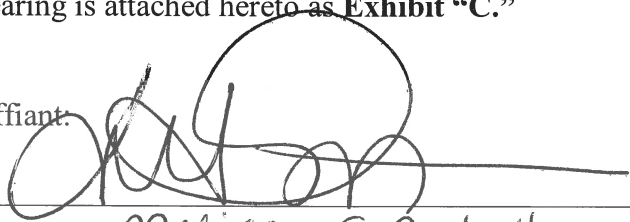


**AFFIDAVIT ATTESTING  
TO NOTIFICATION**


I, Melissa G. Corbett hereby certify that:

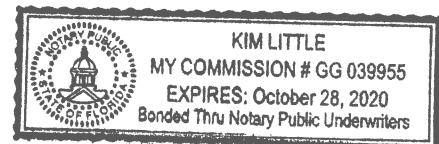
1. The property described in **Exhibit "A"** (the "Property") is the subject matter of an application to Martin County ("County") for the following: **Master Site Plan, Phasing Plan, and Phase 1 Final Site Plan** ("Application").
2. The location of the Property is: **1.5 miles south of the I95/SW Martin Highway interchange** as depicted in notice location map.
3. The Property is owned by: **Creative Land Management, LLC**.
4. The Application to the County requires notice of public hearings to be sent to all owners of property located within **1,000** feet of the Property. A certified list of all owners, along with their addresses, of property located within **1,000** feet of the Property is attached hereto as **Exhibit "B."**
5. On **July 26, 2019**, a notice of a public hearings to be held in front of the Martin County **Local Planning Agency on August 15, 2019** and **Board of County Commissioners on August 27, 2019** regarding the Application was sent by U.S. Mail to all those owners listed in Exhibit "B." A copy of said notice of public hearing is attached hereto as **Exhibit "C."**

Affiant:

  
\_\_\_\_\_  
Melissa G. Corbett

SWORN TO AND SUBSCRIBED before me this 24 day of July, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: 10-28-20  
Notary Stamp/Seal



**EXHIBIT “A”**

**The Property**

# EXHIBIT A

## ***LEGAL DESCRIPTION***

### **PARCEL 1**

A PARCEL OF LAND LYING IN PARCEL 1 OF THOSE LANDS DESCRIBED IN EXHIBIT 'A' OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 1198, PAGE 1143, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ALL LYING IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28 OF THE PLAT OF POLO CLUB AS RECORDED IN PLAT BOOK 16, PAGE 67 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHWESTERLY FOR THE NEXT THREE COURSES ALONG THE NORTHEASTERLY LINE OF THE PLAT OF DRESSAGE ESTATES AS RECORDED IN PLAT BOOK 16, PAGE 24 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N40°54'40"W A DISTANCE OF 517.38 FEET; THENCE N32°45'58"W A DISTANCE OF 1259.59 FEET; THENCE N30°50'55"W A DISTANCE OF 318.29 FEET; THENCE DEPARTING FROM SAID NORTHEASTERLY BOUNDARY OF THE PLAT OF DRESSAGE ESTATES N59°09'05"E A DISTANCE OF 2202.53 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ACCESS ROAD "A" FOR INTERSTATE 95 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 89095-2414, FOR INTERSTATE 95, SHEET 12 OF 17, LAST UPDATED ON 6-14-84; THENCE S55°50'57"E ALONG SAID SOUTHWESTERLY LINE OF ACCESS ROAD "A" A DISTANCE OF 247.80 FEET TO THE WEST LINE OF AN 60 FOOT ACCESS EASEMENT; THENCE SOUTHEASTERLY ALONG THE WEST SIDE OF SAID 60 FOOT ACCESS EASEMENT FOR THE NEXT SIX COURSES; THENCE S10°50'15"E A DISTANCE OF 277.79 FEET; THENCE S14°57'04"E A DISTANCE OF 454.03 FEET; THENCE S16°49'52"E A DISTANCE OF 272.01 FEET; THENCE S26°50'48"E A DISTANCE OF 720.42 FEET; THENCE S27°06'17"E A DISTANCE OF 95.85 FEET; THENCE S16°59'12"E A DISTANCE OF 197.96 FEET TO THE NORTHERLY LINE OF THE PLAT OF POLO CLUB AS RECORDED IN PLAT BOOK 16, PAGE 67; THENCE WESTERLY ALONG SAID NORTHERLY LINE FOR THE NEXT THREE COURSES; THENCE S52°33'22"W A DISTANCE OF 382.90 FEET; THENCE S73°33'30"W A DISTANCE OF 949.43 FEET; THENCE S49°05'14"W A DISTANCE OF 493.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 100.00 ACRES MORE OR LESS.

