



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

County
EXHIBIT #1

File ID: 22-1059

PHQJ-2

Meeting Date: 8/16/2022

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST BY PALM PIKE CROSSING, LLC FOR MAJOR SITE PLAN APPROVAL FOR PALM PIKE CROSSING LOT 5, PHASE 4 (P175-005)

EXECUTIVE SUMMARY:

This is request by Palm Pike Crossing, LLC for major final site plan approval to develop a 120,600 square foot residential storage facility and associated infrastructure on an approximate 4.2-acre undeveloped site located on Lot 5, Phase 4 of the Palm Pike Crossing Platted subdivision located at the corner of SW Martin Highway and SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden, AICP
Title: Deputy Growth Management Director

REQUESTED BY: Thomas Engineering Group, LLC, Brandon Ulmer

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/16/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

This application is a request by Palm Pike Crossing, LLC for a major final site plan approval for the development of a 120,600 square foot residential storage facility and associated infrastructure. The future land use designation of the property is Industrial with a LI, Limited Industrial zoning classification. Access to the site is proposed through the internal access drive established with the phase 1 final site plan and master site plan. Martin County Utilities will provide water and wastewater services to the site.

The Palm Pike Crossing master site plan and phase 1 final site plan were approved by the Board of County Commissioners on April 13, 2021. The Palm Pike Crossing Plat was approved by the Board of County Commissioners on June 22, 2021. The proposed development must be consistent with the approved master site plan and plat.

This matter will be considered by the Local Planning Agency (LPA) on August 4, 2022. The LPA's recommendation will be forwarded to the Board.

The following supporting Documents are attached:

Staff Report
Resolution To Approve
Elevations
Disclosure of Interest
Legal Ad
Resolution to Deny

Final Site Plan
Application Materials
Landscape Plans
Notice to Surrounding Properties
Sign Posting Affidavit
Staff Presentation

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 based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board approve the Final Site Plan for Lot 5, Phase 4 of Palm Pike Crossing.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$9,127.00 application fee and the \$290.00 Completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PALM PIKE CROSSING LOT 5 (PHASE IV) MAJOR FINAL SITE PLAN

Applicant/Owner:	Palm Pike Crossing, LLC
Agent for the Applicant:	Thomas Engineering Group LLC, Brandon Ulmer
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	P175-005
Record Number:	DEV2021070011
Report Number:	2022_0720_P175-005_Staff_Final
Application Received:	08/17/2021
Transmitted:	08/19/2021
Staff Report:	10/14/2021
Resubmittal Received:	12/13/2021
Transmitted:	12/15/2021
Date of Report:	02/02/2022
Resubmittal Received:	03/17/2022
Transmitted:	03/18/2022
Date of Report:	05/23/2022
Resubmittal Received:	06/07/2022
Transmitted:	06/07/2022
Date of Report:	07/20/2022

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B. Project description and analysis

This is request by Palm Pike Crossing, LLC for major final site plan approval to a approximate 120,600 square foot residential storage facility and associated infrastructure on an approximate 4.2 acre undeveloped site located on Lot 5 of Phase IV of the Palm Pike Crossing Plat located at the corner of SW Martin Highway and SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

The future land use of the property is Industrial with a LI- Limited Industrial zoning classification. Access to the site is proposed via the internal access drive established with the phase 1 final site plan and master site plan. Martin County Utilities will provide water and wastewater services to the site.

The Palm Pike Crossing master site plan and phase 1 final site plan were approved by the Board of County Commissioners on April 14th 2021. The Palm Pike Crossing Plat was approved by the Board of County Commissioners on June 22, 2021. The proposed development must be consistent with the approved master site plan and plat.

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	Pete Walden	219-4923	Comply
G	Development Review	Pete Walden	219-4923	Comply
H	Urban Design	Pete Walden	219-4923	Comply
H	Community Redevelopment	Pete Walden	219-4923	N/A
I	Property Management	Ellen Macarthur	288-1334	NA
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	285-2298	N/A
Q	ADA	Stephanie Piche	228-4858	Comply
R	Health Department	Nick Clifton	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	Pete Walden	219-4923	Comply

D. Review Board action

This application meets the threshold requirements for processing as a Major Final Site plan. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC) at a public hearing. MARTIN COUNTY, FLA., LDR, ARTICLE 10

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 the non-compliance findings from the staff report dated May 23, 2022 with its resubmittal dated June 7, 2022. The previous staff reports, and resubmittals are incorporated herein by reference. 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.

E. Location and site information

Parcel number(s) and address:	No Address
Existing Zoning:	LI, Limited Industrial
Future land use:	Industrial
Gross area of site:	4.20 acres

Figure 1: Location Map



Adjacent existing or proposed development:

To the north:	Undeveloped / Future development within Palm Pike Crossing
To the south:	Undeveloped property
To the east:	Undeveloped / proposed retention area within Palm Pike Crossing
To the west:	Undeveloped property / further west Florida Turnpike right of way

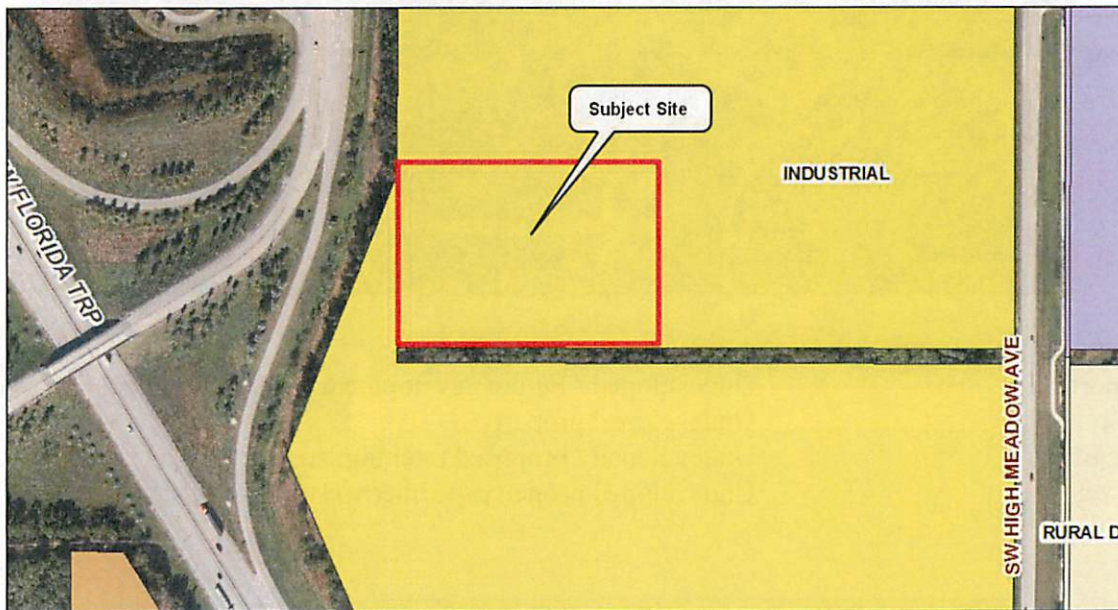
Figure 2: Subject Site 2021 Aerial



Future land use designations of abutting properties:

To the north: Industrial
To the south: Industrial
To the east: Industrial
To the west: Industrial

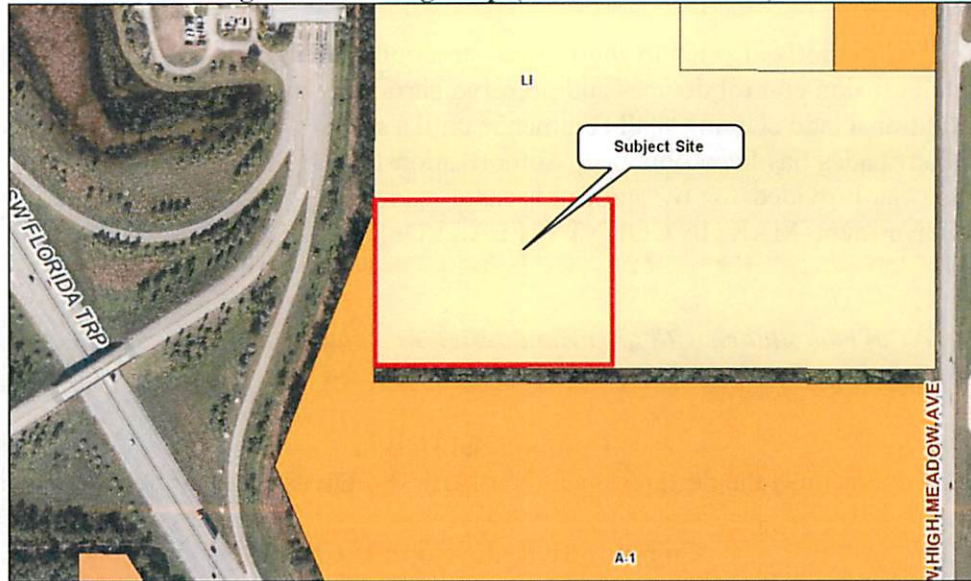
Figure 4: Future Land Use Map (Industrial)



Zoning district designations of abutting properties:

To the north: LI, Limited Industrial
To the south: A-1, Small Farms District across unopened right of way
To the east: LI, Limited Industrial
To the west: A-1, Small Farms District

Figure 5: Zoning Map (Limited Industrial)



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

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR

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, zoning or procedural requirements issues associated with this application.

Additional Information:

Information #1:

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR SECTION 10.2.D.2.e. (2019)

Information #2:

Once the application has been determined to comply by the development review team staff, the project will be scheduled for the next BCC meeting dependent upon the County's scheduling policy. For the BCC meeting, additional copies of the site plan will be requested for the distribution packets from the applicant. MARTIN COUNTY, FLA., LDR SECTION 10.10.A.1. (2019)

Information #3:

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

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

Commercial Design

The building elevations meet the design standards of Article 4 Division 20 to the extent possible.

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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.

Landscaping

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a residential storage facility within a limited industrial subdivision currently under review. The applicant has submitted landscape plans that provide 61,309 s.f. of landscape area which equates to 33% of the 183,046 s.f. development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 74 trees for this project. To demonstrate compliance the applicant has proposed the planting of 135 trees.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use is industrial so non-compatibility buffers are not required.

