



# Board of County Commissioners

2401 SE Monterey Road  
Stuart, Florida 34996

DPQJ-5

## Agenda Item Summary

File ID: 19-0073

DPQJ-5

Meeting Date: 11/20/2018

**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**PLAT OF STUART 95 PLAZA, P.U.D. (C), PLAT 1**

COUNTY  
EXHIBIT # 1

**EXECUTIVE SUMMARY:**

The Board of County Commissioners is asked to approve the Plat of Stuart 95 Plaza, P.U.D.(C), Plat 1, which dedicates the right-of-way for SW Jack James Drive from SW Old Kansas Avenue to SR-76 (SW Kanner Highway) to Martin County for the public's use.

**DEPARTMENT:** Public Works

**PREPARED BY:** Name: Lisa A. Wichser, P.E., CFM  
Title: County Engineer

**REQUESTED BY:** Lisa A. Wichser, P.E., CFM

**PRESET:**

**PROCEDURES:** Quasi-Judicial

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date 11/20/18  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By MKV D.C.

**BACKGROUND/RELATED STRATEGIC GOAL:**

The Martin County Board of County Commissioners entered into a Planned Unit Development Zoning Agreement for the development of a project known as "STUART 95 PLAZA" on June 23, 1992, which is recorded in Official Records Book 985 on Page 732, of the public records of Martin County, Florida.

Phase 1 of Stuart 95 Plaza P.U.D. received Final Site Plan approval on June 30, 1998 and was conveyed to M&M Petroleum Too, Inc. by virtue of instrument recorded in Official Records Book 1323, Page 1814 of the public records of Martin County, Florida. SW Jack James Drive was constructed as part of Phase 1 and connected SW Old Kansas Avenue to SR-76 (SW Kanner Highway). This portion of the right-of-way for SW Jack James Drive was to be dedicated to Martin County within sixty (60) days of final site plan approval for Phase 2. A Final Site Plan application for Phase 2 has not yet been submitted to or approved by Martin County. The timetable of development for STUART 95 PLAZA has expired.

SW Jack James Drive is listed in the County's road inventory as an open, privately-owned, privately-maintained, major collector but has been used by the public for nearly twenty years. It provides the only reasonable access to SW Old Kansas Avenue from SR-76 (SW Kanner Highway).

At the County Engineer's request, the current owner of the property, Bruner Parks LLC, has agreed to dedicate the right-of-way to Martin County through the Plat of Stuart 95 Plaza, P.U.D. (C), Plat 1 1245

Bruner Parks LLC has reconstructed the twenty year old road to meet County standards. These improvements were accepted by the County Public Works staff. An environmental site assessment was obtained that indicated there is little to no risk associated with the property.

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

### **ISSUES:**

There is an underlying Access, Ingress, Egress, and Utility Easement on the property. The easement was dedicated to M&M Petroleum Too, Inc. by the previous property owner in July of 1998. Pursuant to the Easement document, there was no "dedication of any portion of the Easement Parcel to the general public or for any public purpose whatsoever." The Easement document also provides that the "Easement shall automatically terminate upon the recording of the Plat of Stuart 95 Plaza, P.U.D. (C), Plat 1 (the "Plat") in the Public Records of Martin County, Florida; provided said Plat dedicates the Easement Parcel described herein to Martin County for the use and benefit of the public as a public street." Bruner Parks LLC, has agreed to deed the right-of-way to Martin County upon termination of the Easement.

### **LEGAL SUFFICIENCY REVIEW:**

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

### **RECOMMENDED ACTION:**

#### **RECOMMENDATION**

1. Move that the Board receive and file the Agenda Item Summary and all of its attachments for the record as Exhibit 1.
2. Move that the Board approve the Plat of Stuart 95 Plaza, P.U.D. (C), Plat 1.
3. Move that the Board adopt a resolution accepting and approving the right-of-way for SW Jack James Drive and authorize the Chairman to execute any and all documents necessary to complete this transaction.

#### **ALTERNATIVE RECOMMENDATIONS**

1. Move that the Board receive and file the Agenda Item Summary and all of its attachments for the record as Exhibit 1.
2. Move that the Board deny the Plat of Stuart 95 Plaza, P.U.D. (C), Plat 1 and provide staff direction.

### **FISCAL IMPACT:**

## RECOMMENDATION

Annual maintenance cost of the road.