### **PARCEL 2**

A PARCEL OF LAND BEING A PORTION OF PARCEL 1 OF THOSE LANDS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ALL LYING IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINING 21.91 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SAID PARCELS CONTAINING A TOTAL OF 121.91 ACRES, MORE OR LESS.

**EXHIBIT "B"**

**Certified List of Property Owners with 1,000 Feet**

**LAW OFFICES OF DOLORES K. SANCHEZ**  
**4701 N. FEDERAL HIGHWAY**  
**SUITE 316, BOX B-1**  
**LIGHTHOUSE POINT, FL 33064**  
**TELEPHONE (954) 785-8585**  
**FAX (954) 785-6163**  
**E-MAIL: [dolores@bizhall.net](mailto:dolores@bizhall.net)**

**PROPERTY LIST CERTIFICATION**

June 20, 2019

TO: MilCor Group, Inc.

RE: Creative Land Management, LLC  
Surrounding Property Certification

I hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 1000 foot area surrounding the following described subject property:

OWNER:	Creative Land Management, LLC
TAX ID/FOLIO NO.:	303840000000000240
LEGAL DESCRIPTION:	See Exhibit "A" attached

The attached report/information is issued to The Milcor Group, Inc and Creative Land Management, LLC for the specific purpose of identifying the properties in a 1000 foot area surrounding the subject property. The report was prepared at the request and direction of MilCor Group, Inc. The attached information may not be relied upon by any other party. No liability is assumed by The Law Office of Dolores K Sanchez or Dolores K. Sanchez, Esq. for any unauthorized use or reliance. This report is not title insurance. Pursuant to 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report. This report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any warranty of title. This report does not include easements, restrictions, notices or other documents in the chain of title of any properties. This report (which includes any documents attached) shall not be used for the issuance of any title insurance policy or form.

The attached information was derived from a search of the Martin County Property Appraiser's records based on the legal description provided by MilCor Group, Inc. (Exhibit "A") and does not guaranty or warranty the accuracy of the legal description contained therein.

June 20, 2019  
Property List Certification  
Page Two

Attached as Exhibit "B" is a mailing list containing the mailing addresses for the subject property and the properties within the 1000 foot surrounding area.

Attached is a copy of the property appraiser report for the subject property (Exhibit "C") and the property appraiser reports for the properties within the 1000 foot surrounding area (Exhibit "D").

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dolores K. Sanchez', with a stylized, overlapping loop structure.

Dolores K. Sanchez

## **EXHIBIT A**

# EXHIBIT A

## LEGAL DESCRIPTION

### PARCEL 1

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SAID PARCEL CONTAINING 21.91 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SAID PARCELS CONTAINING A TOTAL OF 121.91 ACRES, MORE OR LESS.



