCE OF 334.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,116 SQUARE FEET OR 2.207 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF 1,100,791 SQUARE FEET OR 25.270 ACRES, MORE OR LESS.

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having 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.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

Nov. 11, 2020

Gunster Law Firm
800 SE Monterey Commons Blvd. Suite 200
Stuart, FL 34996

REF: Palm Pike Crossing Plat

Attn::

This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. On 11/11/20 This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.

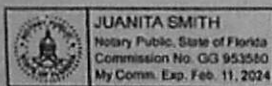
Sign 1 installed on property line on High Meadows
Sign 2 Installed on property line on Martin Hwy

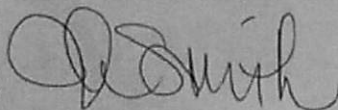

Kurt C. Larsen

11/11/20
Date

State of Florida
County of Martin

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on NOV. 11, 2020.





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

RESOLUTION NUMBER _____

[REGARDING DENIAL OF THE PALM PIKE CROSSING PLAT]

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

1. Palm Pike Crossing, LLC and Palm City Wagas VII, LLC submitted an application for a plat approval for the Palm Pike Crossing project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public meeting on June 22, 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 Palm Pike Crossing 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 22ND DAY OF JUNE 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

Principal Planner • June 2021 to present

Senior Planner • August 2018 to June 2021

- 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 6/22/21 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] 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)