



Board of County Commissioners

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 19-0662

DPQJ-1

Meeting Date: 7/30/2019

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

SANDS COMMERCE CENTER III (S129-021), REVISED MASTER AND PHASE 3 FINAL SITE PLAN

EXECUTIVE SUMMARY:

Request approval for a revised master site plan and phase 3 final site plan for the Sands Commerce Center III project located north of SW Martin Highway and west of and adjacent to, the Florida Turnpike. Included with this application is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden
Title: Principal Planner

REQUESTED BY: Mathers Engineering Corporation, William J. Mathers, P.E.

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 7/30/19 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By mkv D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

Request for a revised master and phase 3 final site plan for the Sands Commerce Center III located north of Martin Highway and adjacent to the Florida Turnpike. The project received revised master plan and final site plan approval on October 7, 2014 through the approval of Resolution 14-10.4. The property is zoned M-2 (Industrial District) and has a Future Land Use Designation of Industrial. The property is located inside the County's Primary Urban Services District, water and wastewater services will be provided by Martin County Utilities. Included in this application is a request for a certificate of public facilities reservation.

The project received approval of a revised master and phase I final site plan on March 6, 2017 through the adoption of Resolution 17-3.11. The first phase of development included Building #17 and all of the infrastructure to support Sands Commerce Center phase 3 was approved.

The phase 2 final site plan was for the construction of Building # 16 and the adjacent loading area along with 53 parking spaces. Building #16 is a one story, 126,000 square foot warehouse/manufacturing and office facility. Phase 2 was approved on October 9, 2018.

The phase 3 final site plan is for the construction of building #15 and the associated parking are-

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Building #15 is a 200,000 square foot manufacturing and warehouse building. The construction of phase will conclude the development of Sands Commerce Center III. Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

The following supporting materials are attached to this agenda item:

Staff Report
Resolution for Approval of the Revised Master Plan
Resolution for Approval of the Phase 3 Final Site Plan
Revised Master Plan
Phase 3 Final Site Plan
Application Materials
Landscape Plan
Financial Disclosure
Sign Posting Affidavit
Draft Resolution for Denial

ISSUES:

There are no issues related to this application.

LEGAL SUFFICIENCY REVIEW:

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

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and file the agenda item and staff report as exhibit 1.
Move that the Board approve the revised master site plan for Sands Commerce Center III and the phase 3 final site plan for the Sands Commerce Center III project.

ALTERNATIVE RECOMMENDATIONS

None.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$12,000 application fee and the \$290.00 sufficiency fee.

Funding Source	County Funds	Non-County Funds

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Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

SANDS COMMERCE CENTER III REVISED MAJOR MASTER & PHASE III FINAL SITE PLAN

Applicant:	Jeffrey H. Sands
Property Owner:	Jeffrey H. Sands
Agent for the Applicant:	Mathers Engineering William J. Mathers, P.E.
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	S129-021
Application Type and Number:	DEV2019020018
Report Number:	2019_0604_S129-021_Staff_Report_Final
Application Received:	03/22/2019
Transmitted:	03/22/2019
Staff Report Issued:	04/09/2019
Revised Staff Report:	06/04/2019

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B. Project description and analysis

Request for a Revised Major Master and Phase Three Final Site Plan for the Sands Commerce Center located north of Martin Highway and adjacent to the Florida Turnpike. The project received a revised Master Plan and Final Site Plan approval on October 7, 2014 through the approval of Resolution 14-10.4. The property is zoned M-2 (Industrial District) and has a Future Land Use Designation of Industrial. The property is located inside the County's Primary Urban Services District, water and wastewater services will be provided by Martin County Utilities. Included in this application is a request for a certificate of public facilities reservation.

Sands Commerce Center I is an existing light industrial center consisting of five industrial warehouse buildings approved and constructed as separate phases between 1985 and 1990. The center was revised with added parking and a Preserve Area Management Plan (PAMP) with the revised Master and Final Site Plan that combined Center I and Center III and was approved in 2014.

Sands Commerce Center III is a proposed light industrial warehouse center located adjacent to and north of Sands Commerce Center I. The project originally received approval on April 3, 2007 with an approved Final Site Plan for Phase I.

The project received approval of a Revised Major Master and Phase I Final Site plan on March 6, 2017 through the adoption of Resolution 17-3.11. The first phase of development included Building #17 and all of the infrastructure to support Sands Commerce Center III was approved.

The phase II final site plan was for the construction of Building # 16 and the adjacent loading area along with 53 parking spaces. Building #16 is a one story, 126,000 square foot warehouse/ manufacturing and office facility. Phase II was approved on October 9, 2018.