## **EXHIBIT B**

**Martin County Property Appraiser**  
**Laurel Kelly, CFA**

**Main Office**

1111 SE Federal Highway  
Suite 330  
Stuart, Florida 34994  
Phone: (772) 288-5608  
Fax: (772) 221-1346

**Hobe Sound Annex**

11726 SE Federal Hwy  
Island Crossings Center  
Hobe Sound, Florida 33455  
Phone: (772) 546-1309  
Fax: (772) 546-3287

**Notice**

Rev. 10/17

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

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

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

ATLAS FAM I LLC  
336 E DANIA BEACH BLVD  
DANIA FL 33004

MARTIN ARBORS PROPERTY OWNERS ASSOC  
909 SE CENTRAL PKY  
STUART FL 34994

ATLAS FAM I LLC  
336 E DANIA BEACH BLVD  
DANIA FL 33004

MARTIN ARBORS PROPERTY OWNERS ASSOCI  
909 SE CENTRAL PKY  
STUART FL 34994

ATLAS FAM I LLC  
336 E DANIA BEACH BLVD  
DANIA FL 33004

MARTIN COUNTY  
2401 SE MONTEREY RD  
STUART FL 34996

ATLAS FAM V LLC  
336 E DANIA BEACH BLVD  
DANIA FL 33004

MARTIN COUNTY  
2401 SE MONTEREY RD  
STUART FL 34996

CITRUS BOULEVARD STUART LLC  
1521 WESTBRANCH DR STE 200  
MC LEAN VA 22102

MISQUITH EUGENE A & VALERIE M  
2428 BAY VILLAGE CT  
WEST PALM BEACH FL 33410

CREATIVE LAND MANAGEMENT LLC  
785 NE 33rd St  
BOCA RATON FL 33431

OMBU RANCH LLC  
80 SW 8TH ST #2600  
MIAMI FL 33130

DEL PATO FARM LLC  
80 SW 8TH ST STE 2600  
MIAMI FL 33130

OMBU RANCH LLC  
80 SW 8TH ST #2600  
MIAMI FL 33130

FAMILY RANCHES LLC  
12820 CALAIS CIR  
PALM BEACH GARDENS FL 33410

OMBU RANCH LLC  
80 SW 8TH ST #2600  
MIAMI FL 33130

FAMILY RANCHES TWO LLC  
12820 CALAIS CIR  
PALM BEACH GARDENS FL 33410

MARANDY PROPERTIES LLC  
6801 LAKE WORTH RD STE 124  
GREENACRES FL 33467

Martin Count BOCC  
2401 SE Monteray Road  
Stuart, FL 34496

South Florida Water Mgmt Dist  
3301 Gun Club Road  
West Palam Beach, FL 33406

State of Florida DOT  
3400 W. Commercial Blvd  
Ft. Lauderdale, FL 33309

## **EXHIBIT C**

**Martin County, Florida - Laurel Kelly, C.F.A***generated on 6/19/2019 4:08:24 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-000-00024-0	1104927	UNASSIGNED,	\$307,410	6/15/2019

**Owner Information**

<b>Owner(Current)</b>	CREATIVE LAND MANAGEMENT LLC
<b>Owner/Mail Address</b>	785 NE 3RD ST BOCA RATON FL 33431
<b>Sale Date</b>	6/29/2015
<b>Document Book/Page</b>	<a href="#">2793 2036</a>
<b>Document No.</b>	2523221
<b>Sale Price</b>	309200

**Location/Description**

<b>Account #</b>	1104927	<b>Map Page No.</b>	K-29&30
<b>Tax District</b>	5005	<b>Legal Description</b>	A PARCEL OF LAND LYING IN PARCEL 1 OF THOSE LANDS DESCRIBED IN EXHIBIT OF THAT CERTAIN WARRANTY DEED RECORDED IN OR 1198/1143 ALL LYING IN SEC 30-38-40 MORE PARTICULARLY DESCRIBED IN OR 2793/2036 PUBIC RECORDS MARTIN COUNTY FLORIDA (UNITY OF TITLE OR 2934/1458)
<b>Parcel Address</b>	UNASSIGNED,		
<b>Acres</b>	122.1700		

**Parcel Type**

<b>Use Code</b>	9901 ImprovedACNoClassed ag
<b>Neighborhood</b>	64000 Palm City W of Turnpike

**Assessment Information**

<b>Market Land Value</b>	\$307,410
<b>Market Improvement Value</b>	
<b>Market Total Value</b>	\$307,410

## **EXHIBIT D**

# Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/19/2019 4:01:56 PM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-000-000-00010-1	17439	UNASSIGNED, PALM CITY	\$529,250	6/15/2019

### Owner Information

Owner(Current)	ATLAS FAM I LLC
Owner/Mail Address	336 E DANIA BEACH BLVD DANIA FL 33004
Sale Date	2/3/2017
Document Book/Page	<u>2909 2236</u>
Document No.	2622052
Sale Price	100

### Location/Description

Account #	17439	Map Page No.	
Tax District	5005	Legal Description	BEG NE SEC COR, S ALG E/LN 2433' M/L TO N R/W I-95, NWLY ALG R/W 2587' M/L, NWLY 1186.08' & E ALG N SEC LN 2808.79' TO POB
Parcel Address	UNASSIGNED, PALM CITY		
Acres	98.0100		

### Parcel Type

Use Code	6400 GrazLD Soil Cpcty CL IV
Neighborhood	64000 Palm City W of Turnpike

### Assessment Information

Market Land Value	\$529,250
Market Improvement Value	
Market Total Value	\$529,250



# Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/19/2019 4:05:59 PM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
29-38-40-000-000-00010-3	17435	UNASSIGNED, PALM CITY	\$2,708,100	6/15/2019

### Owner Information

Owner(Current)	ATLAS FAM I LLC
Owner/Mail Address	336 E DANIA BEACH BLVD DANIA FL 33004
Sale Date	2/3/2017
Document Book/Page	<u>2909 2236</u>
Document No.	2622052
Sale Price	100