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. The applicant has submitted Landscape and Construction Plans to provide for removal of 10 existing protected trees. Due to necessary grade changes and site constraints, it is only possible to protect one of the existing trees. To demonstrate compliance with Section 4.666.D., Land Development Regulations, Martin County, Fla. (2013) he applicant has proposed installation of 21 native trees to mitigate for the necessary tree removal.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the order.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Impact Analysis prepared by MacKenzie Engineering& Planning, Inc., dated June 2021. MacKenzie Engineering& Planning, Inc. stated that the site's maximum impact was assumed to be 11 directional trips during the PM peak hour. Staff finds that SW Martin Highway is the recipient of a majority of the generated trips. The generalized service capacity of SW Martin Highway is 2000. The project impact is 0.2% of the maximum volume of that roadway. SW Martin Highway is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2023).

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility) (Article 5, Division 1, Section 5.3).

L. Determination of compliance with county surveyor - Engineering Department

N/A

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

Engineering

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 9- Stormwater Management: The applicant has demonstrated the proposed development is included in the Master Stormwater Management System and the proposed development is consistent with the approved system; thereby, the required attenuation and water quality treatment are in compliance with Division 9.

Division 10 - Flood Protection: The proposed development does not lie within a Special Flood Hazard Area that has an established base flood elevation. The proposed finish floor elevation is 18.50-feet NAVD, which is higher than the 100-year, 3-day zero discharge storm stage of 17.98-feet NAVD; therefore, the applicant has demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19 - Roadway Design: The applicant is not proposing to make modifications to the any Martin County Roadways; therefore, the applicant demonstrated compliance with the requirements in Division 19.

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Development Order Conditions:

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

POST APPROVAL REQUIREMENT

1. Original of the construction schedule.

2. Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

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

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

Electronic Files

Findings of Compliance:

The AutoCAD site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

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 it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

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

Finding of Compliance:

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications.

This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Emergency Management

N/A

The applicant has indicated that the project is for a non-residential use pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, this project is not anticipated to impact Martin County Emergency Management resources and Emergency Management was not required to review this application.

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

ADA

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

Martin County School Board

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

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 following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – South Martin Regional Utilities

Findings – Comply

Source - Environmental Services Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – South Martin Regional Utilities

Findings – Comply

Source -Environmental Services Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Positive evaluation

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – In place

Source - Growth Management Department

Reference - see Section P of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

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. Submit a copy of the Post Approval

Requirements List.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

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 #4:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item #5:

Original of the executed Unity of Title, consistent with the draft Unity of Title approved by staff during the review process. If there has been a property title transfer since the approval, provide an original and one (1) copy of the Unity of Title, executed by the new property owner, consistent with the County approved format.

Item #6:

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #7:

One (1) copy 24" x 36" of the approved final site plan.

Item #8:

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #9:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

Item #10:

One (1) digital copy of site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #11:

Original of the construction schedule.

Item #12:

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

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:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

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

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

*** Required at building permit

X. General application information

Applicant: Palm Pike Crossing, LLC
7940 Via Dellagio Way Suite 200
Orlando, FL 32819

Agent: Thomas Engineering Group LLC
Brandon Ulmer
125 West Indiantown Road Suite 206
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

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

RESOLUTION NUMBER _____

**[REGARDING REVISED FINAL SITE PLAN APPROVAL
FOR PALM PIKE CROSSING, LOT 5, PHASE 4
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Palm Pike Crossing, LLC submitted an application for final site plan approval for the Palm Pike Crossing Lot 5 Phase 4 project, located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on August 4, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners for consideration.
3. Upon proper notice of hearing this Board held a public meeting on the application on August 16, 2022.
4. At the public hearing, 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 final site plan attached hereto as Exhibit B, for the Palm Pike Crossing Lot 5 Phase 4 project is approved. Development of the Palm Pike Crossing Lot 5, Phase 4 project shall be in accordance with the approved final site plan attached hereto as Exhibit B.
- B. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations (LDR), Martin County Code, shall render approval of the final site plan for the Palm Pike Crossing Lot 5, Phase 4 project null and void.
- C. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department prior to the commencement of any construction.
- D. All permits for the Final Site plan must be obtained within one year, by August 16, 2023. Development must be completed within two years, by August 16, 2024.
- E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, LDR.

F. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. Section 4.37, LDR.

G. The Owner is not authorized to haul fill off of the site. The Owner must comply with all County excavation and fill regulations.

H. 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 16TH DAY OF AUGUST, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plan

Exhibit A

A PARCEL OF LAND, BEING A PORTION OF TRACT 10, 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 TRACT 7, AS SHOWN ON SAID PLAT OF PALM CITY FARMS; 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 CONTINUE ALONG SAID WEST LINE OF TRACT 7 AND ALONG THE WEST LINE OF SAID TRACT 10, SOUTH 00°04'49" WEST, A DISTANCE OF 898.05 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°54'52" EAST, A DISTANCE OF 516.72 FEET; THENCE SOUTH 00°15'21" WEST, A DISTANCE OF 355.39 FEET; THENCE NORTH 89°44'39" WEST, A DISTANCE OF 515.63 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF TRACT 10; THENCE ALONG SAID WEST LINE, NORTH 00°04'49" EAST, A DISTANCE OF 353.85 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 183,046 SQUARE FEET OR 4.231 ACRES, MORE OR LESS.

Page 4 of 4





Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5501 www.martin.fl.us

Major Final Site Plan Checklist

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ☒ 1. APPLICATION: Please use the new application form.
Application
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission.
Affidavit for digital submission
- ☒ 3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission..
Digital website
- ☒ 4. If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
Digital website
- NA ☐ 5. If submitting documents and/or plans in paper format only, see the Submission Information document.
Submission information
- ☒ 6. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 7. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
Development review fee schedule
- ☒ 8. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 9. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
- ☒ 10. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.
- ☒ 11. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
- ☒ 12. UNITY OF TITLE: A draft unity of title including the full legal description, total site acreage, and parcel control number(s).
Unity of title form
- ☒ 13. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☒ 14. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; a reservation, deferral or an exemption.
- NA ☐ 15. If available, land dedication documentation.

- ☒ 16. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
[Excavation fill and hauling](#)
- ☒ 17. STORM WATER PLAN: A storm water management plan signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 18. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- N/A ☐ 19. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3.
[Hurricane surge map](#)
- NA ☐ 20. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet.
[Wildfire risk assessment scoresheet](#)
- NA ☐ 21. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
- NA ☐ 22. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property.
- NA ☐ 23. ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate.
[Environmental waiver checklist](#)
- NA ☐ 24. PAMP: A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- NA ☐ 25. LANDSCAPING ALTERNATIVE COMPLIANCE: A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- NA ☐ 26. A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- NA ☐ 27. CRA ALTERNATIVE COMPLIANCE: A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- NA ☐ 28. A CRA Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☒ 29. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 30. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☒ 31. UTILITIES INFORMATION SHEET: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- ☒ 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)
- ☐ 33. AGENCY PERMITS:(OPTION ONE) All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal, state and regional permits and approvals prior to the issuance of a development order by the County.

- ☒ 34. AGENCY PERMITS:(OPTION TWO) All required federal, state and regional agency permits and approvals, or applications for pending permits and approval. Submit all required federal, state and regional permits and approvals prior to the commencement of construction or development activities authorized by the County development order.
- ☒ 35. Electronic files of the final site plan in AutoCAD 2004 to 2007 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 36. Electronic file of the boundary survey in AutoCAD 2004 to 2007 (.dwg) format.
- ☒ 37. A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 38. A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 39. The proposed final site plan.
- ☒ Site plan template
- ☒ 40. Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- N/A ☐ 41. Copies of any previously approved master site plan.
- ☒ 42. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 43. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 44. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s).
- ☒ 45. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☒ 46. A landscape plan.
- ☒ 47. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.
- ☒ Section 4.666
- ☒ 48. A lighting plan.
- ☒ 49. Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]
- Licensed architect for commercial design

Untitled Map

Write a description for your map.

Legend

- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Feature 6
- kml_25
- kml_26
- PALM PIKE LOT 5





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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: Palm Pike Crossing Lot 5 (Phase IV)

Brief Project Description:

See project Narrative

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

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

243840000007000001

243840000010000005

_____	_____
_____	_____
_____	_____
_____	_____

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): Thomas Engineering Group LLC

Company Representative: Brandon Ulmer

Address: 125 West Indiantown Road Suite 206

City: Jupiter, State: FL Zip: 33458

Phone: 561-203-7503 Email: bulmer@thomaseg.com

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): Thomas Engineering Group LLC

Company Representative: Michael Grosswirth

Address: 6300 NW 31st Street

City: Fort Lauderdale, State: FL Zip: 33309

Phone: 954-202-7000 Email: mgrosswirth@thomaseg.com

Surveyor (Name or Company): Lidberg Land Surveying, Inc

Company Representative: David Lidberg

Address: 675 West Indiantown Road Suite 200

City: Jupiter, State: FL Zip: 33458

Phone: 561-746-8454 Email: david@lidberg.net

Civil Engineer (Name or Company): Same as applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): MacKenzie Engineering & Planning, Inc
Company Representative: Shaun MacKenzie
Address: 1172 SE 30th Street Suite 500
City: Palm City, **State:** FL **Zip:** 34990
Phone: 772-286-8030 **Email:** shaun@mackenzieengineeringinc.c

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

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

Environmental Planner (Name or Company): _____
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.


Applicant Signature

7-9-2021
Date

Brandon Ulmer
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of July, 20 21, by Brandon Ulmer.

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


Notary Public Signature



Elaine H. Gonzalez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG315948
Expires 3/25/2023

Elaine Gonzalez
Printed name

STATE OF: FL at-large



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

RECEIVED

JUL 09 2021

GROWTH MANAGEMENT
 DEPARTMENT

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Digital Submittal Affidavit

I, Brandon Ulmer, attest that the electronic version included for the project Palm Pike Crossing Lot 5 is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


 Applicant Signature

7-9-2021
 Date

NOTARY ACKNOWLEDGMENT

STATE OF: FL COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of July, 20 21, by Brandon Ulmer.