The phase III final site plan is for the construction of building #15 and the associated parking area. Building #15 is a 200,000 square foot manufacturing and warehouse building. The construction of phase III will conclude the development of Sands Commerce Center III.

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	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn Mccarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Thomas Walker	288-5418	N/A
M	Engineering	David Moore	320-3057	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Dan Wouters	219-4941	N/A
Q	ADA	David Moore	320-3057	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

D. Review Board action

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

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Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., 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.

Parcel number(s) and address:	14-38-40-000-009-0000.0-80000 4313 SW Cargo Way
Existing Zoning:	M-2, Industrial
Future land use:	Industrial
Census tract:	0017 Tract
Commission district:	5
Municipal service taxing unit:	District 5
Planning area:	North Mid



Aerial



Existing and proposed uses of adjacent properties:

To the north; Canopy Creek community association common area and water management tract

To the south; Industrial park

To the east: Warehouse, industrial park

To the west; Vacant property zoned M-2 industrial

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

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1.A.1., states: 'The County's existing Land Development Regulations shall be revised to conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands, and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Game and Freshwater Fish Commission's official list or as determined as

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- regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
 - (10) Include provisions for the transfer of development rights to:
 - (a) Protect environmentally sensitive areas and/or historic resources and;
 - (b) Specify those receiving zones within the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.
- Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Findings of Compliance:

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

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

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

Additional Information:

Item #1: Timetable

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

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

N/A

When the Master Plan for the Sands Commerce Center III was approved on April 3, 2007 the Board approved an alternate compliance request of the applicant pursuant to Section 4.874 Land Development Regulations, Martin County Code, (2002).

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

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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

Environmental

Findings of Compliance:

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

Landscape

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed a phased modification to an existing Major Final Site Plan for an office warehouse facility within an existing Industrial Park. The applicant has submitted landscape plans that provides 2.28 acres of landscape area which equates to 29% of the 348,012 s.f development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). This 2.28 acres includes 2.22 acres of surplus landscape area established with Phase 2. Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 139 trees for this project phase. To demonstrate compliance the applicant has proposed the planting of 139 additional trees.

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

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. There are no protected trees within this Phase 3 project area. To demonstrate compliance with Section 4.666.D., Land Development Regulations, Martin County, Fla. (2013) With Phase 1, the applicant previously proposed installation of 649 native tree credits to mitigate for the necessary tree removal requiring 645 credits. This tree mitigation satisfied requirements for all phases of this project.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area with 2 trees for each 5000 s.f. of interior vehicular use area. This phase of the project has 136,023 sq.ft. of paving requiring 54 additional 3" trees. To document compliance the applicant is proposing the installation of 54 native trees.

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

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

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

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

Roadway capacity for 459,500 S.F. of general industrial use among the three proposed buildings was reserved through the payment of roadway impact fees on June 1, 2007. The Revised Master Site Plan proposed a reduction to 417,500 S.F. of general industrial use. This Revised Final Site Plan Phase 3 is consistent with the Revised Master Site Plan.

L. Determination of compliance with county surveyor - Engineering Department

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. Therefore, The Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. [MARTIN COUNTY, FLA., LDR §10.1.F (2016)]

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

Findings of Compliance:

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

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and fill will only be hauled to the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

2. Division 9- Stormwater Management: The applicant has demonstrated the proposed development is included in the Master Stormwater Management System (ERP 43-02813-P) and the proposed development will not cause any changes to the master stormwater management system already in place.
 - a. The applicant is proposing the minimum finished floor elevation, as established within Master Stormwater Management System, be set above the predicted elevation of stormwater that will stage within the development after a 100-year storm having a three-day duration and without any discharge from the development.
 - b. The applicant demonstrated the Master Stormwater Management System provides the required water quality treatment volume for the proposed development.
 - c. Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
3. Division 10 - Flood Protection: This site falls within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation is set at least one foot above the current FEMA flood plain elevation of 17.0 NAVD; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 for the proposed warehouse and office use.
5. Division 19- Roadway Design: The applicant is not proposing to make modifications to the existing entrance on SW Cargo Way; therefore, the proposed design meets the requirements in Division 19.

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

1. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

Compliance with Adequate Public Facilities Ordinance:

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

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 meet all street naming Land Development Regulations in Article 4, Division 17, Land Development Regulations, Martin County, Fla. (2016).

Electronic File Submittal

Findings of Compliance:

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2016)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2016)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2016)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

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

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

Fire Prevention

Findings of Compliance:

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

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

Findings of compliance:

Staff has reviewed the second round of plans and have found the resubmittal is responsive to and compliant with the previous (ADA) comments dated 04/09/2018.