### Location/Description

Account #	17435	Map Page No.	
Tax District	5005	Legal Description	ALL OF SEC NELY OF I-95
Parcel Address	UNASSIGNED, PALM CITY		
Acres	501.5000		

### Parcel Type

Use Code	6400 GrazLD Soil Cpcty CL IV
Neighborhood	64000 Palm City W of Turnpike

### Assessment Information

Market Land Value	\$2,708,100
Market Improvement Value	
Market Total Value	\$2,708,100

# Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/19/2019 4:07:02 PM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-000-000-00022-7	17443	UNASSIGNED, PALM CITY	\$46,980	6/15/2019

### Owner Information

Owner(Current)	ATLAS FAM I LLC
Owner/Mail Address	336 E DANIA BEACH BLVD DANIA FL 33004
Sale Date	2/3/2017
Document Book/Page	<u>2909 2236</u>
Document No.	2622052
Sale Price	100

### Location/Description

Account #	17443	Map Page No.	
Tax District	5005	Legal Description	BEG ON N SEC LN & NELY R/W
Parcel Address	UNASSIGNED, PALM CITY		I-95, E ALG N/LN 775.91', S34
Acres	8.7000		DEG 59" E 1186.08' TO R/W & NWLY ALG R/W 1745.05' TO POB

### Parcel Type

Use Code	6400 GrazLD Soil Cpty CL IV
Neighborhood	64000 Palm City W of Turnpike

### Assessment Information

Market Land Value	\$46,980
Market Improvement Value	
Market Total Value	\$46,980

**Martin County, Florida - Laurel  
Kelly, C.F.A***generated on 6/20/2019 1:14:34 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
25-38-39-000-000-00010-3	12099	UNASSIGNED, PALM CITY	\$2,812,920	6/15/2019

**Owner Information**

Owner(Current)	ATLAS FAM V LLC
Owner/Mail Address	336 E DANIA BEACH BLVD DANIA FL 33004
Sale Date	5/16/2017
Document Book/Page	<u>2927 1863</u>
Document No.	2637311
Sale Price	100

**Location/Description**

Account #	12099	Map Page No.	G-V
Tax District	5005	Legal Description	ALL OF SEC OR 349/1718
Parcel Address	UNASSIGNED, PALM CITY		
Acres	639.3000		

**Parcel Type**

Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	63000 Western Agricultural Areas

**Assessment Information**

Market Land Value	\$2,812,920
Market Improvement Value	
Market Total Value	\$2,812,920

# Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/19/2019 4:07:38 PM EDT

## Summary

<b>Parcel ID</b>	<b>Account #</b>	<b>Unit Address</b>	<b>Market Total Value</b>	<b>Website Updated</b>
30-38-40-000-000-00023-0	118392	UNASSIGNED,	\$948,790	6/15/2019

### Owner Information

<b>Owner(Current)</b>	CITRUS BOULEVARD STUART LLC
<b>Owner/Mail Address</b>	1521 WESTBRANCH DR STE 200 MC LEAN VA 22102
<b>Sale Date</b>	1/12/2017
<b>Document Book/Page</b>	<u>2902 0603</u>
<b>Document No.</b>	2615205
<b>Sale Price</b>	9531000

### Location/Description

<b>Account #</b>	118392	<b>Map Page No.</b>	K-29&30
<b>Tax District</b>	5005	<b>Legal Description</b>	A PARCEL OF LAND LYING IN SEC 30-38-40 BEING MORE PARTICULARLY DESCRIBED IN OR 2902/0603 PUBLIC RECORDS MARTIN COUNTY FLORIDA
<b>Parcel Address</b>	UNASSIGNED,		
<b>Acres</b>	103.1100		

### Parcel Type

<b>Use Code</b>	5200 Cropland Soil Cpcty CLII
<b>Neighborhood</b>	64000 Palm City W of Turnpike

### Assessment Information

<b>Market Land Value</b>	\$948,790
<b>Market Improvement Value</b>	
<b>Market Total Value</b>	\$948,790

**Martin County, Florida - Laurel  
Kelly, C.F.A***generated on 6/19/2019 4:09:07 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-001-000-00020-0	554096	5501 SW SECRETARIAT DR, PALM CITY	\$169,340	6/15/2019

---

**Owner Information**

Owner(Current)	DEL PATO FARM LLC
Owner/Mail Address	80 SW 8TH ST STE 2600 MIAMI FL 33130
Sale Date	10/31/2014
Document Book/Page	<u>2750 0701</u>
Document No.	2484449
Sale Price	109700