Funding Source	County Funds	Non-County Funds
1150 Countywide Road MSTU	\$1,000	
Subtotal	\$1,000	
Project Total	\$1,000	

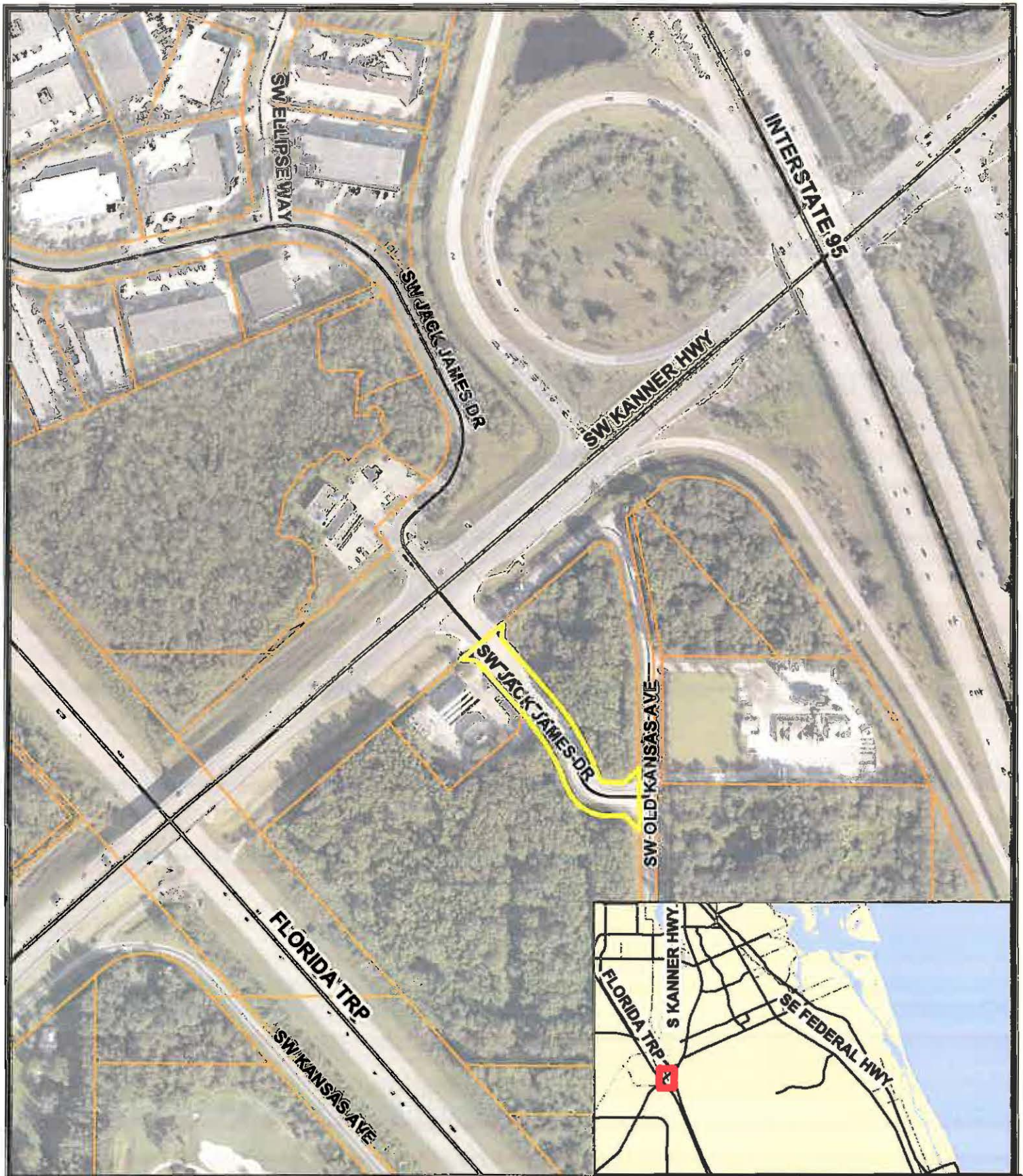
## ALTERNATIVE RECOMMENDATIONS

None

### DOCUMENT(S) REQUIRING ACTION:

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





Location Map  
SW Jack James Drive



# STUART 95 PLAZA, P.U.D. (c) PLAT I

BEING A RIGHT-OF-WAY MAP OF A PORTION OF LOTS 11 AND 14 TROPICAL FRUIT FARMS AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

