



Board of County Commissioners

Agenda Item Summary

County
EXHIBIT #1

2401 SE Monterey Road
Stuart, Florida 34996

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/16/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature]
Meeting Date: 8/16/2022 D.C.

File ID: 22-1119

DPQJ-2

Meeting Date: 8/16/2022 D.C.

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR PLAT APPROVAL FOR THE SOUTH FLORIDA GATEWAY PUD
INFRASTRUCTURE PROJECT (S265-007)

EXECUTIVE SUMMARY:

This is a request by KL Waterside, LLC for approval of the subdivision plat for the South Florida Gateway PUD Infrastructure Project. The subject property is approximately 180 acres of vacant land located on the west side of SW Kanner Highway approximately 1/2 of a mile south of SW Pratt Whitney Road in Stuart. Included in the application is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

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

REQUESTED BY: Lucido & Associates, Morris A. Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is a request by KL Waterside for the approval of a subdivision plat and a revised infrastructure final site plan and revised master site plan.

The South Florida Gateway PUD Zoning Agreement and Master Site Plan were approved by the Board of County Commissioners on February 1, 2022. The Final Site Plan for Subdivision Infrastructure was approved by the BOCC on May 17, 2022.

The subject property was also the subject of two comprehensive plan amendments (CPA 19-5 and 19-6) adopted on January 21, 2021. Ordinance 1153 amended the Future Land Use Map in relevant part to designate the land area Industrial. Ordinance 1152 amended the text of the Comprehensive Growth Management Plan to permit a free-standing urban service district and to establish certain parameters governing development on the site.

The Infrastructure Final Site Plan and Master Site Plan are being revised for consistency with the Plat.

Additional Item

A review of plats is not required by the Local Planning Agency. Final action on this application is required by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9, Land Development Regulations, Martin County Code.

The following supporting documents are attached:

Staff Report

Plat

Revised Master Plan

Infrastructure Revised Final Site Plan

Application Materials

Contract for Construction of Required Improvements and Infrastructure

Surety

Engineers Opinion of Probable Cost

Disclosure of Interest

Sign Certification

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 Plat for the South Florida Gateway Infrastructure Project, including the Contract for Construction of Required Improvements and Infrastructure, and the Revised Master and Infrastructure Final Site Plans.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$16,600 application fee and the \$290 completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

Draft STAFF REPORT

A. Application Information

SOUTH FLORDIA GATEWAY PUD PLAT

Applicant:	KL Waterside, LLC
Property Owner:	KL Waterside, LLC
Agent for the Applicant:	Lucido & Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	S265-007
Record Number:	DEV2022040005
Report Number:	2022_0810_S265-007_Staff_Report_Final
Application Received:	04/27/2022
Transmitted:	05/03/2022
Staff Report Issued:	05/20/2022
Resubmittal Received:	06/28/2022
Transmitted:	06/28/2022
Date of Report:	08/10/2022

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B. Project description and analysis

Request by KL Waterside, LLC for approval of the Subdivision Plat for the South Florida Gateway PUD infrastructure project. The subject property is approximately 180 vacant acres located on the west side of SW Kanner Highway approximately 1/2 of a mile south of SW Pratt-Whitney Road in Stuart. Included in the application is a request for a Certificate of Public Facilities Exemption.

The PUD and Master Plan were approved by the Board of County Commissioners on February 1, 2022. The Final Site Plan for Subdivision Infrastructure was approved by the BOCC on May 17, 2022.

The property was also the subject of two Comprehensive Plan Amendments (CPA 19-5 and 19-6) adopted on January 21, 2021. Ordinance 1153 amended the Future Land Use Map in relevant part to designate the land area Industrial. Ordinance 1152 amended the text of the Comprehensive Growth Management Plan to permit a free-standing urban service district and to establish certain parameters governing development on the site including the following:

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
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Pete Walden	219-4923	Comply
H	Urban Design	Pete Walden	219-4923	N/A
H	Community Redevelopment	Pete Walden	288-5485	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	N/A
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5928	Comply
M	Engineering	Clark Bridgman	288-5512	N/A
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	N/A
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	N/A
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	221-1396	N/A
R	Health Department	Nicholas 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	Exemption

D. Review Board action

This application is for the review and approval of a Subdivision Plat, pursuant to Section 10.2.F., LDR, Martin County, Fla. (2019). Final action will be taken by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9., Section 10.5.F., LDR, Martin County, Fla. (2019).

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

E. Location and site information

PIN: 13-39-40-000-003-00000-1 and 18-39-41-000-012-00010-7

Zoning: PUD
 Future land use designation: Industrial
 Total Site Area: 180 acres

Figure 1: Location Map



Figure 2: Subject Site 2019



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

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. MARTIN COUNTY, FLA., CGMP POLICY 4.1A.1. (2016).

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

The Plat must be consistent with the approved PUD and Master Plan and the approved Final Site Plan for Infrastructure. The proposed plat must also comply with the requirements of Division 21, Article 4, Land Development Regulations, Martin County, Fla. (2018) and the Martin County General Code.

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.

Informational item:

1. A revised infrastructure site plan and master plan have been submitted to provide consistency between the plat and final site plan.

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

Commercial Design

N/A - Staff review for compliance with this area of regulations is not applicable to this proposed plat, pursuant to Sec. 10.1.E., LDR, Martin County, Fla. (2019).

Community Redevelopment Area

The land subject to the proposed plat is not located within a Community Redevelopment Area (CRA). Therefore, this application was not reviewed for compliance with the Article 12, Community Redevelopment Code. MARTIN COUNTY, FLA., LDR ARTICLE 12, (2021)

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

N/A - Staff review for compliance with this area of regulations is not applicable to this proposed plat, pursuant to Sec. 10.1.E., LDR, Martin County, Fla. (2019).

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

Environmental

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

Landscape

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

K. Determination of compliance with transportation requirements - Engineering Department

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

L. Determination of compliance with county surveyor - Engineering Department

The County Surveyor's office has reviewed this development application for compliance with applicable statutes and ordinances and finds it in compliance. This division recommends approval of the application, subject to compliance with the standards for the submittal of all post-approval documents and field verification.

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

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

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

Addressing

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. (2021).

Electronic Files

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

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds 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

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

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

Fire Prevention

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

Emergency Preparedness

N/A – No residential development is proposed. Therefore, no review for compliance with Emergency Preparedness requirements is required.

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

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

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

Martin County Health Department

N/A – No on-site sewage disposal systems are proposed. Therefore, no review by the Health Department is required.