---

**Location/Description**

Account #	554096	Map Page No.	K-29&30
Tax District	5005	Legal Description	LOT 2 DRESSAGE ESTATES (PB 16 PG 24)
Parcel Address	5501 SW SECRETARIAT DR, PALM CITY		
Acres	20.1600		

---

**Parcel Type**

Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	65300 Dressage Estates

---

**Assessment Information**

Market Land Value	\$169,340
Market Improvement Value	
Market Total Value	\$169,340

**Martin County, Florida - Laurel  
Kelly, C.F.A***generated on 6/19/2019 4:09:44 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-001-00030-0	333175	5601 SW SECRETARIAT DR, PALM CITY	\$171,360	6/15/2019

---

**Owner Information**

Owner(Current)	FAMILY RANCHES LLC
Owner/Mail Address	12820 CALAIS CIR PALM BEACH GARDENS FL 33410
Sale Date	3/18/2016
Document Book/Page	<u>2844 2721</u>
Document No.	2567263
Sale Price	120000

---

**Location/Description**

Account #	333175	Map Page No.	K-29&30
Tax District	5005	Legal Description	LOT 3 DRESSAGE ESTATES (PB 16 PG 24)
Parcel Address	5601 SW SECRETARIAT DR, PALM CITY		
Acres	20.0400		

---

**Parcel Type**

Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	65300 Dressage Estates

---

**Assessment Information**

Market Land Value	\$171,360
Market Improvement Value	
Market Total Value	\$171,360

**Martin County, Florida - Laurel  
Kelly, C.F.A***generated on 6/19/2019 4:28:09 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-001-000-00040-0	727366	5851 SW SECRETARIAT DR, PALM CITY	\$168,420	6/15/2019

**Owner Information**

Owner(Current)	FAMILY RANCHES TWO LLC
Owner/Mail Address	12820 CALAIS CIR PALM BEACH GARDENS FL 33410
Sale Date	9/27/2012
Document Book/Page	<u>2605 1609</u>
Document No.	2355413
Sale Price	100

**Location/Description**

Account #	727366	Map Page No.	K-29&30
Tax District	5005	Legal Description	LOT 4 DRESSAGE ESTATES (PB 16 PG 24)
Parcel Address	5851 SW SECRETARIAT DR, PALM CITY		
Acres	20.0500		

**Parcel Type**

Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	65300 Dressage Estates

**Assessment Information**

Market Land Value	\$168,420
Market Improvement Value	
Market Total Value	\$168,420

# Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/19/2019 4:10:53 PM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
19-38-40-000-000-00011-3	16757	UNASSIGNED,	\$856,780	6/15/2019

### Owner Information

Owner(Current)	MARANDY PROPERTIES LLC
Owner/Mail Address	6801 LAKE WORTH RD STE 124 GREENACRES FL 33467
Sale Date	8/23/2013
Document Book/Page	<u>2673 0402</u>
Document No.	2413624
Sale Price	637500

### Location/Description

Account #	16757	Map Page No.	K-III
Tax District	5005	Legal Description	A PARCEL OF LAND BEING A PORTION OF PARCEL 1 AND PARCEL 6 OF THOSE LANDS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN WARRANTY DEED RECORDED IN OR 1198/1143 BEING MORE PARTICULARLY DESCRIBED IN OR 2673/402 MARTIN COUNTY FLORIDA ALL LYING IN OF LYING AND BEING IN SEC 19 & 30-38-40 MARTIN COUNTY FLORIDA (UNITY OF TITLE OR 2967/2368)
Parcel Address	UNASSIGNED,		
Acres	98.4800		

### Parcel Type

Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	64000 Palm City W of Turnpike

### Assessment Information

Market Land Value	\$856,780
Market Improvement Value	
Market Total Value	\$856,780



# Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/19/2019 4:11:31 PM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-001-000-00001-0	432395	5131 SW SECRETARIAT DR, INDIANTOWN	\$0	6/15/2019

### Owner Information

Owner(Current)	MARTIN ARBORS PROPERTY OWNERS ASSOC
Owner/Mail Address	909 SE CENTRAL PKY STUART FL 34994
Sale Date	1/30/2006
Document Book/Page	<u>2107 0001</u>
Document No.	1906725
Sale Price	0