LOCATION MAP  
(NOT TO SCALE)



## LEGAL DESCRIPTION

BEING A PORTION OF LOTS 11 AND 14 "TROPICAL FRUIT FARMS" AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 70, EAST OF THE SUNSHINE STATE PARKWAY AND WEST OF SW OLD KANSAS AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70; THENCE NORTH 40°05'46" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 70 (S.W. KANNER HIGHWAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 88055-2412 PAGES 7 & 8 (NOTE: ALL BEARINGS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83/90); A DISTANCE OF 636.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 45°05'46" EAST, A DISTANCE OF 130.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 04°05'46" WEST, A DISTANCE OF 35.30 FEET; THENCE SOUTH 40°54'14" EAST, A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 560.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'14", A DISTANCE OF 208.38 FEET; THENCE SOUTHWESTERLY ALONG A CURVE BEING CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 560.00 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'14", A DISTANCE OF 208.38 FEET; THENCE NORTH 80°31'35" EAST, A DISTANCE OF 38.11 FEET; THENCE NORTH 44°31'35" EAST, A DISTANCE OF 48.00 FEET TO A POINT ON THE WEDDERLY RIGHT-OF-WAY LINE OF S.W. OLD KANSAS AVENUE; THENCE SOUTH 00°28'25" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 45°28'25" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 80°31'35" WEST, A DISTANCE OF 38.11 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°17'50", A DISTANCE OF 125.19 FEET; THENCE NORTH 22°09'30" WEST, A DISTANCE OF 26.00 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'14", A DISTANCE OF 185.20 FEET; THENCE NORTH 40°54'14" WEST, A DISTANCE OF 170.00 FEET; THENCE NORTH 80°54'14" WEST, A DISTANCE OF 35.30 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 47,469 SQUARE FEET, 1.09 ACRES

## GENERAL NOTES

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83/90, ALL OTHERS RELATIVE THERETO.
- THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO. 12059C 03030, DATED 3/18/2015, LOCATES THE PARCEL IN ZONE "X", MINIMUM ELEVATION = 9.0'.
- THE LAST DATE OF FIELD WORK: 03/21/2018.

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RALPH H. PARKS AND JEFFREY C. COBURN, TO ME WELL KNOWN TO BE THE MANAGERS OF BRUNER PARKS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. THEY ARE: ( ) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED AS IDENTIFICATION, BUSINESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST APPEARED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

(STAMP) COMMISSION NO. \_\_\_\_\_

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

## TITLE CERTIFICATION

I, TYSON WATERS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_, 20\_\_, AT \_\_\_\_:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.182 F.S., HAVE BEEN PAID.

DATED THIS \_\_\_\_ OF \_\_\_\_, 20\_\_.

TYSON WATERS  
ATTORNEY-AT-LAW, FLORIDA BAR NO. 486546  
FOX MCDUSKEY BUSH ROSSMAN PLLC  
3473 SE MELLORCHY BOULEVARD  
STUART, FL 34984

## CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE STUART 95 PLAZA, P.U.D. (c) PLAT I IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SUBMITTED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRMS) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

STEPHEN J. BROWN, P.S.M.  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION NO. 8588  
(OFFICIAL SEAL)

**STEPHEN J. BROWN, INC.**

**SURVEYORS-DESIGNERS  
LAND PLANNERS-CONSULTANTS**

519 E. 5th STREET  
STUART, FLORIDA 34984  
772-288-7178

## CLERK'S RECORDING CERTIFICATE

I, Carolyn Timmann, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book \_\_\_\_, Page \_\_\_\_, Martin County, Florida, Public Records, this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Carolyn Timmann  
Circuit Court  
Martin County, Florida  
BY: \_\_\_\_\_  
Deputy Clerk  
(Circuit Court Seal)

SUBDIVISION PARCEL CONTROL NUMBER

## COUNTY APPROVAL

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

DATE: \_\_\_\_\_ COUNTY SURVEYOR AND MAPPER  
DATE: \_\_\_\_\_ COUNTY ENGINEER  
DATE: \_\_\_\_\_ COUNTY ATTORNEY  
DATE: \_\_\_\_\_ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
ATTEST:  
CLERK OF COURT

## CERTIFICATE OF OWNERSHIP AND DEDICATION

BRUNER PARKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF STUART 95 PLAZA, P.U.D. (c) PLAT I, AND DOES HEREBY DEDICATE AS FOLLOWS:

- "TRACT A", RIGHT-OF-WAY

"TRACT A", RIGHT-OF-WAY, IS DESIGNATED AS PUBLIC AND IS HEREBY DEDICATED TO MARTIN COUNTY BOARD OF COMMISSIONERS ("COUNTY") AND SHALL BE CONVEYED BY DEED TO THE COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC AS A PUBLIC STREET FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV).

SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

BRUNER PARKS, LLC

WITNESSES: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESSES: \_\_\_\_\_ MANAGER: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESSES: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESSES: \_\_\_\_\_ MANAGER: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

SHEET 1 OF 2

# STUART 95 PLAZA, P.U.D. (c) PLAT 1

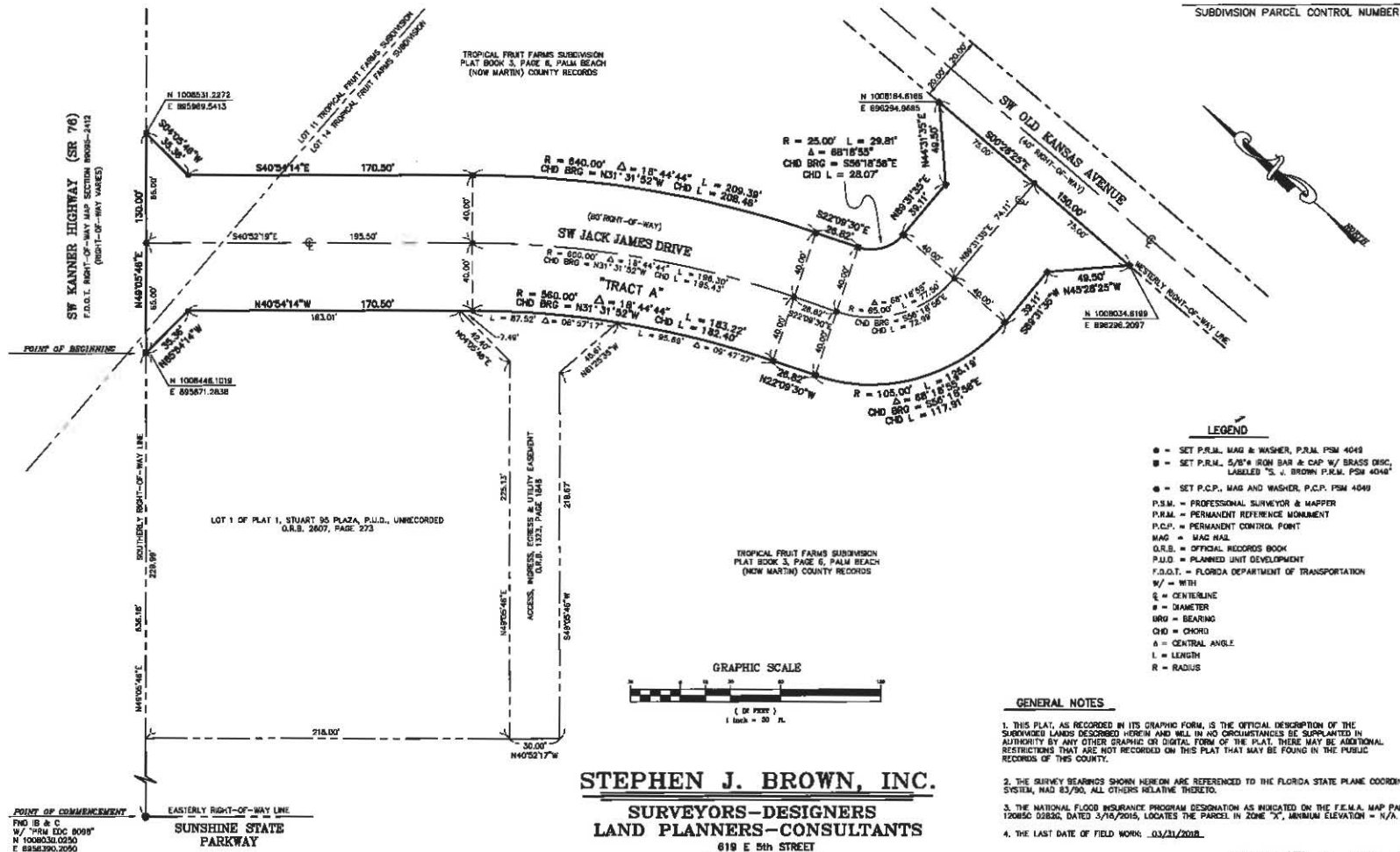
BEING A RIGHT-OF-WAY MAP OF A PORTION OF LOTS 11 AND 14 TROPICAL FRUIT FARMS AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