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


 Notary Public Signature



Elaine H. Gonzalez
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG315948
 Expires 3/25/2023

Elaine Gonzalez
 Printed name

STATE OF: FL at-large

Growth Management Director
Martin County
2401 SE Monterey Road
Stuart, FL 33996

July 9, 2021

**Re: Palm Pike Crossing Lot 5
Phase IV
Final Site Plan
PCN # 24-38-40-000-007-00000-1 and 24-38-40-000-010-00000-5**

Ms. Van Vonno:

Please find below a narrative for the proposed Palm Pike Crossing Phase IV. The subject property, which is approximately 4.20 acres is currently undeveloped and located at the southwest portion of the master southwest corner of SW Martin Highway (CR 714) and SW High Meadow Avenue (CR 713). The project proposes two access points: one full access point on High Meadow Avenue and a limited access point on Martin Highway, which are part of Phase 1, with internal access points connecting to them.

Project Narrative

The site is composed of a single parcel and all fall within Future Land Use designation of I-Industrial with a Zoning classification of LI- Limited Industrial. Phase IV will consist of the development of a 120,600 SF Storage Facility. This development is consistent with the Future Land Use designation for the site and are allowed within the LI zoning district. A draft unity of title has been provided for this phase.

The proposed building is set back from the north lot line 104.7 feet, 234.9 feet from the east lot line, 46.1 feet from the west lot line, and 58.9 feet from the south lot line. The Architectural design for the building has been designed to comply with the Division 20 Commercial Design Standards. A complete environmental analysis of the entire site in part of the master site plan P175-001 as such is not included with this submittal.

The proposed building will use parapets to shield roof-mounted mechanical equipment. The proposed development also includes required parking including accessible parking, and loading zones for the building.

A plat has been approved for this site and the proposed developed is consistent with the plat.

A pump to draw water from a lake has been proposed in order to serve each lot within the limits of construction.

Additionally we would like to request the reservation of adequate public facilities for the project.

Location and Site Information

Parcel ID:	24-38-40-000-007-00000-1 ; 24-38-40-000-010-00000-5
Parcel Address:	SW Martin Hwy (CR714) and High Meadow Avenue (CR713)
Existing Zoning:	L-I, Limited Industrial
Future Land Use:	I, Industrial
Census Tract:	Not Applicable
Commission District:	5
Community Redevelopment Area:	Not Applicable
Municipal Service Taxing Unit:	Not Applicable
Storm Surge Zone:	Not Applicable
Traffic Analysis Zone:	48
Gross Area of Site:	4.20 acres
Non-Residential Gross Area:	120,600 SF storage
Adjacent Existing or Proposed Development:	
North:	Palm Pike Crossing Lot 1 (Phase I)
South:	Martin County Right of Way
East:	Palm Pike Crossing Common Area (Phase I)
West:	Florida Turnpike ROW
Zoning District Designation of Abutting Properties:	
North, South, East, and West:	Limited Industrial
Future Land Use Designations of Abutting Properties:	
North, South, East, and West:	Industrial

Should you have any questions or need further information please do not hesitate to contact us at 561-203-7503.

Sincerely,

Brandon Ulmer, P.E.

Designation of Authorized Agent

Consent for: Palm Pike Crossing
Palm City Site (Property Appraiser Info attached)
Parcel ID: 2438400000700000 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 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 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 13th day of September, 2019, 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 :

Daina Todd
(Signature of Notary)

Daina Todd

(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



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.

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:

Witness Name: LAM B. ALEXANDER

Witness Name: Kelly Bergel

Nemec Limited Partnership,
a Florida limited partnership

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

By: Deborah Nemec
Deborah Nemec, President

President

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)

Kelly Bergel
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

CERTIFICATION OF NON-TRANSFER OF PROPERTY

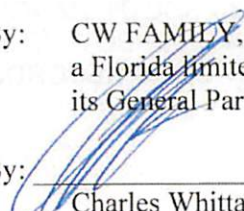
The undersigned, Charles Whittall, as Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of **Palm Pike Crossing, LLC**, a Florida limited liability company, (the "Owner") hereby certifies that since the date of the deed attached hereto as Exhibit "A" (the "Deed"), the Owner has not transferred the property described in the Deed except for the portion of the property described in the Corrective Quit-Claim Deed attached hereto as Exhibit "B".

This certification is dated effective as of the 26th day of July, 2021.

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



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

EXHIBIT A

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.

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:



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.

9/16/2019

Landmark Web Official Records Search



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

EXHIBIT B

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}

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

Print Name of Witness Amy Barnard

Signature of Witness

Print Name of Witness Nelly Soto

Signature of Witness

Print Name of Witness Nelly Soto

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

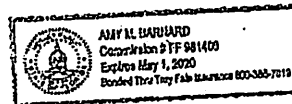


EXHIBIT "A"

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}

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF TRACT 10, 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 TRACT 7, AS SHOWN ON SAID PLAT OF PALM CITY FARMS; 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 CONTINUE ALONG SAID WEST LINE OF TRACT 7 AND ALONG THE WEST LINE OF SAID TRACT 10, SOUTH 00°04'49" WEST, A DISTANCE OF 898.05 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°54'52" EAST, A DISTANCE OF 516.72 FEET; THENCE SOUTH 00°15'21" WEST, A DISTANCE OF 355.39 FEET; THENCE NORTH 89°44'39" WEST, A DISTANCE OF 515.63 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF TRACT 10; THENCE ALONG SAID WEST LINE, NORTH 00°04'49" EAST, A DISTANCE OF 353.85 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 183,046 SQUARE FEET OR 4.231 ACRES, MORE OR LESS.

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to Palm Pike Crossing, LLC, as Owner(s) for the construction of Palm Pike Crossing Lot 5 Phase IV in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

Read carefully.

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☐ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

OR

☒ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of Palm Pike Crossing, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

OR

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

IN WITNESS WHEREOF, the undersigned, has hereunto set its authorized hand this 26th day of July, 2021.

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

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

Name: Amy Barnard
(Print)

By: _____
(Signature)

Name: Katie Bucher
(Print)

STATE OF FLORIDA

COUNTY OF ORANGE

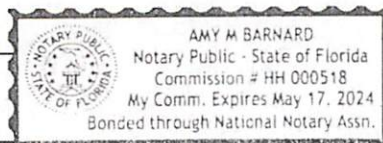
On this 26th day of July, 2021, before me, the undersigned notary public, personally appeared Charles Whittall, by means of physical presence, the person who subscribed to the foregoing instrument, as the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Palm Pike Crossing, LLC, a Florida limited liability company and acknowledged that he executed the same on behalf of said limited liability company (~~choose one~~) 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

(Signature)

Amy Barnard
(Name)



My Commission Expires: 5/17/2024

**EXHIBIT A
(Legal Description)**

A PARCEL OF LAND, BEING A PORTION OF TRACT 10, 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:

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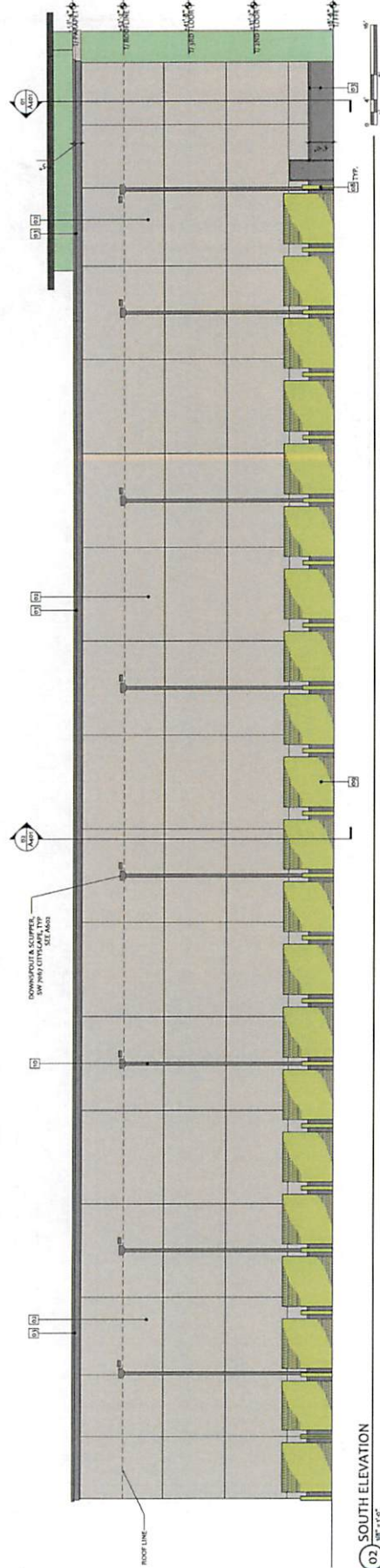
THENCE DEPARTING SAID WEST LINE, SOUTH 89°54'52" EAST, A DISTANCE OF 516.72 FEET; THENCE SOUTH 00°15'21" WEST, A DISTANCE OF 355.39 FEET; THENCE NORTH 89°44'39" WEST, A DISTANCE OF 515.63 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF TRACT 10; THENCE ALONG SAID WEST LINE, NORTH 00°04'49" EAST, A DISTANCE OF 353.85 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 183,046 SQUARE FEET OR 4.231 ACRES, MORE OR LESS.