### Location/Description

Account #	432395	Map Page No.	
Tax District	5005	Legal Description	STREET R/W'S INCLUDING THAT UNLABELED PORTION LYING W & S OF PEGASUS WAY & S OF LOT 38 & W OF LOT LOT 37 PER SURVEYOR AFFIDAVIT IN OR 2142/1313 - - DRESSAGE ESTATES (PB 16 PG 24) ...
Parcel Address	5131 SW SECRETARIAT DR, INDIANTOWN		
Acres	57.6280		

### Parcel Type

Use Code	9409 HmOwn NoVal ROW, RES
Neighborhood	36910 Common Areas - County Wide

### Assessment Information

Market Land Value	
Market Improvement Value	
Market Total Value	\$0

**Martin County, Florida - Laurel Kelly, C.F.A***generated on 6/19/2019 4:12:20 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-001-000-00010-0	575267	5301 SW SECRETARIAT DR, PALM CITY	\$175,140	6/15/2019

---

**Owner Information**

<b>Owner(Current)</b>	MARTIN ARBORS PROPERTY OWNERS ASSOCI
<b>Owner/Mail Address</b>	909 SE CENTRAL PKY STUART FL 34994
<b>Sale Date</b>	7/16/2015
<b>Document Book/Page</b>	<u>2802 2728</u>
<b>Document No.</b>	2530823
<b>Sale Price</b>	100

---

**Location/Description**

<b>Account #</b>	575267	<b>Map Page No.</b>	K-29&30
<b>Tax District</b>	5005	<b>Legal Description</b>	LOT 1 DRESSAGE ESTATES (PB 16 PG 24)
<b>Parcel Address</b>	5301 SW SECRETARIAT DR, PALM CITY		
<b>Acres</b>	20.8500		

---

**Parcel Type**

<b>Use Code</b>	0000 Vacant Residential
<b>Neighborhood</b>	65300 Dressage Estates

---

**Assessment Information**

<b>Market Land Value</b>	\$175,140
<b>Market Improvement Value</b>	
<b>Market Total Value</b>	\$175,140

**Martin County, Florida - Laurel Kelly, C.F.A***generated on 6/19/2019 4:12:52 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
29-38-40-000-000-00011-2	17436	7201 SW MARKEL ST, PALM CITY	\$488,700	6/15/2019

**Owner Information**

<b>Owner(Current)</b>	MARTIN COUNTY
<b>Owner/Mail Address</b>	2401 SE MONTEREY RD STUART FL 34996
<b>Sale Date</b>	7/27/1995
<b>Document Book/Page</b>	<u>0000 0000</u>
<b>Document No.</b>	
<b>Sale Price</b>	0

**Location/Description**

<b>Account #</b>	17436	<b>Map Page No.</b>	
<b>Tax District</b>	5005	<b>Legal Description</b>	ALL OF SEC SWLY OF I-95 (LESS BEG SW SEC COR, E 806.97', NWLY 1432.75' TO W SEC LN & S 1185.28' TO POB)
<b>Parcel Address</b>	7201 SW MARKEL ST, PALM CITY		
<b>Acres</b>	90.5000		

**Parcel Type**

<b>Use Code</b>	8600 Cnty other than prev cvrd
<b>Neighborhood</b>	64000 Palm City W of Turnpike

**Assessment Information**

<b>Market Land Value</b>	\$488,700
<b>Market Improvement Value</b>	
<b>Market Total Value</b>	\$488,700

# Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/19/2019 4:13:25 PM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-000-000-00011-0	17440	5300 SW GREEN FARMS RD, INDIANTOWN	\$135,380	6/15/2019

### Owner Information

Owner(Current)	MARTIN COUNTY
Owner/Mail Address	2401 SE MONTEREY RD STUART FL 34996
Sale Date	6/29/1990
Document Book/Page	<u>0866 1144</u>
Document No.	
Sale Price	2000000

### Location/Description

Account #	17440	Map Page No.	
Tax District	5005	Legal Description	BEG SE SEC COR, N ALG E/LN 1185.25' FOR POB, CONTINUE N 1267' M/L TO S R/W I-95, NWLY ALG R/W 1942.5' M/L & SELY 2854' M/L TO POB (LESS ACCESS RD R/W)
Parcel Address	5300 SW GREEN FARMS RD, INDIANTOWN		
Acres	25.0700		

### Parcel Type

Use Code	8600 Cnty other than prev cvrd
Neighborhood	64000 Palm City W of Turnpike

### Assessment Information

Market Land Value	\$135,380
Market Improvement Value	
Market Total Value	\$135,380