## CLERK'S RECORDING CERTIFICATE

I, Carolyn Timmann, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Martin County, Florida, Public Records, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Carolyn Timmann  
Circuit Court  
Martin County, Florida  
BY: \_\_\_\_\_  
Deputy Clerk  
(Circuit Court Seal)

SUBDIVISION PARCEL CONTROL NUMBER



BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

RESOLUTION NO. \_\_\_\_\_

**WHEREAS**, Bruner Parks LLC, a Florida Limited Liability Company ("Bruner"), has offered to convey SW Jack James Drive as right-of-way to Martin County; and

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

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

Martin County hereby accepts and approves the conveyance of the right-of-way for SE Jack James Drive from Bruner Parks LLC, a Florid Limited Liability Company.

DULY PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER

\_\_\_\_\_  
, CHAIRMAN

APPROVED AS TO FORM & LEGAL  
SUFFICIENCY:

\_\_\_\_\_  
SARAH W. WOODS, COUNTY ATTORNEY

DPQJ-5

LISA A. WICHSER, P.E. CFM

COUNTY  
EXHIBIT # 2PROFESSIONAL REGISTRATIONS

April 2017	Certified Floodplain Manager	National
March 1992	Professional Engineer	Florida

EDUCATION

December 1985	The Pennsylvania State University	State College, PA
	B.S. Civil Engineering	

PROFESSIONAL EXPERIENCE**Martin County Engineering Department****Stuart, FL**May 2017 – Present *County Engineer*

- Responsible for managing activities of the Traffic Division consisting of 18 employees that oversee the maintenance of all traffic signals, streetlights, and traffic signs (a \$2.2 million budget).
- Responsible for managing the activities of the Development Review Division consisting 8 employees. Responsible for ensuring all development applications and permits are reviewed for compliance with the Land Development Regulations and Comprehensive Growth Management Plan Policies associated with: Excavation, Fill, and Mining; Stormwater Management; Flood Protection; Parking and Loading, and Roadway Design. Also responsible for ensuring construction of approved development applications and permits is performed in accordance with Development Orders and Permit conditions.
- Responsible for the oversight of the Surveying Division consisting of 8.25 employees.

July 2005 – J 2017

*Traffic Engineering / Development Review Administrator*

- Responsible for managing activities of the Traffic Division consisting of 18 employees that oversee the maintenance of all traffic signals, streetlights, and traffic signs (a \$2.2 million budget).
- Responsible for managing the activities of the Development Review Division consisting 6 employees. Responsible for ensuring all development applications and permits are reviewed for compliance with the Land Development Regulations and Comprehensive Growth Management Plan Policies associated with: Excavation, Fill, and Mining; Stormwater Management; Flood Protection; Parking and Loading, and Roadway Design. Also responsible for ensuring construction of approved development applications and permits is performed in accordance with Development Orders and Permit conditions.
- Responsible for deciding when and where new traffic signals, streetlights, traffic signs, and intersection improvements are considered. Notable improvements were made at SR-76 (S Kanner Highway) at Interstate 95, SR-714 (SW Monterey Road at SR-76 (SW Kanner Highway), SE Cove Road at SR-5 (US-1 / SE Federal Highway), SR-5 (US-1 / SE Ocean Boulevard) at SR-76 (S Kanner Highway), SR-5 (US-1 / NW Federal Highway) at NW Britt Road, and SR-732 (NE Causeway Boulevard) at SR-A1A (NE Ocean Boulevard).
- Developed a Proportionate Fair Share program and obtained significant state funding for the construction of improvements at SR-76 (S Kanner Highway) at Interstate 95.
- Work closely with the County Attorney's office to the Proportionate Fair Share Agreements, contracts for required improvements, and Right-of-way Maintenance Agreements.
- Negotiated a PUD Agreement with Jensen Beach Land Company that resulted in over \$0.5 million of impact fees for Martin County.
- Negotiated a contract with the Florida Department of Transportation to receive significant increased revenues for the maintenance of traffic signals on the State Highway System. Negotiations included the receipt of several million dollars towards the development of an Advanced Traffic Management System, including a hardened Traffic Management Center.
- Responsible for monitoring traffic volumes and roadway capacity along the highway network and ensuring that traffic impact analysis are properly submitted and reviews to identify areas where capacity may be required or exceeded.
- Responsible for overseeing the review of both County and State Capital Projects as they relate to traffic control and the County's Land Development Regulations.
- Responsible for overseeing the Floodplain Protection standards and participation in FEMA's Community Rating System.
- Authored amendments to certain portions of the Land Development Regulations and the Comprehensive Growth Management Plan.