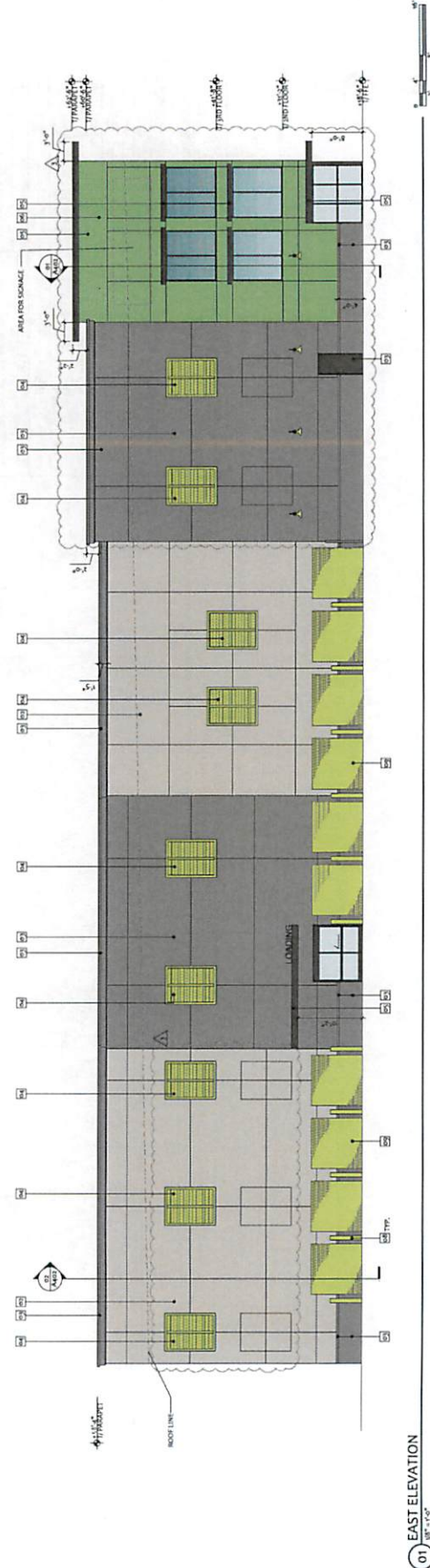
- ELEVATION NOTES:
1. REFER TO SHEET A301 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
 2. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
 3. FINISH FLOOR ELEVATION SHALL BE INDICATED BY THE ARCHITECT.
 4. ALL FINISH MANUFACTURED ITEM, INCLUDING, CLADDING & COMPONENTS SHALL BE FASTENED AND ADHERED TO BUILDING PER MANUFACTURER'S SPECIFICATIONS TO THE SUBSTRATE.
 5. COORDINATE WITH ARCHITECT THE LOCATION OF ALL ADDITIONAL CONTROL JOINTS.
 6. REQUIRED BUT NOT INDICATED ON PLANS.
 7. ALL MATERIALS SHALL BE FIELD OR BE PROVIDED WITH FACTORY OR SHOP APPLIED FINISH AS REQUIRED. ALL COLORS SHALL BE SELECTED BY ARCHITECT, APPROVED BY OWNER.

FINISH SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
01	EIFS	TRD	SW 7099 MILLERD WHITE	-
02	EIFS	TRD	SW 7045 JACOBS	-
03	EIFS	TRD	SW 7049 CITYLAKE	-
04	COATED STEEL	TRD	SW 7049 CITYLAKE	-
05	EIFS TERM	TRD	SW 7049 CITYLAKE	-
06	EIFS	TRD	SW 7049 CITYLAKE	-
07	ALUMINUM CORNER	TRD	SW 7049 CITYLAKE	-
08	ROLLUP COVER	TRD	SW 7049 CITYLAKE	-
09	ROLLUP COVER	TRD	SW 7049 CITYLAKE	-
10	ROLLUP COVER	TRD	SW 7049 CITYLAKE	-

NOTES:
BUILDING HEIGHTS ARE IN ACCORDANCE WITH NAVD83 FORMAT FOR MARTIN COUNTY, FLORIDA



02 SOUTH ELEVATION
1/8" = 1'-0"



01 EAST ELEVATION
1/8" = 1'-0"

18 MAY 2022

18 MAY 2022

Mark Adams, AIA
AIA REG. #100000000
AIA REG. #100000000

ELEVEN
18

PROJECT NAME:
PALM PIKE
CROSSING
STORAGE

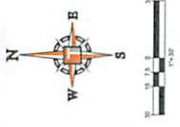
PROJECT CLIENT:
PALM PIKE
CROSSING, LLC

ELEVATION PROJECT LEAD:
Mark Adams
AIA REG. #100000000

PROJECT TEAM:
Karen Adams

REV	DATE	DESC.
1	04-24-2021	SUBMITTAL
2	05-03-2021	SUBMITTAL
3	05-03-2021	SUBMITTAL
4	05-03-2021	SUBMITTAL
5	05-03-2021	SUBMITTAL

A302
EXTERIOR ELEVATIONS



PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

TREE NO.	COMMON NAME	DBH (INCHES)	DISPOSITION	LOCATION	INTERFERING DIMENSION
39	LARGE Oak*	12	REMAIN	INTERIOR	INTERIOR
40	LARGE Oak*	9.5	REMAIN	INTERIOR	INTERIOR
41	LARGE Oak*	9	REMAIN	INTERIOR	INTERIOR
42	LARGE Oak*	14	REMAIN	INTERIOR	INTERIOR
43	LARGE Oak*	14	REMAIN	INTERIOR	INTERIOR
44	LARGE Oak*	10.5	REMAIN	INTERIOR	INTERIOR
45	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
46	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
47	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
48	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
49	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
50	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
51	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
52	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
53	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
54	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
55	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
56	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
57	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
58	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
59	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
60	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
61	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
62	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
63	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
64	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
65	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
66	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
67	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
68	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
69	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
70	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
71	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
72	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
73	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
74	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
75	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
76	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
77	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
78	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
79	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
80	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
81	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
82	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
83	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
84	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
85	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
86	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
87	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
88	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
89	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
90	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
91	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
92	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
93	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
94	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
95	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
96	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
97	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
98	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
99	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR
100	LARGE Oak*	8.5	REMAIN	INTERIOR	INTERIOR

ONLY PROTECTED TREES THAT ARE REMOVED OR DISPOSED OF SHALL BE SHOWN ON THIS SHEET FOR REMOVED PROTECTED TREES. SEE LANDSCAPE PLAN FOR LOCATION OF PROPOSED MITIGATION TREES.

NOTE: ONLY TREES TO BE PRESERVED IN PHASES ARE CREDITED (AS NOTED ON THE MASTER DISPOSITION CHART) TOWARDS THE PROPOSED MITIGATION TREES. REQUIREMENTS PER SEC 4.06(1) TABLE 1.

THE MASTER TREE DISPOSITION CHARTS ABOVE SHOWING PROTECTED TREES NOT PROTECTED EXISTING TREES DEMONSTRATE PROPOSED MITIGATION TREES. CREDIT TO BE APPLIED TO LANDSCAPE REQUIREMENTS PER SEC 4.06(1) TABLE 1.

SEE SHEET L-2.3A FOR LANDSCAPE PLAN.

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

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UNICORP PALM PIKE - PALM CITY

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UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

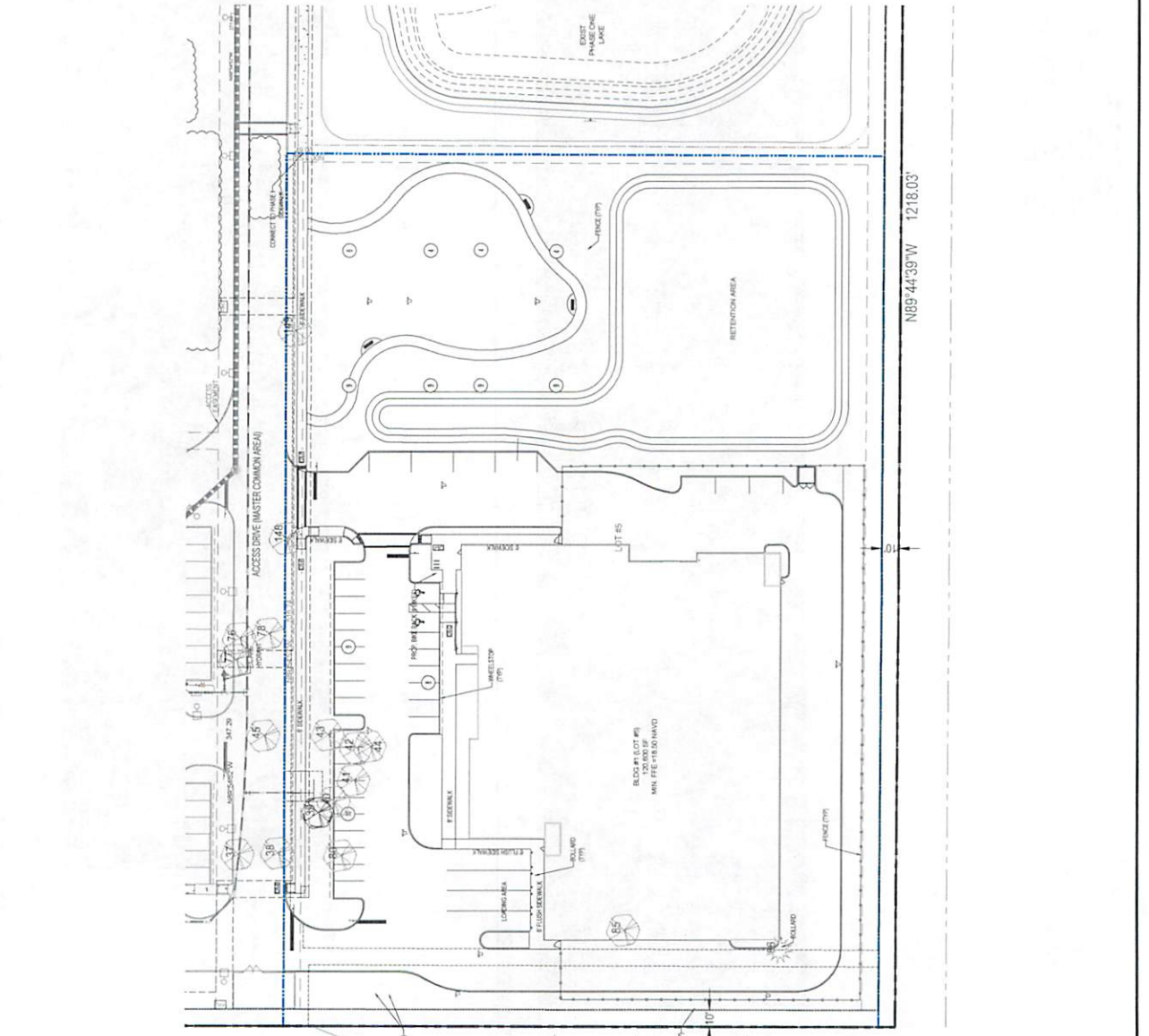
PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

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UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY

PROTECTED TREE DISPOSITION CHART - LOT 5/PH. 3
UNICORP PALM PIKE - PALM CITY



ABANDONED BY RESOLUTION NO. 95-12.5 (O.R.B. 200, PG. 767)

ABANDONED BY RESOLUTION NO. 95-12.5 (O.R.B. 200, PG. 767)

THOMAS ENGINEERING GROUP
11111 W. UNIVERSITY BLVD., SUITE 200
PALM BEACH, FL 33411
TEL: 561-833-1111
FAX: 561-833-1112
WWW.THOMAS-ENGINEERING.COM

PROJECT: LOT 5/PH. 3
DATE: 10/1/2009
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN

SITE PLAN SET
Martin County Project #975-XXX
FOR: [REDACTED]

PALM PIKE CROSSING
LOT 5
PALM CITY, FLORIDA

THOMAS
11111 W. UNIVERSITY BLVD., SUITE 200
PALM BEACH, FL 33411
TEL: 561-833-1111
FAX: 561-833-1112
WWW.THOMAS-ENGINEERING.COM

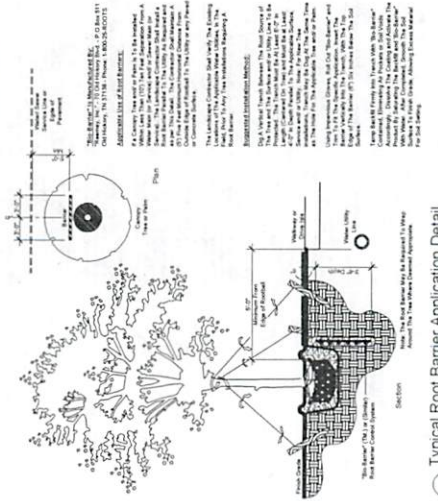
MICHAEL BAKER
11111 W. UNIVERSITY BLVD., SUITE 200
PALM BEACH, FL 33411
TEL: 561-833-1111
FAX: 561-833-1112
WWW.MICHAELBAKER.COM

FINAL SITE PLAN
SHEET NUMBER: L-1.0

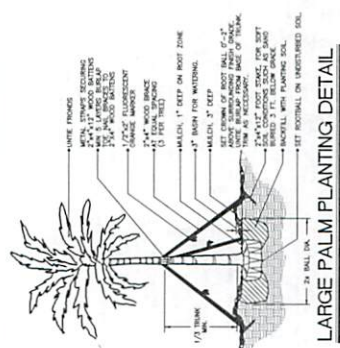


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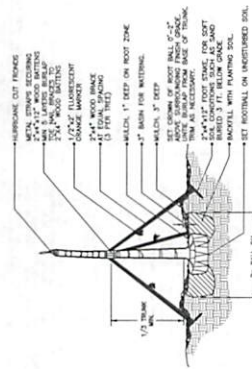
Date Time Quarterly	Min. Represented Temperature	Max. No. of Represented Temperatures	Caliper		Tree Regrowth	PROPOSED MITIGATION
			Represented Temperature	Caliper		
1	5.4°F	3	11	11.125 IN	11	
2	6.1°F	6	10	12.000 IN	13	
3	15.30° F/min					
			41			1277' x 4' 16522' CROOKED LEGS 9910



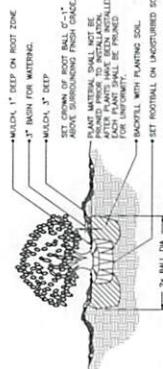
Typical Root Barrier Application Detail



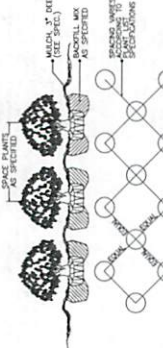
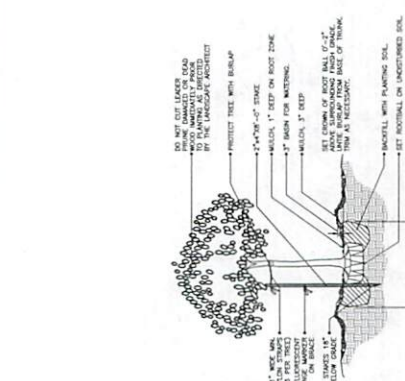
LARGE PALM PLANTING DETAIL



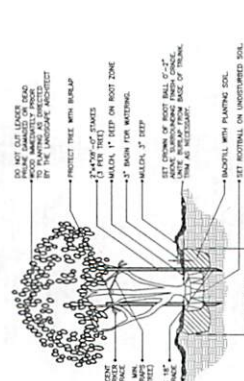
CIGARED SABAL
BAL MBLANTING DETAIL



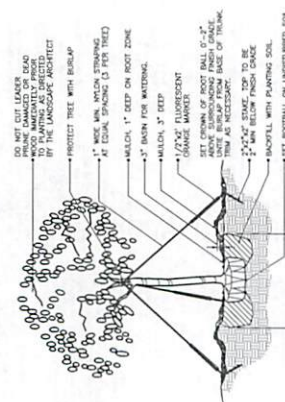
SHRUB PLANTING DETAIL

SHRUB / GROUND COVER
SPACING / PLANTING DETAIL

(2" cal. and under)
SMALL TREE PLANTING DETAIL



MULTI- TRUNK AND SMALL TREE



— 2x BALL DA. —
(2" cal. and over)
LARGE TREE PLANTING DETAIL

[illegible]

3. CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN AND BED AREAS UNLESS ALREADY PROVIDED BY THE LANDSCAPE ARCHITECT AS PART OF THE CONCEPT DOCUMENTS. DESIGN TO BE SUBMITTED

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR LANDSCAPE AND IRRIGATION MAINTENANCE FOLLOWING THE DETAIL TO DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

PLANTING SHALL BE SPECIFIED HEREIN BEFORE SET MATERIALS, BECAUSE THE TYPICAL TREATMENT WITH MATTER REPORT PLANTING TO AVOID PROPER DRAINAGE PREVENTION IS AVAILABLE. NOT ALLOWABLE SHALL BE MADE

A POLICE OFFICER OF FALCON (9) PARTICIPATES: ONLY A MANUSCRIPT OF PROPOSAL SHALL BE REPRODUCED FROM THE CONTENTS OF THE PAPER FILES TO FACILITATE REVISION AND MODIFICATION. CLEAR PAGE(S) SHALL BE LEFT BY

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 Dell'aglio WAY Suite 200 Orlando FL 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
*please see attached		

(If more space is needed attach separate sheet)

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	5510 Osprey Isle Lane Orlando, Florida 32819	Limited Partner/Member (47.5%)
Ronna Whittall	5510 Osprey Isle Lane Orlando, Florida 32819	Limited Partner/Member (47.5%)
Wyndstorm Investments, LLC	11432 Claymont Circle Windermere, Florida 34786	Member
Dale Fitch	11432 Claymont Circle Windermere, Florida 34786	Member (5%)

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
Seacoast National Bank +	1631 E. Main St. Suite 330 Winter Park, FL 32789	Mortgagee

(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 Whithall

Print name

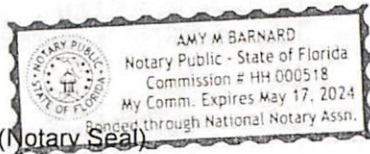
STATE OF: Florida

COUNTY OF: Orange

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 26th day of July 2021, by Charles Whithall, who is personally known to me or have produced _____ as identification.



Signature



Notary Public, State of Florida

Print Name: Amy Barnard

My Commission Expires: 5/17/2024

DISCLOSURE OF INTEREST AFFIDAVIT

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

A PARCEL OF LAND, BEING A PORTION OF TRACT 10, 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 TRACT 7, AS SHOWN ON SAID PLAT OF PALM CITY FARMS; 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 CONTINUE ALONG SAID WEST LINE OF TRACT 7 AND ALONG THE WEST LINE OF SAID TRACT 10, SOUTH 00°04'49" WEST, A DISTANCE OF 898.05 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°54'52" EAST, A DISTANCE OF 516.72 FEET; THENCE SOUTH 00°15'21" WEST, A DISTANCE OF 355.39 FEET; THENCE NORTH 89°44'39" WEST, A DISTANCE OF 515.63 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF TRACT 10; THENCE ALONG SAID WEST LINE, NORTH 00°04'49" EAST, A DISTANCE OF 353.85 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 183,046 SQUARE FEET OR 4.231 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.

Public Notices

effect for up to ten (10) years and would not apply to school, city or voter approved taxes.

Shall the Board of County Commissioners of St. Lucie County be authorized, for a period not to exceed ten years, to grant pursuant to Section 3, Article VII of the State Constitution, property tax exemption incentives to new businesses and expansions of existing businesses that are expected to create new, local, full-time jobs in the County?

Yes For Authority to grant exemptions

No Against Authority to grant exemptions

2. If the proposition is approved by a majority of the electors voting at the August 23, 2022 election, the Board of County Commissioners, at its discretion, by ordinance may exempt from ad valorem taxation up to one hundred percent (100%) of the assessed value of all improvements to real property made by or for the use of a new business and of all tangible personal property of such new business, or up to one hundred percent (100%) of the assessed value of all added improvements to real property made to facilitate the expansion of an existing business and of the net increase in all tangible personal property acquired to facilitate such expansion of an existing business, provided that the improvements to real property are made or the tangible personal property is added or increased on or after the day the ordinance is adopted.

After motion and second, the vote on this resolution was as follows:

Sean Mitchell, Chair AYE
Frannie Hutchinson, Vice Chair AYE
Commissioner Chris Dzadzoy AYE
Commissioner Linda Bantz AYE
Commissioner Cathy Townsend AYE

PASSED AND DULY ADOPTED this 5 day of April, 2022.

BOARD OF COUNTY COMMISSIONERS

ST. LUCIE COUNTY, FLORIDA

Deputy Clerk
BY: /s/ Sean Mitchell
Chair

APPROVED AS TO FORM AND CORRECTNESS:

BY: /s/ Daniel S. McIntyre
County Attorney

A majority vote shall pass the referendum. The places of voting in the referendum shall be the same as in the Primary election on the same day. The polls will be open at the voting places on the date of said referendum, from 7:00 A.M. until 7:00 P.M. on the same day.

All qualified electors residing within the County shall be entitled, qualified, and permitted to vote at such referendum.