Martin County School Board

N/A – No residential development is proposed. Therefore, no review for compliance with public school facilities requirements is required.

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 review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

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

U. Post-approval requirements

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

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item 1: Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item 2: Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item 3: One paper 24" x 36" copy of the approved plat.

Item 4: A completed Notice of Subdivision Plat Filing Form to be forwarded to the State of Florida Department of Business Regulation.

Item 5: Original executed Declarations of Covenants and Restrictions for the property owner's association.

Item 6: Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.

Item 7: One digital file copy of the plat in AutoCAD 2010-2017 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.

Item 8: One copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.

Item 9: Original and one copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.

V. Local, State, and Federal Permits

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

W. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$16,600.00	\$16,600.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

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

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

X. General application information

Applicant: KL Waterside LLC
Jim Harvey
701 South Olive Avenue, Suite 104
West Palm Beach
813-615-1244 x. 201
jharvey@kolter.com

Owner: Same as above

Agent: Lucido and Associates
Morris A. Crady
701 SE Ocean Boulevard
Stuart FL 34994
772-220-2100
mcrady@lucidodesign.com

Y. Attachments

FF TROPICAL FRUIT FARMS. RECORDED IN PLAT BOOK 3, PAGE 6,
RECORDS OF PALM BEACH (NOW MARTIN) COUNTY FLORIDA

DEPARTMENT OF THE ARMY

3. THE LANDSCAPE BUFFER EASEMENT, AS SHOWN ON THIS PLAN OF SOUTH FLORIDA GATEWAY PUD, IS HEREBY DEDICATED TO BE THE PROPERTY OF WATKINS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 19, FLORIDA STATUTES, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PHYSICAL MAINTENANCE AND LIABILITY OBLIGATION OF SAID DISTRICT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE LANDSCAPE BUFFER EASEMENT DESIGNATED AS SUCH ON THIS PLAN.

757

SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOTS 12 AND 13, BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11, 14, 15 AND 16, ALL IN
LYING NORTHWEST OF STATE ROAD NO. 76,
IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST,
OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6,
RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF CLIPBOARD PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF _____, 2022, BY _____ AS _____ FOR WATERBIDE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS BEEN IDENTIFIED AS IDENTIFICATION _____.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

(SIGNATURE) : NOTARY PUBLIC

Abstract

DATE _____

CITY ENGINEER

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5.0	0.1	0.1	0.1	0.1	0.1
10.0	0.1	0.1	0.1	0.1	0.1
100	0.1	0.1	0.1	0.1	0.1

COUNTY ATTORNEY

STAIRMAN BOARD OF COMMISSIONERS

THE UNDERSIGNED, THORNE T. BONGARD, ATTORNEY, TRAVELER, IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.04(2), FLORIDA STATUTES, HEREBY OPENS THIS, BASED ON TITLE REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 11/20/2021.

A.) RECORD TITLE OF THE LANDS SHOWN AND DESCRIBED ON THIS PLAT IS IN THE NAME OF KL WATERBURY, LLC, A IN LAW ARL LIMITED LIABILITY COMPANY EXISTING; THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON

B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE SHOWN HEREON

MORTGAGES FROM KL WATERBIDE, LLC, A INFLAWARD LIMITED LIABILITY COMPANY, TO CENTER LAKE PROPERTIES, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, DATED APRIL 18, 2010 IN OFFICIAL RECORDS BOOK 1124, PAGE 1528, AND OFFICIAL RECORDS BOOK 1124, PAGE 2249, EACH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

IC PURSUANT TO SECTION 197.02, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2021
DID ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED
E, THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PRECISE THE CREATION OF THE ENCUMBRANCE BY THE

DATED THIS _____ DAY OF _____, 19__ BY _____

[illegible]

**TYRONE T. BONGARD
FOR THE FIRM OF**

MINSTER, YOAKLEY AND STEWART, P.A.
3000 4TH AVE. S.W. SUITE 4000
SEATTLE, WA 98106

7115 FLAAGER DR. SUITE 500
WEST PALM BEACH, FLORIDA 33401

FLORIDA BAR NUMBER 649295

STATE OF FLORIDA

TO ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BY MEANS OF VIDEOCALL, ONLINE NOTARIZATION, OR BY ME, WELL KNOWN TO BE THE PRESIDENT OF CENTER LAKE PROPERTIES, L.L.P., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXERCISED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT IT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR I WAS PRESENT

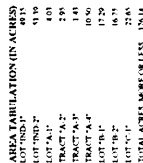
AS IDENTIFICATION	DATE / TIME	NO.

NOTARY PUBLIC*

STATE OF FLORIDA
CHAS. J. BELL, JR., ATTORNEY GENERAL

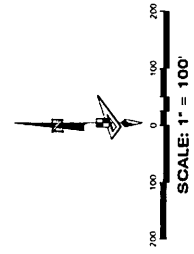
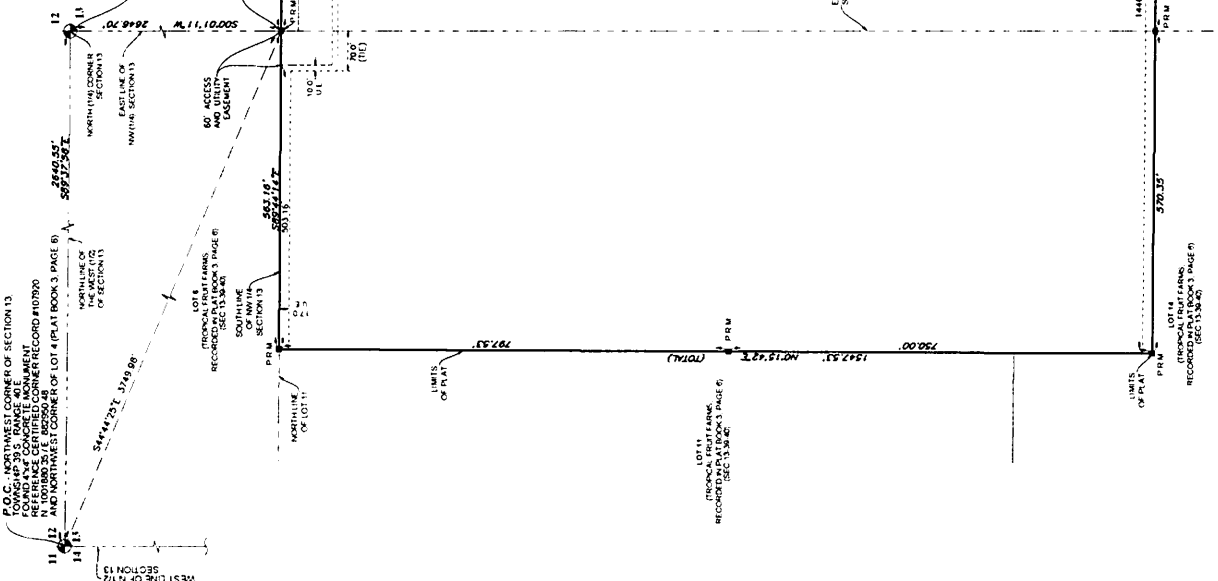
MY COMMISSION EXPIRES