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date 11/20/18  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By MKV D.C.



November 2003 – July 2005    *Transportation Planning Administrator*

- Responsible for managing activities of the Traffic Division consisting of 12 employees that oversee the maintenance of traffic signals, streetlights, and traffic signs.
- Responsible for deciding when and where new traffic signals, streetlights, traffic signs, and intersection improvements are constructed.
- Responsible for monitoring traffic volumes and roadway capacity along the highway network and ensuring that traffic impact analysis are properly submitted and reviews to identify areas where capacity may be required or exceeded.
- Responsible for overseeing the review of Capital Projects, as they related to traffic control and the County's Land Development Regulations.
- Responsible for overseeing the Metropolitan Planning Organization staff of 5 employees and developing the Unified Planning Work Program, the Transportation Improvement Plan, the Public Involvement Plan, etc.
- Responsible for preparing and presenting monthly agendas to the Bicycle Pedestrian Advisory Committee, the Citizen's Involvement Roundtable, the Technical Advisory Committee, and the Metropolitan Planning Organization Policy Board.

**LBFH, Inc.**

**Stuart / Palm City, FL**

August 1994 – October 2003    *Sr. Project Manager & Client Service Manager*

- Responsible for managing design, permitting, and cost estimating of capital projects for the Martin County Engineering Department, the Martin County Parks and Recreation Department, the Martin County Airport, and the City of Stuart Public Works Department.
- Responsible for marketing corporate services to the applicable departments within the City of Stuart and Martin County.
- Recognized as first female associate shareholder in firm's thirty-year history (1999)
- Ensured that the municipality's needs were established and completed on schedule and within budget.
- Developed technical expertise in development standards for Martin County Utilities & Engineering Departments, the South Florida Water Management District, the Florida Department of Environmental Protection, and the City of Stuart.
- Assisted in development of corporate CAD production and development standards.

**PBS&J, Inc.**

**West Palm Beach, FL**

January 1993 – August 1994    *Project Engineer*

- Responsible for design, permitting, and cost estimating of roadway widening and reconstruction projects in Martin County and Palm Beach County with continued development of expertise in horizontal and vertical coordinate geometry, typical sections, placement of roadside drainage structures, and construction plan preparation in accordance with the Martin County and Palm Beach County requirements.
- Coordinated with the Florida Department of Transportation and the Federal Highway Association to obtain approval on construction of interchanges along Interstate 95.

**Keith & Schnars, P.A.**

**Fort Lauderdale /Stuart, FL**

January 1986 – January 1993    *Project Engineer*

- Developed technical expertise in horizontal and vertical coordinate geometry, typical sections, placement of roadside drainage structures, and construction plan preparation in accordance with the Florida Department of Transportation requirements for SR-714 (SW Martin Downs Boulevard) over the South Fork of the St. Lucie River and SR-716 (Port St. Lucie Boulevard) over the north Fork of the St. Lucie River.
- Responsible for construction plan production of corporate roadway projects by overseeing staff of eight on double shifts. Participated in national research and development team for refinement of digital terrain modeling software as it applied to three dimensional survey and design.
- Calculated horizontal geometry for platted subdivisions and right-of-way maps, prepared sketches of legal descriptions, and prepared construction as-builts for single and multi-family subdivisions.

**PROFESSIONAL MEMBERSHIPS**

---

- Institute of Transportation Engineers
- Florida Floodplain Managers Association / Association of State Floodplain Managers
- National Association of County Engineers