BOARD OF COUNTY COMMISSIONERS

ST. LUCIE COUNTY, FLORIDA

/s/ Sean Mitchell, Chair

AVISO DE REFERENDUM EN EL CONDADO DE ST. LUCIE, FLORIDA, EL 23 DE AGOSTO DEL 2022

SE OTORGA AVISO POR LA PRESENTE QUE SE CEBERARA UN REFERENDUM el día 23 de agosto del 2022, en el Condado de St. Lucie, Florida, con el propósito de determinar si la pregunta establecida en la siguiente resolución:

RESOLUCIÓN No. 22-056

UNA RESOLUCIÓN QUE MODIFICA Y REFORMULA LA RESOLUCIÓN No. 22-016 INDICANDO QUE TENGA LUGAR UNA ELECCIÓN QUE PREVE LA COLOCACIÓN DE UNA PROPOSICIÓN QUE INDICA EXENCIONES DE IMPUESTOS DE AD VALOREM PARA EL DESARROLLO ECONÓMICO DEL CONDADO DE ST. LUCIE, FLORIDA, EL 23 DE AGOSTO DEL 2022, BOLETA DE ELECCIONES PRIMARIAS

CONSIDERANDO, que la Junta de Comisionados del Condado de St. Lucie, Florida, ha realizado las siguientes determinaciones:

1. Sección 196.1995, Estatutos de la Florida, establece que la Junta de Comisionados del Condado pueden celebrar un referendun para permitir que los votantes determinen si se otorga autoridad para el desarrollo económico, exenciones fiscales de Ad Valorem a empresas nuevas y la expansión en el Condado de St. Lucie bajo la Sección 3, Artículo VII de la Constitución del Estado.

2. Los votantes del Condado autorizaron anteriormente una exención de impuestos de Ad Valorem económico en 1992, 2002 y 2012.

3. Este consejo piensa que el dirigir una elección para proporcionar la colocación de una proposición que permita la propuesta para el desarrollo económico de las exenciones de impuestos de Ad Valorem para el Condado de St. Lucie en la Boleta de Elección de Elecciones Primarias el 23 de agosto del 2022 es en el mejor interés de la salud pública, la seguridad y el bienestar de los ciudadanos del Condado de St. Lucie, Florida.

Public Notices

4. El 15 de febrero del 2022, la Junta aprobó la Resolución No. 22-016, la cual la Junta desea modificar y reformular.

ANORCA. POR LO TANTO, SE RESUELVE por parte de la Junta de Comisionados del Condado de St. Lucie, Florida:

1. Por la presente, esta Junta insta a los propietarios de negocios que coloquen en la Boleta de Elecciones Primarias a tener en cuenta el 23 de agosto del 2022, la siguiente proposición para ser votada por los electores del Condado de St. Lucie:

INCENTIVO DE DESARROLLO ECONÓMICO EXENCIÓN DE IMPUESTOS AD VALOREM

La Exención de Impuesto Ad Valorem le permitirá al Condado alentar el establecimiento de nuevos negocios y la expansión de los negocios existentes al otorgar una exención de los impuestos a la propiedad en el Condado de hasta el 100 por ciento únicamente del valor añadido de las mejoras y la propiedad personal para ese negocio. Cualquier exención de impuestos a la propiedad personal para hasta diez (10) años y no se aplicará a escuelas ni a los impuestos aprobados por los votantes.

(Se debe autorizar a la Junta de Comisionados del Condado de St. Lucie, Florida, un período que no exceda los diez años, para otorgar de conformidad con la Sección 3, Artículo VII de la Constitución del Estado, exenciones de impuestos sobre la propiedad para nuevos negocios y para expansiones de negocios existentes, lo que se espera que creen nuevos puestos de trabajo localmente de tiempo completo en el Condado?)

2. Si la propuesta es aprobada por la mayoría de los electores que votarán el 23 de agosto del 2022 en las elecciones, la Junta de Comisionados del Condado, a su discreción, por una ordenanza puede eximir de la tributación Ad Valorem hasta el cien por ciento (100%) del valor evaluado de todas las mejoras a las propiedades realizadas por el propietario de un negocio existente siempre que se realicen las mejoras a las propiedades tales o que se agregue o aumente la propiedad personal al negocio o después del día que quede adoptada la ordenanza.

Después de la moción y segundo, la votación sobre esta resolución fue la siguiente:

Sean Mitchell, Presidente SI
Frannie Hutchinson, Vicepresidente SI
Comisionado Chris Dzadzoy SI
Comisionado Linda Bantz SI
Comisionado Cathy Townsend SI

APROBADO Y ADOPTADO DERIVAMENTE este día 5 de abril del 2022.

CONSEJO DE COMISIONADOS DEL CONDADO DE ST. LUCIE COUNTY, FLORIDA

/s/ Vera Smith
Deputy Clerk
FOR: /s/ Sean Mitchell
Chair

APROBADO EN CUANTO A FORMA Y CORRECCIÓN:

FOR: /s/ Daniel S. McIntyre
County Attorney

Un voto mayoritario aprobará el referendun, los lugares de votación en el referendun serán los mismos lugares que los de la Elección Primaria, en el mismo día. Las urnas estarán abiertas en los lugares de votación en la fecha de dicho referendun, de 7:00 a.m. hasta las 7:00 p.m., de ese mismo día.

Todos los electores calificados que residan dentro del Condado tendrán el derecho, serán calificados y se les permitirá votar en dicho referendun.

CONSEJO DE COMISIONADOS DEL CONDADO DE ST. LUCIE COUNTY, FLORIDA

/s/ Sean Mitchell, Chair
Deputy Clerk
FOR: /s/ Sean Mitchell
Chair

EDITOR Fort Pierce Tribune

TIPO ANUNCIO: Legal column

PRUEBA A: St. Lucie County Attorney Administration Building Annex 2300 Virginia Avenue Ft. Pierce, FL 34982

FACTURA A: Board of County Commissioners Administration Building Annex 2300 Virginia Avenue Ft. Pierce, FL 34982

COPIAS A: County Administrator Clerk of Circuit Court Supervisor of Elections Clerk's Secretary

Public: July 20, Aug. 3, 2022

TNS522234

Public Notices

NOTICE OF PUBLIC HEARINGS

Subject: Port Cove PUD (B006-008). Oakin Jensen, LLC request for Planned Unit Development (PUD) zoning including a Master/first site plan for the development of 29 residential townhomes and the associated infrastructure on an approximately 4.84 acre undeveloped site resulting in a residential density of 6.99 units per acre. The parcel is currently included within the Beacon 21 PUD. If the request is approved, the parcel would be removed from the Beacon 21 PUD and subject to the proposed Port Cove Planned Unit Development Zoning Agreement, included is a request for a Certificate of Public Facilities Reservation.

Location: The subject site is located on the south side of NE Dixie Highway approximately 1/2 mile west of the roundabout on NE Dixie Highway and NE Palmer Street in Ft. Pierce.

Public hearing: LOCAL PLANNING AGENCY (LPA) Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, August 4, 2022

Public hearing: BOARD OF COUNTY COMMISSIONERS (BOC) Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, August 16, 2022

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE, Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.0. Land and Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BOC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BOC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BOC meeting. No fee will be assessed.

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Public Notices

NOTICE OF PUBLIC HEARINGS

Subject: Port Cove PUD (B006-008). Oakin Jensen, LLC request for Planned Unit Development (PUD) zoning including a Master/first site plan for the development of 29 residential townhomes and the associated infrastructure on an approximately 4.84 acre undeveloped site resulting in a residential density of 6.99 units per acre. The parcel is currently included within the Beacon 21 PUD. If the request is approved, the parcel would be removed from the Beacon 21 PUD and subject to the proposed Port Cove Planned Unit Development Zoning Agreement, included is a request for a Certificate of Public Facilities Reservation.

Location: The subject site is located on the south side of NE Dixie Highway approximately 1/2 mile west of the roundabout on NE Dixie Highway and NE Palmer Street in Ft. Pierce.

Public hearing: LOCAL PLANNING AGENCY (LPA) Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, August 4, 2022

Public hearing: BOARD OF COUNTY COMMISSIONERS (BOC) Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, August 16, 2022

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

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Public Notice Mailer Affidavit
(Do NOT Sign and Notarize Until Mailers Have Been Sent)

State of Florida)

) SS:

County of Palm Beach)

Before me personally appeared Brandon Ulmer, who, being duly sworn,
Print Name

deposes and states the following:

1. That on the 6th day of July, 2022, the public notices for Case Number P175-005 were mailed to all property owners within 5 hundred (500) feet of the land contained in the application.



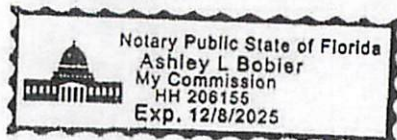
Signature

SWORN TO AND SUBSCRIBED before me this 11th day of July, 2022, by
Brandon Ulmer, who personally appeared before me and who did not take
Print Name
an oath.

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

(NOTARY SEAL)



Ashley L. Bobier
Notary Signature

Ashley L. Bobier
Name of Notary Typed, Printed, or Stamped



From the office of Jenny Fields, CFA
Martin County Property Appraiser

NOTICE

Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.

This data is not certified. This data does not include any owners who qualify for confidentiality pursuant to FS 119.071 & 493.6122. This office assumes no liability associated with the use or misuse of such data.

Note that search results may not be complete due to public records exemptions. If compiling results for legal notice, a complete list is required. For assistance with missing parcel owner information, please contact the Martin County Property Appraiser's Office at 772-288-5608.

The address labels are formatted for 1" x 2 5/8" labels. 3 across by 10 down.
Compatible with Avery 5160.

Website: pa.martin.fl.us

Hobe Sound Office
11726 SE Federal Highway
Hobe Sound, FL 33455
(772) 546-1309

Stuart Main Office
3473 SE Willoughby Blvd. Suite 101
Stuart, FL 34994
(772) 288-5608

Indiantown Office
16550 Warfield Blvd.
Indiantown, FL 34956
Call for office hours (772) 288-5608

FLORIDA ASSETS LLC
5500 MILITARY TRL #22-247
JUPITER FL 33458

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

PALM PIKE CROSSING LLC
7940 VIA DELLAGIO WAY STE 200
ORLANDO FL 32819

PALM PIKE CROSSING LLC
7940 VIA DELLAGIO WAY STE 200
ORLANDO FL 32819

PALM PIKE CROSSING LLC
7940 VIA DELLAGIO WAY STE 200
ORLANDO FL 32819

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7940 VIA DELLAGIO WAY STE 200
ORLANDO FL 32819

PALM PIKE CROSSING LLC
7940 VIA DELLAGIO WAY STE 200
ORLANDO FL 32819

SANDS COMMERCE CENTER LLC
902 CARNEGIE CENTER STE 400
PRINCETON NJ 08540

SHIRLEY B MURRAY TRUST HERMAN M
MURRAY TRUST
SHIRLEY B MURRAY TTTEE
STUART FL 34996

Martin County, FL

SW Martin
Downs Blv

SW Martin Hwy

SW High Meadow Ave

Palm Pike
Crossing Lot #5

Legend

Roads

- EXP
- MAA; MAC; MIA; PKY
- MIC
- RES; RMP
- RailRoads
- Lot Lines

Blocks

- Parcel Polygons
- Subdivision
- Red: Red
- Green: Green
- Blue: Blue

0 0.09
mi

Date: 7/6/2022
This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
Copyright: Copyright 2015



NOTICE OF PUBLIC HEARINGS

July 6, 2022

Florida Assests LLC
5500 Military Trail #22-247
Jupiter, FL 33458

Subject and Location: Palm Pike Crossing Lot 5 Phase IV Major Final Site Plan (P175-005). Palm Pike Crossing, LLC request final site plan approval for the development of a 120,600 sq. ft. three story residential storage building and the associated infrastructure on an approximate 4.2 acre undeveloped parcel. Included is a request for a Certificate of Public Facilities Reservation. The subject site is within the Palm Pike Crossing commercial subdivision located on the SW Corner SW Martin Highway and SW High Meadow Avenue in Palm City

Dear (property owner):

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of Major Final Site Plan approval request as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

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7:00 P.M., or as soon after as the matter may be heard, on
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For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Peter Walden, AICP, Deputy Growth Management Director, pwalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. 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.