SIGNATURE

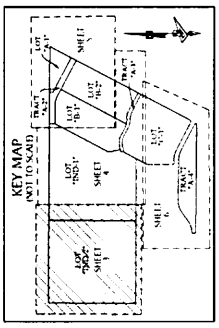
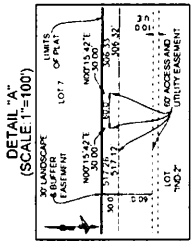
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SOUTH FLORIDA GATEWAY PUD - PLAT

BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11, 14, 15 AND 16, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 41 EAST, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.



- LEGEND**
- P.O.B. ... POINT OF BEGINNING
 - P.O.C. ... POINT OF COMPLETION
 - P.O.D. ... POINT OF DISCONTINUITY
 - P.O.E. ... POINT OF ESTABLISHMENT
 - P.O.F. ... POINT OF FUTURE INTEREST
 - P.O.G. ... POINT OF GRANT
 - P.O.H. ... POINT OF HATCH
 - P.O.I. ... POINT OF INTEREST
 - P.O.J. ... POINT OF JOINT
 - P.O.K. ... POINT OF KINK
 - P.O.L. ... POINT OF LIFT
 - P.O.M. ... POINT OF MOUNT
 - P.O.N. ... POINT OF NAIL
 - P.O.O. ... POINT OF OBTUSE
 - P.O.P. ... POINT OF PIVOT
 - P.O.Q. ... POINT OF QUARTER
 - P.O.R. ... POINT OF RADIUS
 - P.O.S. ... POINT OF SPLIT
 - P.O.T. ... POINT OF TANGENT
 - P.O.U. ... POINT OF UTILITY
 - P.O.V. ... POINT OF VERTICAL
 - P.O.W. ... POINT OF WEDGE
 - P.O.X. ... POINT OF X
 - P.O.Y. ... POINT OF Y
 - P.O.Z. ... POINT OF Z

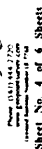


SURVEYOR'S NOTES

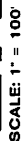
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RECORDS OF PALM BEACH (NOW MARTIN) COUNTY FLORIDA

- P.O.B POINT OF BEGINNING
- P.O.C POINT OF COMMENCEMENT
- PG/PAGE(S) PAGE(S)
- SEC. 15-39-40 SECTION-TOWNSHIP-RANGE
- S.R. STATE ROAD
- R.M. ROAD OF MAY
- P.R. PLAT BOOK
- D.B. DEED BOOK
- D.F. DRAINAGE FASMENT
- U.E. UNITED FASMENT
- P. CENTERLINE
- R. RADIIUS
- L ARC LENGTH
- D DELTA (CENTRAL ANGLE)

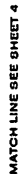
[illegible]

OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6
RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA



- [illegible]

3



MATCH LINE SEE SHEET 3

152 W. River Avenue Blvd.
Suite 105
Aurora Branch #1, 31404
Phone (561) 444-2720
www.geopacsurvey.com
Issued Business Number 187744



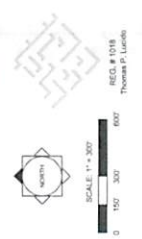
Project Team

Client	City of South Florida, South Dade
Project Manager	Mr. J. J. Smith, P.E., P.L.C.
Lead Designer	Lucido & Associates
Lead Engineer	Lucido & Associates
Engineer	Lucido & Associates
Surveyor	Lucido & Associates
Utility Engineer	Lucido & Associates
Environmental	Lucido & Associates
Construction	Lucido & Associates

South Florida Gateway PUD Martin County, Florida Revised Master Site Plan

DATE BY DESCRIPTION

2/28/2022	J.L.S.	Initial Master Site Plan
-----------	--------	--------------------------



1 of 1

Designer	ELB
Manager	AC
Checker	20-111
Computer File	20-111 South Florida Gateway PUD Master Site Plan

Overall Site Data

Total Site Area:	7,672.604 ac (176.14 ac)
Zoning:	PUD
Future Land Use Designation:	Industrial
Parcel Control Number:	14-36-41-000-01-000-00-0
Total Development Lots:	16-39-41-000-01-000-00-0

Building Data

Front	25' From Lot Line
Side	40' From Lot Line
Maximum Height	40' From Lot Line
Minimum Building Coverage	50%
Minimum Building Footprint	50%

Overall Open Space Data

Total Site Area:	176.14 ac
Minimum Required Open Space:	35.23 ac (20.2%)
Open Space Provided:	64.47 ac (36.6%)
Stormwater:	1,362,486 sq. ft. 28.52 ac