**Martin County, Florida - Laurel Kelly, C.F.A***generated on 6/19/2019 4:13:59 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-001-000-00470-0	407776	5750 SW SECRETARIAT DR, PALM CITY	\$408,260	6/15/2019

---

**Owner Information**

<b>Owner(Current)</b>	MISQUITH EUGENE A & VALERIE M
<b>Owner/Mail Address</b>	2428 BAY VILLAGE CT WEST PALM BEACH FL 33410
<b>Sale Date</b>	5/24/2012
<b>Document Book/Page</b>	<u>2579 1907</u>
<b>Document No.</b>	2333305
<b>Sale Price</b>	100000

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**Location/Description**

<b>Account #</b>	407776	<b>Map Page No.</b>	K-29&30
<b>Tax District</b>	5005	<b>Legal Description</b>	LOT 47 DRESSAGE ESTATES (PB 16 PG 24)
<b>Parcel Address</b>	5750 SW SECRETARIAT DR, PALM CITY		
<b>Acres</b>	33.7500		

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**Parcel Type**

<b>Use Code</b>	6600 ORCHARD GROVES CITRUS ETC
<b>Neighborhood</b>	65300 Dressage Estates

---

**Assessment Information**

<b>Market Land Value</b>	\$283,500
<b>Market Improvement Value</b>	\$124,760
<b>Market Total Value</b>	\$408,260

**Martin County, Florida - Laurel  
Kelly, C.F.A***generated on 6/19/2019 4:14:43 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-001-000-00050-0	267167	5951 SW SECRETARIAT DR, PALM CITY	\$170,520	6/15/2019

---

**Owner Information**

Owner(Current)	OMBU RANCH LLC
Owner/Mail Address	80 SW 8TH ST #2600 MIAMI FL 33130
Sale Date	4/16/2019
Document Book/Page	<u>3053 2302</u>
Document No.	2750134
Sale Price	100

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**Location/Description**

Account #	267167	Map Page No.	K-29&30
Tax District	5005	Legal Description	LOT 5 DRESSAGE ESTATES (PB 16 PG 24)
Parcel Address	5951 SW SECRETARIAT DR, PALM CITY		
Acres	20.3000		

---

**Parcel Type**

Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	65300 Dressage Estates

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**Assessment Information**

Market Land Value	\$170,520
Market Improvement Value	
Market Total Value	\$170,520

# Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/19/2019 4:15:29 PM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-001-000-00050-0	267167	5951 SW SECRETARIAT DR, PALM CITY	\$170,520	6/15/2019

### Owner Information

Owner(Current)	OMBU RANCH LLC
Owner/Mail Address	80 SW 8TH ST #2600 MIAMI FL 33130
Sale Date	4/16/2019
Document Book/Page	<u>3053 2302</u>
Document No.	2750134
Sale Price	100

### Location/Description

Account #	267167	Map Page No.	K-29&30
Tax District	5005	Legal Description	LOT 5 DRESSAGE ESTATES (PB 16 PG 24)
Parcel Address	5951 SW SECRETARIAT DR, PALM CITY		
Acres	20.3000		

### Parcel Type

Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	65300 Dressage Estates

### Assessment Information

Market Land Value	\$170,520
Market Improvement Value	
Market Total Value	\$170,520

**Martin County, Florida - Laurel Kelly, C.F.A***generated on 6/19/2019 4:16:00 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-38-40-001-000-00060-0	476475	6101 SW SECRETARIAT DR, PALM CITY	\$231,760	6/15/2019

**Owner Information**

<b>Owner(Current)</b>	OMBU RANCH LLC
<b>Owner/Mail Address</b>	80 SW 8TH ST #2600 MIAMI FL 33130
<b>Sale Date</b>	4/16/2019
<b>Document Book/Page</b>	<u>3053 2302</u>
<b>Document No.</b>	2750134
<b>Sale Price</b>	100

**Location/Description**

<b>Account #</b>	476475	<b>Map Page No.</b>	K-31&32
<b>Tax District</b>	5005	<b>Legal Description</b>	LOT 6 DRESSAGE ESTATES (PB 16 PG 24)
<b>Parcel Address</b>	6101 SW SECRETARIAT DR, PALM CITY		
<b>Acres</b>	27.5900		

**Parcel Type**

<b>Use Code</b>	6300 GrazLD Soil Cpcty CL III
<b>Neighborhood</b>	65300 Dressage Estates