Sincerely,

Brandon Ulmer

Attachment: Location Map

NOTICE OF PUBLIC HEARINGS

July 6, 2022

Martin County
2401 SE Monterey Road
Stuart, FL 34996

Subject and Location: Palm Pike Crossing Lot 5 Phase IV Major Final Site Plan (P175-005). Palm Pike Crossing, LLC request final site plan approval for the development of a 120,600 sq. ft. three story residential storage building and the associated infrastructure on an approximate 4.2 acre undeveloped parcel. Included is a request for a Certificate of Public Facilities Reservation. The subject site is within the Palm Pike Crossing commercial subdivision located on the SW Corner SW Martin Highway and SW High Meadow Avenue in Palm City

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Brandon Ulmer

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NOTICE OF PUBLIC HEARINGS

July 6, 2022

Palm Pike Crossing, LLC
7940 Via Dellagio Way, Suite 200
Orlando, FL 32819

Subject and Location: Palm Pike Crossing Lot 5 Phase IV Major Final Site Plan (P175-005). Palm Pike Crossing, LLC request final site plan approval for the development of a 120,600 sq. ft. three story residential storage building and the associated infrastructure on an approximate 4.2 acre undeveloped parcel. Included is a request for a Certificate of Public Facilities Reservation. The subject site is within the Palm Pike Crossing commercial subdivision located on the SW Corner SW Martin Highway and SW High Meadow Avenue in Palm City

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Brandon Ulmer

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NOTICE OF PUBLIC HEARINGS

July 6, 2022

Sands Commerce Center, LLC
902 Carnegie Center, Suite 400
Princeton, NJ 08540

Subject and Location: Palm Pike Crossing Lot 5 Phase IV Major Final Site Plan (P175-005). Palm Pike Crossing, LLC request final site plan approval for the development of a 120,600 sq. ft. three story residential storage building and the associated infrastructure on an approximate 4.2 acre undeveloped parcel. Included is a request for a Certificate of Public Facilities Reservation. The subject site is within the Palm Pike Crossing commercial subdivision located on the SW Corner SW Martin Highway and SW High Meadow Avenue in Palm City

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For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Peter Walden, AICP, Deputy Growth Management Director, pwalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. 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.

Sincerely,

Brandon Ulmer

Attachment: Location Map

NOTICE OF PUBLIC HEARINGS

July 6, 2022

Shirley B Murray Trust Herman M
Murray Trust
Shirley B Murray TTTEE
Stuart, FL 34996

Subject and Location: Palm Pike Crossing Lot 5 Phase IV Major Final Site Plan (P175-005). Palm Pike Crossing, LLC request final site plan approval for the development of a 120,600 sq. ft. three story residential storage building and the associated infrastructure on an approximate 4.2 acre undeveloped parcel. Included is a request for a Certificate of Public Facilities Reservation. The subject site is within the Palm Pike Crossing commercial subdivision located on the SW Corner SW Martin Highway and SW High Meadow Avenue in Palm City

Dear (*property owner*):

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of Major Final Site Plan approval request as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, August 4, 2022

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, August 16, 2022

Meeting Locations: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions

of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

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Sincerely,

Brandon Ulmer

Attachment: Location Map

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

July 27, 2022

Thomas Engineering Group, LLC
125 W. Indiantown Rd. #206
Jupiter FL 33458


REF: Palm Pike Crossing Lot 5

Attn::

This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. On _____ 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

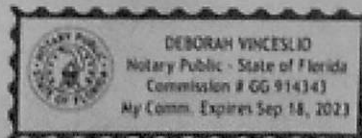
Sign 2 Installed on property line on Martin Hwy


Kurt C. Larsen

Date

7/27/22

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 7 27-2022



NOTICE

**MAJOR FINAL SITE PLAN - LOT 5
PALM PIKE CROSSING**

Date, time and place of hearing(s)
& other information available from

**MARTIN COUNTY GROWTH
MANAGEMENT DEPARTMENT**
772-288-5495 or www.martin.fl.us

PROJECT # P175-005

NOTICE

**MAJOR FINAL SITE PLAN - LOT 5
PALM PIKE CROSSING**

**Date, time and place of hearing(s)
& other information available from**

**MARTIN COUNTY GROWTH
MANAGEMENT DEPARTMENT**

772-288-5495 or www.martin.fl.us

PROJECT # P175-005

NOTICE

MAJOR FINAL SITE PLAN #1015
PALM PIKE CROSSING

Date, time and place of hearing(s)
& other information available from

**MARTIN COUNTY GROWTH
MANAGEMENT DEPARTMENT**
772-288-5495 or www.martin.fl.us

PROJECT # P175-005

NOTICE

MAJOR FINAL SITE PLAN - LOT 5
PALM PIKE CROSSING

Date, time and place of hearing(s)
& other information available from

MARTIN COUNTY GROWTH
MANAGEMENT DEPARTMENT
772-288-5495 or www.martin.fl.us

PROJECT # P175-005

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[blank space above reserved for recording information]

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

RESOLUTION NUMBER _____

**[REGARDING DENIAL OF FINAL SITE PLAN
FOR THE PALM PIKE CROSSING, LLC]**

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

1. Palm Pike Crossing, LLC submitted an application for final site plan approval for the Palm Pike Lot 5 Phase 4 project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public hearing on August 16, 2022.
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 final Site plan approval for the Palm Pike Lot 5 Phase 4 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 16th DAY OF AUGUST, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
DOUG SMITH, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: _____

ELYSSE A. ELDER
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACEMENTS:
Exhibit A, Legal Description

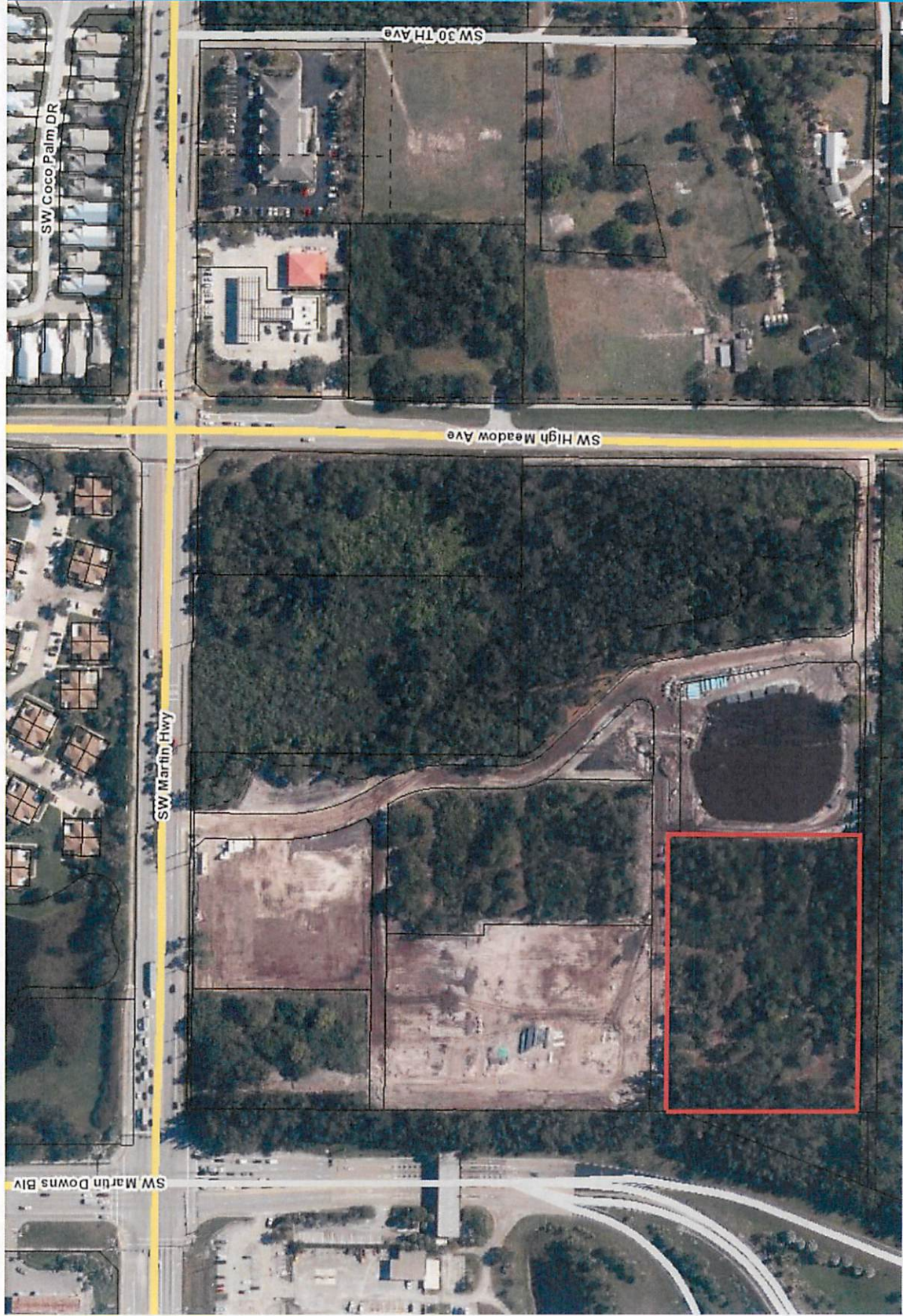
Palm Pike Lot 5 Phase 4

Request for Major Final Site Plan approval
120,600 sq. ft. residential storage facility