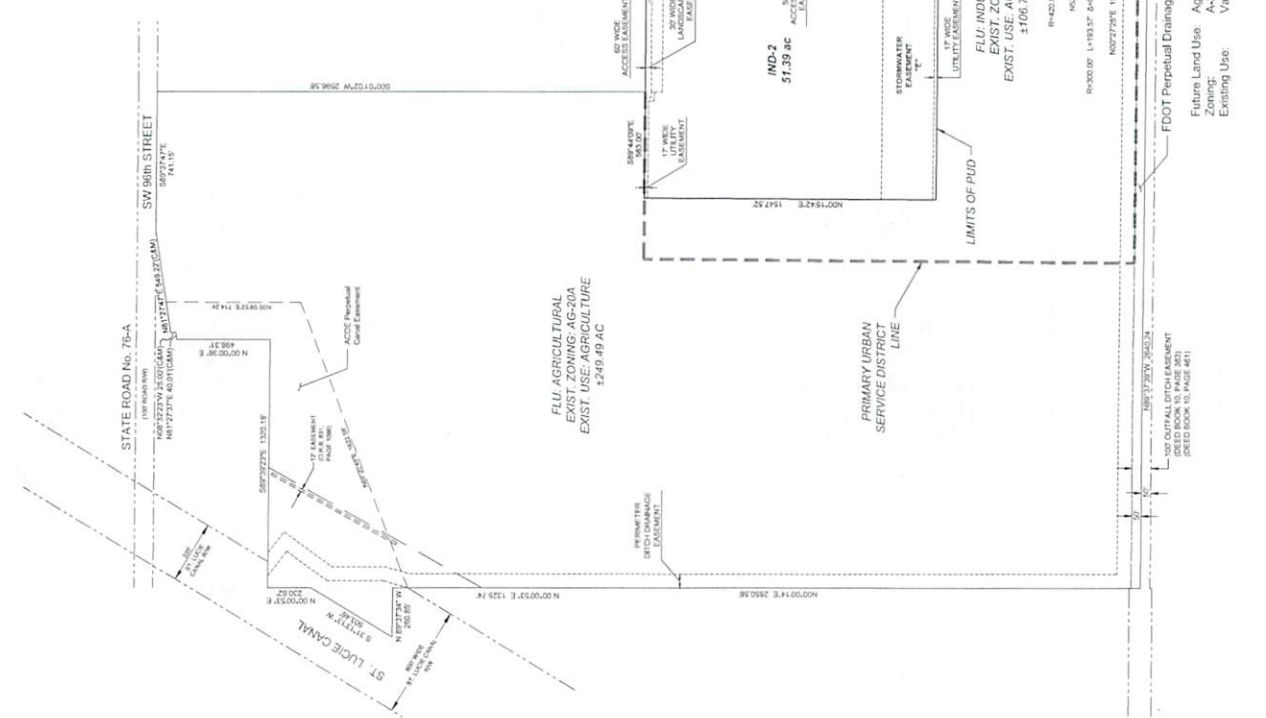
Lot / Tract Areas / Projected Building Area*

IND-1	2,140,803 sq. ft. 49.15 ac
A-1	1,707,335 sq. ft. 39.05 ac
A-2	1,707,335 sq. ft. 39.05 ac
A-3	1,707,335 sq. ft. 39.05 ac
B-1	1,707,335 sq. ft. 39.05 ac
B-2	1,707,335 sq. ft. 39.05 ac
C-1	1,707,335 sq. ft. 39.05 ac

* Projected building area per lot may vary at the time of final site plan application. The building area shown on this plan is for informational purposes only and is not to be used for any other purpose.

Lot / Tract Data

Lot / Tract	Area (sq. ft.)	Area (ac)
A-1	1,707,335	39.05
A-2	1,707,335	39.05
A-3	1,707,335	39.05
B-1	1,707,335	39.05
B-2	1,707,335	39.05
C-1	1,707,335	39.05





lucido&associates

TRANSMITTAL

Date:	April 26, 2022		
To:	Irene Szedlmayer Principal Planner Martin County Growth Management Dept.		
From:	Morris Crady		
Subject:	South Florida Gateway PUD Plat Application	Project No.	20-311
	M.C. Project No. S265-007		

In response to the attached completeness letter, please find the following responses to the comments contained therein and the enclosed application fee check in the amount of \$16,600.00. We have also provided the original application package, an additional set of the 24 x 36 plans and a CD with PDF copies of the application.

Item #1: DEVELOPMENT ORDER AND EXHIBITS

RESPONSE: Agree that the plat may not be approved until the final site plan is approved.

Item #2: PLAT CHECKLIST

RESPONSE: See enclosed signed and sealed plat checklist certification form.

Item #3: BOUNDARY SURVEY

RESPONSE: See enclosed updated survey.

Please feel free to contact me if you have any questions or comments.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
STACEY HETHERINGTON
HAROLD E. JENKINS II
SARAH HEARD
EDWARD V. CIAMPI

Commissioner, District 1
Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

TARYN KRYZDA, CPM County Administrator
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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April 13, 2022

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

Record No: DEV2022040005
Project Number: S265-007

RE: Completeness Review
South Florida Gateway PUD Plat

Dear Mr. Crady:

The above referenced application has been determined to be complete for review by the County. Irene Szedlmayer, Principal Planner, will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to her attention.

Although the review was determined complete, the following items need additional attention:

Item 1: DEVELOPMENT ORDER AND EXHIBITS: The approved development order(s) and exhibits.

Comments: The Infrastructure Plat Final Site Plan is not yet approved. The Plat cannot be approved until the Final Site Plan is approved.

Item 2: PLAT CHECKLIST: Martin County Plat Checklist Certification signed and sealed by a licensed Florida professional land surveyor.

Comments: The surveyor is required to seal the Plat Checklist Certification. Please submit this document bearing the surveyor's seal.

Item 3: 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.

Comments: The last day of the field survey is outside the 180-day window. Please submit an updated survey.

You may review the application on-line at <https://aca3.accela.com/martinco>. Select Search Development Review and enter the Record Number above.

At this time, please submit the full application with a bookmarked disk and an extra set of plans, along with an application fee in the amount of **\$16,600.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **S265-007** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance with the notification requirements. Thank you.

Sincerely,



Paul Schilling
Growth Management Director

PS:IS:jvs

c: KL Waterside, LLC (via-email)

lucido&associates

April 5, 2022

HAND DELIVERY

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

**Re: South Florida Gateway PUD Plat Application with Certificate of Public Facilities
Exemption (Our ref. #20-311)**

Dear Paul:

On behalf of KL Waterside, LLC, we are pleased to submit this application for plat approval. As more specifically described in the enclosed project narrative, the project is located on SW Kanner Highway, approximately ½ mile south of the Kanner Highway/SW 96th Street intersection. The South Florida Gateway PUD Master Site Plan and PUD Agreement have been approved and the plat infrastructure final site plan application is pending approval.

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

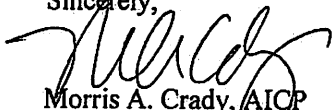
- The completed application form;
- Digital submittal affidavit;
- The project narrative;
- Notarized power of attorney by the owner for representation by Lucido & Associates;
- The disclosure of interest affidavit;
- The recorded deed reflecting ownership;
- The no property transfer statement;
- Approved PUD Agreement;
- Draft POA Declaration of Covenants and Restrictions;
- POA By-Laws;
- POA Articles of Incorporation;
- Draft contract for construction of required improvements & infrastructure;
- Draft of the engineer's cost estimate;
- Draft performance surety bond;
- The utility service letters;
- Signed & sealed plat checklist certification;
- Stamped-approved master site plan;
- The proposed final site plan (pending approval);
- The proposed plat; and
- The signed & sealed boundary survey, and electronic copy of same.