**Assessment Information**

<b>Market Land Value</b>	\$231,760
<b>Market Improvement Value</b>	
<b>Market Total Value</b>	\$231,760



**EXHIBIT “C”**

**Notice of Public Hearings**

Office Locations:

10975 SE  
Federal Hwy  
Hobe Sound  
Florida  
33455

9035 Americana  
Road #13  
Vero Beach  
Florida  
32966

Phone  
772-223-8850  
Fax  
772-223-8851

Email  
marketing@  
themilcorgroup.  
com

Web  
www.  
themilcorgroup.  
com

July 26, 2019

Via: US Mail First Class

**RE: NOTICE OF HEARINGS TO SURROUNDING PROPERTY OWNERS  
WITHIN 1000 FEET**

Dear Property Owner:

**Subject and Location:** **Creative Land Management, Master Site Plan, Phasing Plan, and Phase 1 Final Site Plan (A040-015)** Request by Creative Land Management, LLC, for approval of a major development, Master Site Plan, Phasing Plan, and Phase 1 Final Site Plan for the proposed filling of an existing approximately 51-acre lake to be completed in three (3) phases. Fill material is proposed to consist of source separated clean roofing materials and clean concrete from demolition sites. The site consists of approximately 121.92 acres located on the west side of I-95 approximately 1.5 miles south of the I-95/SW Martin highway interchange in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

As a landowner within 1,000 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of a major development, Revised Master Site Plan, Phasing Plan, and Phase 1 Final Site Plan approval as noted above will occur at two public hearings. **Please be advised that the Local Planning Agency hearing previously scheduled for August 1, 2019 has been cancelled and rescheduled to August 15, 2019.**

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

**Time and Date:** **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, August 15, 2019

**Time and Date:** **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, August 27, 2019

**Place:** Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E.

§

[illegible]

CALL 48 HOURS  
BEFORE YOU DIG

IT'S THE LAW!  
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



**The MilCor Group, Inc.**  
3526 S Kanner Hwy #236, Stuart, Florida 34907  
Ph: (772)223-8850 Fax: (772) 223-8851  
Web: [www.themilcorgroup.com](http://www.themilcorgroup.com)  
Certificate of Authorization: 28246



## LOCATION MAP

**CREATIVE LAND  
MANAGEMENT  
DEVELOPMENT**  
MARTIN COUNTY, FLORIDA

## EXHIBIT

B

*E x Hubert = A*

**The  
MilCor  
Group  
Inc.**

*Engineering  
a Value-Driven  
Sustainable  
Environment*



Ms. Corbett has nearly 25 years of experience in all aspects of civil engineering including overall project management and coordination of projects, feasibility analyses, computer modeling, planning, design, permitting, preparation of reports, preparation of project manuals and cost estimates for water distribution, sanitary sewer collection, storm water, roadways, and biosolids systems. Ms. Corbett has also overseen construction activities in the field for commercial, residential, agricultural and municipal projects.

## **Melissa G. Corbett, P.E.**

### **President**

#### **Employment History**

***The MilCor Group, Inc.*** – President / Owner  
July 2008 - Present

***Engineering & Water Resources*** – Vice President / Partner  
December 2001 – July 2008

***LBFH, Inc.*** – Project Manager / Engineer  
February 1997 – December 2001

#### **Education**

Bachelor of Science in Civil Engineering – University of Central Florida – 1996

#### **Registrations**

Professional Engineer #59292, Florida

#### **Technical Society Affiliations**

- Florida Engineering Society
- National Society of Professional Engineers
- Florida Water Environment Association
- Florida Association of Environmental Professionals
- American Water Works Association
- Florida Stormwater Association
- Treasure Coast Builders Association
- Florida Green Building Coalition

#### **Professional Society Affiliations**

- Indiantown Chamber of Commerce, Chair
- Hobe Sound Chamber President's Council and Board Member
- Martin County Chamber of Commerce, Past Chair
- Leadership Martin County, Class 12

#### **Civic Volunteering**

**Treasure Coast Wildlife Center** – donated company time and resources for site plan approval of a new facility for the Treasure Coast Wildlife Center, which is a non-profit community institution, offering help for sick, injured and orphaned wild animal patients along with information and education for human residents and visitors.

**Habitat for Humanity** – donated company time and resources for site plans and grading plans for Habitat for Humanity, which is a nonprofit organization founded on the conviction that every man, woman and child should have a decent, safe and affordable place to live.

10975  
Southeast  
Federal  
Highway  
Hobe  
Sound  
Florida  
33455

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