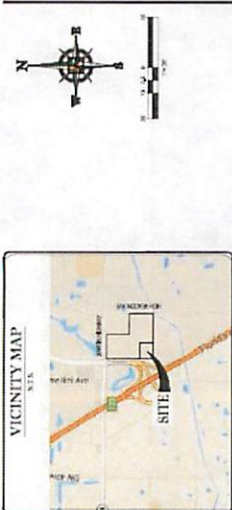
4.2 acre platted commercial parcel

Industrial land use

Limited industrial zoning

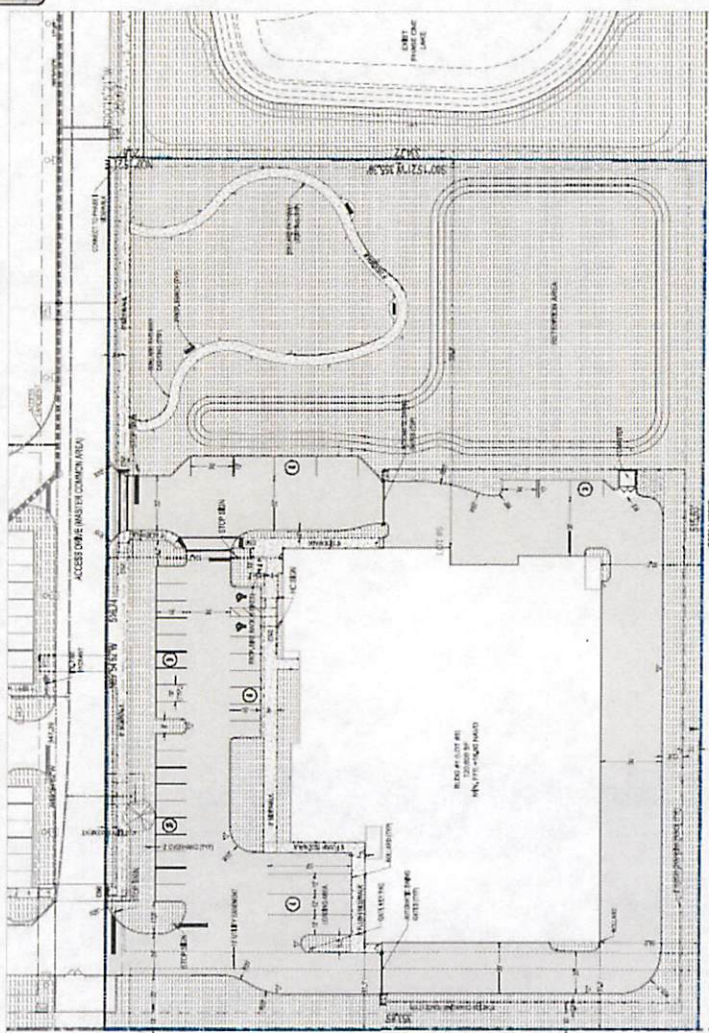
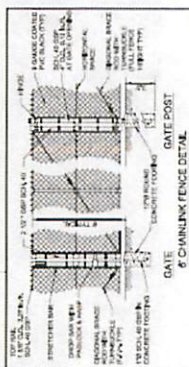
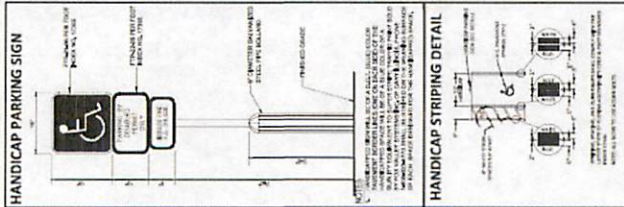






PARKING DATA:		
Parking Date, start at	Resigned**	Provided
1/13/82/7:50 AM	80/13/0/0/0/0/0	12
	per employee	4
	4/totaling	4
Leaching House (HS 1280/17)		
AGM Parking (7K 3000)		
AGM (1, 2/3)		2 AGM (26-30)
707/25	84	20
		28

SITE DATA:		Market & Location	
Project Name: Green Building Center		15,000 sq. ft. commercial building	
Client: Green Building Center		15,000 sq. ft. commercial building	
Project Location: Green Building Center		15,000 sq. ft. commercial building	
Project Description: Green Building Center		15,000 sq. ft. commercial building	
Project Status: Green Building Center		15,000 sq. ft. commercial building	
Project Budget: Green Building Center		15,000 sq. ft. commercial building	
Project Timeline: Green Building Center		15,000 sq. ft. commercial building	
Project Team: Green Building Center		15,000 sq. ft. commercial building	
Project Contact: Green Building Center		15,000 sq. ft. commercial building	
Project Notes: Green Building Center		15,000 sq. ft. commercial building	
Project Summary: Green Building Center		15,000 sq. ft. commercial building	
Project Details: Green Building Center		15,000 sq. ft. commercial building	
Project Features: Green Building Center		15,000 sq. ft. commercial building	
Project Benefits: Green Building Center		15,000 sq. ft. commercial building	
Project Risks: Green Building Center		15,000 sq. ft. commercial building	
Project Opportunities: Green Building Center		15,000 sq. ft. commercial building	
Project Challenges: Green Building Center		15,000 sq. ft. commercial building	
Project Solutions: Green Building Center		15,000 sq. ft. commercial building	
Project Outcomes: Green Building Center		15,000 sq. ft. commercial building	
Project Conclusions: Green Building Center		15,000 sq. ft. commercial building	
Project Recommendations: Green Building Center		15,000 sq. ft. commercial building	
Project Next Steps: Green Building Center		15,000 sq. ft. commercial building	
Project Final Report: Green Building Center		15,000 sq. ft. commercial building	
Project Appendix: Green Building Center		15,000 sq. ft. commercial building	
Project Glossary: Green Building Center		15,000 sq. ft. commercial building	
Project Bibliography: Green Building Center		15,000 sq. ft. commercial building	
Project Index: Green Building Center		15,000 sq. ft. commercial building	
Project Acknowledgments: Green Building Center		15,000 sq. ft. commercial building	
Project Disclaimer: Green Building Center		15,000 sq. ft. commercial building	
Project Privacy Policy: Green Building Center		15,000 sq. ft. commercial building	
Project Terms of Service: Green Building Center		15,000 sq. ft. commercial building	
Project Contact Information: Green Building Center		15,000 sq. ft. commercial building	
Project Copyright Notice: Green Building Center		15,000 sq. ft. commercial building	
Project Trademark Notice: Green Building Center		15,000 sq. ft. commercial building	
Project Patent Notice: Green Building Center		15,000 sq. ft. commercial building	
Project License Agreement: Green Building Center		15,000 sq. ft. commercial building	
Project End User License Agreement: Green Building Center		15,000 sq. ft. commercial building	
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Project Responsibility License Agreement: Green Building Center		15,000 sq. ft. commercial building	
Project Sustainability License Agreement: Green Building Center		15,000 sq. ft. commercial building	
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Project Governance License Agreement: Green Building Center		15,000 sq. ft. commercial building	
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Project Transparency License Agreement: Green Building Center		15,000 sq. ft. commercial building	
Project Accountability License Agreement: Green Building Center		15,000 sq. ft. commercial building	

[illegible]

PCN: 24-38-0-000-022-00000-0
OWNER: SANDS COMMERCE CENTER LLC
N89°44'39"W 1218.03'
SW HORSESHOE TRAIL (UNIMPROVED)

PCN: 24-3840-000-022-000000-0
OWNER: SANDS COMMERCE CENTER LLC

ROW DEDICATION
BOOK 1000 PAGE 104

ABANDONED BY F. PCN 24-38-40-000-009-00000-7
OWNER: FLORIDA ASSETS LLC
NO. 95-12.5 (O.R.B.)
FL TURNPIKE

Development review staff have found the application to be in compliance with all applicable regulations.



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW
STAFF REPORT

A. Application Information

**PALM PIKE CROSSING LOT 5 (PHASE IV)
MAJOR FINAL SITE PLAN**

Applicant/Owner:

Palm Pike Crossing, LLC
Thomas Engineering Group LLC, Brandon Ulmer
Peter Walden, AICP, Deputy Growth Management Director
Paul Schilling
P175-005
DEV2021070011

Agent for the Applicant:
County Project Coordinator:
Growth Management Director:

Project Number:

Record Number:

Report Number:

Application Received:

Transmitted:

Staff Report:

Resubmittal Received:

Transmitted:

Date of Report:

Resubmittal Received:

Transmitted:

Date of Report:

Resubmittal Received:

Transmitted:

Date of Report:

2022_0720_P175-005_Staff_Final
08/17/2021
08/19/2021
10/14/2021
12/13/2021
12/15/2021
02/02/2022
03/17/2022
03/18/2022
05/23/2022
06/07/2022
06/07/2022
07/20/2022

Staff Recommends that the Board:

Move to receive and file the agenda item and its attachments as Exhibit 1

Move that the Board approve the Final Site Plan for Lot 5, Phase 4 of Palm Pike Crossing

Peter W. Walden, AICP
Deputy Growth Management Director
Martin County Growth Management Department
pwalden@martin.fl.us Office 772-219-4923
2401 SE Monterey Road Stuart, FL 34996

County
EXHIBIT #2

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/16/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

Experience

Public Sector Work History

Deputy Growth Management Director

2021-Present

- Oversee the review of all development projects and building permits.
- Assist the Growth Management Director with all aspects of the department.

Principal Planner, AICP Martin County, FL

2018- 2021

- Project Coordinator- development application and land development regulation review.
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

Senior Planner, Martin County, FL.

2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL.

2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance.

Zoning Compliance, Village of North Palm Beach, NPB, FL.

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission.

Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

Education & Certifications

Florida Atlantic University, Boca Raton, FL

B.P.M. Bachelor of Public Management minor in Geography, Magna Cum Laude

Course work in; Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

Indian River State College, Stuart, FL

A.A, Environmental Science, Magna Cum Laude

Government Internship, Town of Jupiter, FL. 2011 Planning and Zoning, Business Development

Member of the American Institute of Certified Planners, AICP