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

Paul Schilling
April 5, 2022
Page 2 of 2

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

Sincerely,



Morris A. Crady, AICP
Senior Vice President



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

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: _____ Plat

Name or Title of Proposed Project: South Florida Gateway PUD

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: S265

Previous Project Name if applicable: _____

Parcel Control Number(s)

13-39-40-000-003-00000-1

18-39-41-000-012-00010-7

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): KL Waterside LLC

Company Representative: Jim Harvey

Address: 701 S. Olive Avenue, Suite 104

City: West Palm Beach, State: FL Zip: 33401

Phone: 813-615-1244 x. 201 Email: jharvey@kolter.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): GeoPoint Surveying, Inc.

Company Representative: Steve McMahon

Address: 4152 W. Blue Heron Blvd., Suite 105

City: Riviera Beach, State: FL Zip: 33404

Phone: 561-444-2720 Email: stevem@geopointsurvey.com

Civil Engineer (Name or Company): Osborn Engineering

Company Representative: Jonathan Gotwald

Address: 360 Central Ave., Suite 1150

City: St. Petersburg, State: FL Zip: 33701

Phone: 727-209-0436 Email: jgotwald@osborn-eng.com.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Fox McCluskey Bush Robinson

Company Representative: Tyson Waters

Address: 3461 SE Willoughby Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

4-5-2022
Date

MORRIS A. CRADY

Printed Name

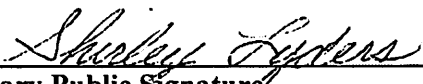
NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

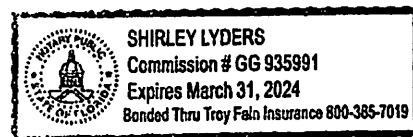
COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of April, 2022, by MORRIS A. CRADY.

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


Notary Public, Signature

Printed name



STATE OF: FLORIDA at-large



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

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project South Florida Gateway PUD, Plat 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.

M. Crady
Applicant Signature

4-5-2022
Date

NOTARY ACKNOWLEDGMENT

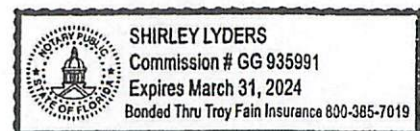
STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of April, 2022, by Morris A. Crady.

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

Shirley Lyders
Notary Public Signature

Printed name



STATE OF: FLORIDA at-large



PROJECT NARRATIVE

South Florida Gateway PUD Plat Application April 5, 2022

Property Characteristics

The subject property includes all of the recently approved 180-acre (+/-) South Florida Gateway PUD that is located on the west side SR 76 (SW Kanner Highway) south of SW 96th Street in Stuart/Martin County, Florida. The property has been previously cleared, graded and farmed for several decades and contains no natural wetlands or native upland habitat. It is designated for Industrial future land use and zoned PUD.

Proposed Plat

The proposed plat has been designed in accordance with the South Florida Gateway PUD Zoning Agreement and Master Site Plan approved by the County Commission on February 1, 2022. The proposed plat is generally consistent with the pending plat infrastructure final site plan that includes all supporting plat infrastructure improvements.

KL Waterside, LLC

March 8, 2021

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 13-39-40-000-003-00000-1
PCN: 18-39-41-000-012-00010-7
PCN: 14-39-40-000-001-00020-9
South Florida Gateway PUD

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent KL Waterside, LLC during the governmental review process of the South Florida Gateway PUD applications.

Sincerely,



Jim Harvey, Authorized Agent

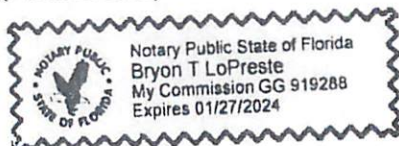
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of March, 2021, by James P. Harvey who ☒ is personally known to me or ☐ has produced _____ as identification.



NOTARY PUBLIC
My Commission Expires:

(Notarial Seal)



**CONTRACT FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS
AND INFRASTRUCTURE FOR SOUTH FLORIDA GATEWAY PUD**

THIS CONTRACT, made and entered in this ____ day of _____, 2022, by and between KL WATERSIDE LLC, a Delaware limited liability company, hereinafter referred to as the "Developer", and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the "County";

W I T N E S S E T H:

WHEREAS, the Developer has made application to County for approval and recordation of the plat of South Florida Gateway PUD; and

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

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

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

1. By May 17, 2024, Developer shall complete the required improvements and infrastructure for the above referenced project pursuant to the infrastructure final site plan approved on May 17, 2022, and construction plans accepted by the County Engineer or his designee, hereinafter referred to as the County Engineer. The itemized list of required improvements and infrastructure is more particularly set forth in Exhibit A, attached hereto and made a part hereof.

2. The Developer shall supply the County with security, in a form acceptable to the Board of County Commissioners, in the amount of \$8,703,142.50. Said security is attached as Exhibit B, which represents one hundred percent (100%) of the estimated cost of the completion of the required improvements and infrastructure as submitted by a professional engineer licensed in the State of Florida and accepted by the County Engineer and as shown on Exhibit A. The expiration date for any security provided shall be no sooner than fifteen (15) months after the completion date for the required improvements as set forth in Paragraph 1 above, which is comprised of the warranty period plus three months.

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

4. Release of Security

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

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

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

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

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

KL Waterside LLC
Attn: Jim Harvey
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

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

DEVELOPER

WITNESSES:

KL WATERSIDE LLC, a
Delaware limited liability
company

By: KL Waterside Funding LLC, a
Florida limited liability company,
Its Manager

Name: _____

By: The KolterGroup LLC, a
Florida limited liability company,
Its Manager

Name: _____

By: _____
James P. Harvey, Its Manager
14025 Riveredge Dr., Suite 175
Tampa, FL 33637

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me by means of [] physical presence or [] online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, was acknowledged by James P. Harvey, as Manager of the Kolter Group, LLC, a Florida limited liability company, the manager of KL Waterside Funding LLC, a Florida limited liability company, the manager of KL Waterside LLC, a Delaware limited liability company, on behalf of the company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20____.

(NOTARIAL STAMP)

Notary Public
My commission expires:

COUNTY

ATTEST:

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

Carolyn Timmann, Clerk of the
Circuit Court and Comptroller

By: _____
Doug Smith, Chairman

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Elysse Elder
Senior Assistant County Attorney

This instrument prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

PERFORMANCE SURETY BOND

Bond No. _____

KNOWN ALL MEN BY THESE PRESENTS:

That KL WATERSIDE LLC. as Principal, and _____, as Surety, are held and firmly bound unto Martin County Board of County Commissioners, Stuart, Florida, as Obligee, in the sum of \$8,703,142.50, for the payment of which sum, well and truly to be made, the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

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

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

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

The Surety and the Principal jointly and severally agree that, as an alternative to requiring the Surety to perform and complete the work described in the Contract for Construction of Required Improvements and Infrastructure for South Florida Gateway PUD, upon the Principal's default, the Obligee, at its option, shall have the right to perform and complete the work (either

itself or through its agents or contractors). In the event the Obligee elects to exercise this right, the Surety and Principal shall be jointly and severally liable to reimburse the Obligee for all costs of performing and completing such work and indemnify, defend and hold harmless the Obligee for any and all damages and costs (including attorneys' fees) incurred as a result of the Principal's default, up to the dollar amount of this bond stated above.

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

SURETY

[INSERT NAME OF SURETY]

PRINCIPAL

KL WATERSIDE LLC

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

Power of Attorney Must be Attached



**OSBORN
ENGINEERING**

ENGINEER'S OPINION OF PROBABLE COST

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PROJECT NAME: South Florida Gateway

PHASE/PARCEL/PLAT: SF Gateway

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK/SITEWORK				
a) Mobilization	1	LS	\$52,615.00	52,615.00
b) Clearing, grading and grubbing	142.7	AC	\$3,000.00	428,190.00
c) Excavation (cut)	356,862	CY	\$7.00	2,498,034.00
d) Embankment (fill)	257,950	CY	\$12.50	3,224,375.00
e) Sod and seed/mulch	15,850	SY	\$2.00	31,700.00
f) Concrete disposal	0.0	TN	\$60.00	0.00
g) Erosion control	1	LS	\$100,075.00	100,075.00
h) Fencing/railing	0	LS	\$0.00	0.00
i) Materials testing	1	LS	\$45,000.00	45,000.00
			Subtotal	6,379,989.00
ROADWORK				
a) Asphalt milling, 1" avg.	0	SY	\$1.50	0.00
b) Stabilized subgrade, roll in place	0	SY	\$3.00	0.00
c) Stabilized subgrade, Type B, 12" thick	13,615	SY	\$7.50	102,112.50
d) Paving base, optional base group 6	0	SY	\$12.50	0.00
e) Paving base, optional base group 9	13,000	SY	\$15.50	201,500.00
f) Paving base, other	0	SY	\$0.00	0.00
g) Asphaltic concrete, SP-9.5, 2" thick	12,375	SY	\$15.00	185,625.00
h) Asphaltic concrete, SP-9.5, 2 1/2" thick	0	SY	\$25.00	0.00
i) Asphaltic concrete, SP-9.5, 3" thick	0	SY	\$30.00	0.00
j) Asphalt overlay, SP-9.5 (<= 150 tons)	0.0	TN	\$150.00	0.00
k) Asphalt overlay, SP-9.5 (> 150 tons)	0.0	TN	\$120.00	0.00
l) Pervious asphalt or concrete	0	SY	\$60.00	0.00
m) Concrete curb & gutters	3,958	LF	\$14.25	56,401.50
q) Sidewalk, 6' wide	2,162	LF	\$25.00	54,050.00
r) Maintenance of traffic (M.O.T.)	0	LS	\$0.00	0.00
			Subtotal	599,689.00
DRAINAGE				
a) Inlets / Manholes (<10' depth)	22	EA	\$3,000.00	66,000.00
b) Inlets / Manholes (10' or > depth)	0	EA	\$4,000.00	0.00
c) Control structures	2	EA	\$6,000.00	12,000.00
d) Endwalls	9	EA	\$6,500.00	58,500.00
e) Rip-rap	426	CY	\$80.00	34,080.00
f) Storm culvert, 15" dia. or equiv.	0	LF	\$28.00	0.00

g) Storm culvert, 18" dia. or equiv.	<u>803</u>	LF	\$34.00	27,302.00
h) Storm culvert, 24" dia. or equiv.	<u>2,007</u>	LF	\$48.00	96,336.00
i) Storm culvert, 30" dia. or equiv.	<u>2,518</u>	LF	\$65.00	163,670.00
j) Storm culvert, 36" dia. or equiv.	<u>172</u>	LF	\$88.00	15,136.00
k) Storm culvert, 48" dia. Or equiv.	<u>572</u>	LF	\$125.00	71,500.00
l) Exfiltration trench	<u>0</u>	LF	\$100.00	0.00
		Subtotal		544,524.00

UTILITIES

a) Water main, 4"	<u>0</u>	LF	\$13.00	0.00
b) Water main, 6"	<u>0</u>	LF	\$17.50	0.00
c) Water main, 8"	<u>3,272</u>	LF	\$23.50	76,892.00
d) Water main, 10"	<u>3,690</u>	LF	\$31.25	115,312.50
e) Water main, 12"	<u>4,790</u>	LF	\$40.00	191,600.00
f) Water service, single	<u>0</u>	EA	\$790.00	0.00
g) Water service, double	<u>0</u>	EA	\$930.00	0.00
h) Fire hydrant assembly	<u>10</u>	EA	\$3,600.00	36,000.00
i) Sewer main, 8" gravity (<=8' depth)	<u>0</u>	LF	\$28.00	0.00
j) Sewer main, 8" gravity (<8'-12' depth)	<u>0</u>	LF	\$43.00	0.00
k) Sewer main, 8" gravity (<12'-16' depth)	<u>0</u>	LF	\$88.00	0.00
l) Sewer main, 8" gravity (<16'-20' depth)	<u>0</u>	LF	\$104.00	0.00
m) Sewer main, force, (4")	<u>9,782</u>	LF	\$13.50	132,057.00
n) Sewer manhole (<=8' depth)	<u>0</u>	EA	\$2,900.00	0.00
o) Sewer manhole (<8'-12' depth)	<u>0</u>	EA	\$3,850.00	0.00
p) Sewer manhole (<12'-16' depth)	<u>0</u>	EA	\$5,500.00	0.00
q) Sewer manhole (<16'-20' depth)	<u>0</u>	EA	\$8,800.00	0.00
r) Sewer lateral, single	<u>0</u>	EA	\$900.00	0.00
s) Sewer lateral, double	<u>0</u>	EA	\$1,100.00	0.00
t) Lift Station	<u>0</u>	EA	\$0.00	0.00
u) Directional drill (<= 6" dia.)	<u>0</u>	LF	\$50.00	0.00
v) Directional drill (8"-10" dia.)	<u>0</u>	LF	\$88.00	0.00
w) Directional drill (12" or > dia.)	<u>0</u>	LF	\$140.00	0.00
		Subtotal		\$551,861.50

TRAFFIC

a) Signage	<u>1</u>	LS	\$25,000.00	25,000.00
b) Striping / Signage	<u>1</u>	LS	\$46,613.00	46,613.00
c) Control devices (signals)	<u>0</u>	EA	\$0.00	0.00
		Subtotal		\$71,613.00

SURVEY

a) Setting P.C.P.'s	<u>1</u>	LS	\$2,100.00	2,100.00
b) Setting and replacing all P.R.M.'s	<u>1</u>	LS	\$3,500.00	3,500.00
c) Setting all lot corners	<u>1</u>	LS	\$2,500.00	2,500.00
		Subtotal		\$8,100.00

MISCELLANEOUS

a) 7'x8' Box Culvert	<u>376</u>	LF	\$1,061.00	398,936.00
b) Box Culvert Endwalls	<u>2</u>	EA	\$74,215.00	148,430.00
c)	<u>0</u>		\$0.00	0.00
		Subtotal		\$547,366.00

TOTAL ESTIMATED COST OF IMPROVEMENTS

\$8,703,142.50

Is this related to a Development Order? Yes or No

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

110% of Engineers Opinion of Probable Cost

\$8,703,142.50

****Disclaimer****

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

Prepared by:

Jonathan J Gotwald, PE

Professional Engineer's Name

Jonathan J Gotwald

Professional Engineer's Signature / Seal

35531

P.E. No.

03/29/2022

Date

Osborn Engineering

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

360 Central Ave, Suite 1150, St Petersburg, FL 33701

Firm's Address

727 209 0436 (x-6305)

Phone No.



Clayton D. Beegman 06/28/2022
County Engineer's (or designee) Acceptance

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

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
KL Waterside LLC, a Delaware limited liability company	105 NE 1st Street Delray Beach, Florida 33444

(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
SIP Waterside Member LLC a Delaware limited liability company	c/o Stonehill Capital Management 885 3rd Avenue, 30th Floor New York, New York 10022	90%
KL Waterside Funding LLC a Florida limited liability company	c/o The Kolter Group 105 NE 1st Street Delray Beach, Florida 33444	10%

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

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

Name	Address	Interest
James David Neill, Bearron, LLC, a Florida LLC, Richard V. Neill, Jr., as trustee of NexGen Neill Trust dated 4-15-20, and George T. Pantuso, as Ttrustee of Pantuso Family Irrevocable Trust dated 2-1-05	c/o David Neill P.O. Box 2547 Fort Pierce, FL 34954	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*}
S265-001	KL Waterside LLC 105 NE 1st Street Delray Beach, Florida 33444	3-18-21	PUD Zoning and Master Site Plan	Pending

(If more space is needed attach separate sheet)

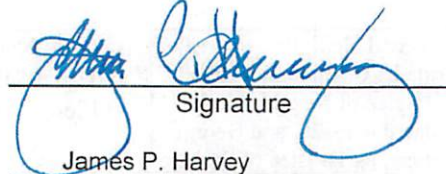
¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

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
James P. Harvey
Print name

STATE OF: FLORIDA

COUNTY OF: HILLSBOROUGH

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of MARCH, 2021, by James P. Harvey, who ☒ is personally known to me or ☐ has produced _____ as identification.


Signature

(Notary Seal) Notary Public State of Florida
Bryon T LoPreste
My Commission GG 919288
Expires 01/27/2024

Notary Public, State of FLORIDA
Print Name: Bryon T LoPreste
My Commission Expires: 01/27/21

DISCLOSURE OF INTEREST AFFIDAVIT

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

DWG NAME: W:\KOLTER-WATERSIDESURVEYS\SKETCH & DESCRIPTION COMMERCIAL\PARCELS\WATERSIDE_COMMERCIAL.DWG PLOTTED BY: SERGIO MACHADO ON: 3/8/2021 5:19 PM LAST SAVED BY: SERGIO ON: 3/8/2021 12:08 PM

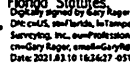
DESCRIPTION:

A PARCEL OF LAND BEING A PORTIONS OF LOTS 9, 10, 11, 14, 15 AND 16, IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

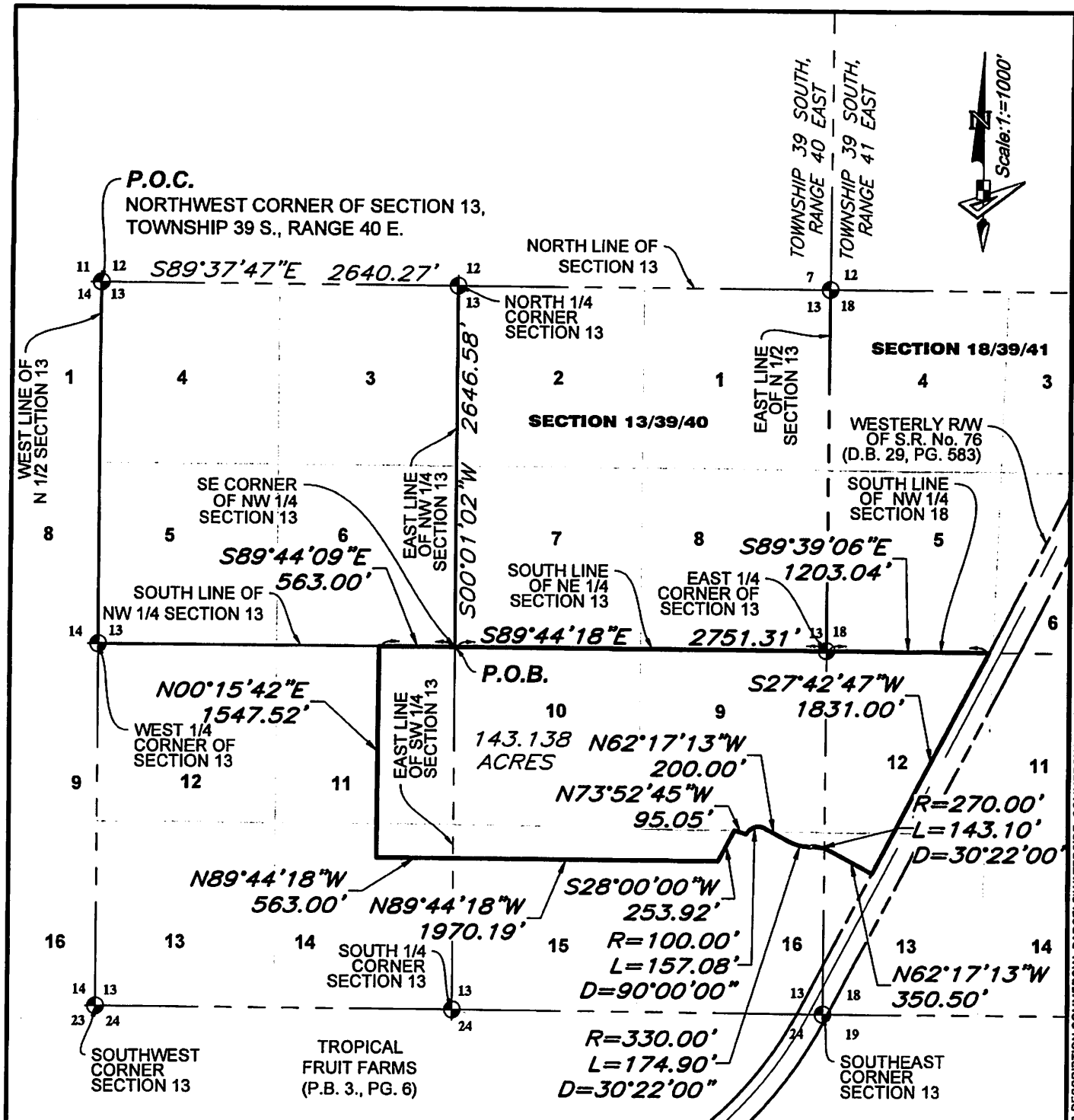
COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'47"E. ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 2640.27 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'02"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2646.58 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, SAID CORNER ALSO BEING THE **POINT OF BEGINNING**; THENCE S.89°44'18"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2751.31 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'06"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12, SECTION 18 OF SAID PLAT, A DISTANCE OF 1203.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1831.00 FEET; THENCE N.62°17'13" W., A DISTANCE OF 350.50 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 270.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°22'00", A DISTANCE OF 143.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 330.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°22'00", A DISTANCE OF 174.90 FEET TO THE POINT OF TANGENCY; THENCE N.62°17'13" W., A DISTANCE OF 200.00 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 100.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 157.08 FEET TO A NON-TANGENT INTERSECTION; THENCE N.73°52'45" W., A DISTANCE OF 95.05 FEET; THENCE S.28°00'00"W., A DISTANCE OF 253.92 FEET; THENCE N.89°44'18"W., A DISTANCE OF 1970.19 FEET; THENCE N.89°44'18"W., A DISTANCE OF 563.00 FEET; THENCE N.00°15'42" E., A DISTANCE OF 1547.52 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'09" E. ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 563.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,235,102 SQUARE FEET OR 143.138 ACRES, MORE OR LESS.

SOUTH FLORIDA GATEWAY PUD - INDUSTRIAL PARCEL SKETCH AND DESCRIPTION

REVISIONS				Prepared For: KL WATERSIDE, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: NA	
				<div style="text-align: center;"> SURVEYOR'S CERTIFICATE <small>This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</small>  Gary A. Rager <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828</small> <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small> </div> <div style="text-align: right;">  GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 77618 Drawn: GAR Date: 03/03/21 Data File: waterside_NAVD88_8 03-23-20 Check: AT P.C.: DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1 </div>	

Sheet No. 1 of 2 Sheets



SOUTH FLORIDA GATEWAY PUD - INDUSTRIAL PARCEL SKETCH AND DESCRIPTION

LEGEND

P.O.B. --- POINT OF BEGINNING
P.O.C. --- POINT OF COMMENCEMENT
PG./PG(s) --- PAGE(s)
13-39-40 --- SECTION-TOWNSHIP-RANGE
S.R. --- STATE ROAD
R/W RIGHT-OF-WAY

Prepared For: KL WATERSIDE, LLC
Last Date of Field Survey: NA

P.B. --- PLAT BOOK
D.B. --- DEED BOOK
R --- RADIUS
L --- ARC LENGTH
D --- delta (central angle)

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: GAR Date: 03/03/21 Data File: waterside_NAVD88_8 03-23-20
Check: AT P.C.: DC-8 Field Book: 2020 11w/26-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1

Sheet No. 2 of 2 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LAST SAVED BY: SERGIO MACHADO ON: 3/8/2021 5:19 PM PLOTTED BY: SERGIO MACHADO ON: 3/8/2021 12:06 PM DWG NAME: W\KOLTER-WATERSIDE\SURVEYS\SKETCH & DESCRIPTION COMMERCIAL PARCELS\WATERSIDE_COMMERCIAL.DWG

lucido&associates

**TRANSMITTAL
(VIA EMAIL)**

Date:	July 5, 2022		
To:	Pete Walden Martin County Growth Management Dept.		
From:	Shirley Lyders		
Subject:	South Florida Gateway PUD Plat Application S265-007	Project No.	20-311

Pursuant to Article 10.6.B of the Development Review Procedures, attached is the certification regarding the posting of the project sign for your records.

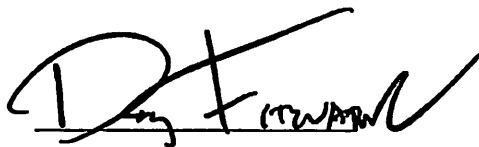
Doug Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

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

Notice Proposed Development
South Florida Gateway PUD Plat
File Number S265-007

Dear Mr. Crady:

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



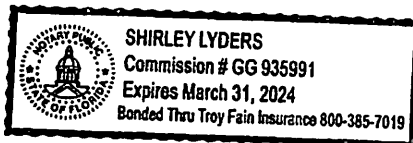
Doug Fitzwater

State of Florida
County of Martin

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 30th DAY OF June, 2022 BY Doug Fitzwater, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


Notary Public, State of Florida

MY COMMISSION EXPIRES





Sign 1

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

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/16/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By Amber 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