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

Martin County Health Department

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

Martin County School Board

N/A

The applicant has indicated that this application is for a non-residential project. Therefore the Martin County School Board was not required to review this application for school concurrency evaluation. MARTIN COUNTY, FLA., LDR §10.1.F.

S. Determination of compliance with legal requirements - County Attorney's Office

Review ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County

Findings – in place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County

Findings – in place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings – positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

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Community park facilities (Section 5.32.D.3.e, LDR)

Findings – in place

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings – positive evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - in place

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section R of this staff report

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

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

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:

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

Item #3:

Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of

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project approval.

Item #4:

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 #5:

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

Item #6:

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

Item #7:

Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

Item #8:

Original approved site plan on Mylar or other plastic, stable material.

Item #9:

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #10:

Six (6) copies 24" x 36" of the approved revised master site plan. Fold to 8" x 12".

Item #11:

One (1) digital copy of site plan in AutoCAD 2006 or 2007 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #12:

Original of the construction schedule.

Item #13:

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

Item #14:

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

V. Local, State, and Federal Permits

Permits:

The following permits must be obtained prior to scheduling a Pre-Construction meeting:

1. South Florida Water Management District (SFWMD) Environmental Resource Permit Modification
2. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge for Large and Small Construction Activities

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:	\$12,000.00	\$12,000.00	\$0.00
Inspection fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

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

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

X. General application information

Applicant: Jeffrey H. Sands
902 Carnegie Center St Ste 400
Princeton, NJ 08540
609-921-6060

Agent: Mathers Engineering
William J. Mathers, P.E.
2431 SE Dixie Highway
Stuart, FL 34996
772-287-0525

Engineer: Mathers Engineering
William J. Mathers, P.E.
2431 SE Dixie Highway
Stuart, FL 34996
772-287-0525

Y. Acronyms

ADA.....Americans with Disability Act
AHJAuthority Having Jurisdiction

ARDP Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments

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

RESOLUTION NUMBER

**[REGARDING REVISED MASTER SITE PLAN APPROVAL FOR SANDS COMMERCE
CENTER I AND III WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

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

1. Jeffrey H. Sands submitted an application for a revised master site plan for the Sands Commerce Center I and III project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public meeting on July 30, 2019.
3. At the public meeting, all interested parties were given an opportunity to be heard.
4. The revised master site plan is consistent with the Comprehensive Growth Management Plan and the Land Development Regulations.

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

- A. The revised master site plan, attached hereto as Exhibit B, for the Sands Commerce Center I and III project is approved. Approval of the revised master site plan authorizes the applicant to submit final site plan(s) consistent with the approved master site plan and any conditions of approval of the master site plan and phasing plan, in accordance with the Comprehensive Growth Management Plan and Land Development Regulations. Approval of the revised master site plan shall not constitute approval to build or construct any improvements and is not the final approval necessary for construction of the Sands Commerce Center I and III project.
- B. All final site plans for the Sands Commerce Center I and III project must be obtained within five years, by July 30, 2024. All development must be completed within seven years, by July 30, 2026.
- C. The property owner shall provide an executed unity of title in a form acceptable to the County Attorney for the property that is the subject of the approved revised master site plan. Included shall be a provision that requires unity of title to be maintained by the owner of the property with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to a governmental agency.

- D. The property owner shall provide annual status reports to the County Administrator to ensure that development occurs according to the terms of the development order. The Monitoring Report shall be due on the Anniversary date of the Major Master approval.
- E. In consideration of the approval of the revised master site plan development order for Sands Commerce Center I and III (hereinafter referred to as "the project") the undersigned applicant, being the owner(s) of the project, located on lands described in attached Exhibit A, does hereby covenant and agree that final site plan development orders for the project are subject to a determination and reservation of adequate capacity of Category A and Category C public facilities (water, sewer, solid waste, stormwater management, arterial and collector roads, parks and public transportation) pursuant to Section 14.1C.4, Comprehensive Growth Management Plan (Comprehensive Plan) and Section 5.32.D., Land Development Regulations (LDR), Martin County Code.

No rights to obtain final site plan development orders, nor any other rights to develop the project have been granted or implied by the County's approval of this master site plan development order without a determination and reservation of adequate capacity of Category A and C public facilities.

The applicant is voluntarily electing to proceed under Section 14.1C.4 of the Comprehensive Plan and Section 5.32.C., LDR; therefore, the County's approval of the master site plan development order for the project grants no rights to obtain final site plan development orders, nor shall the approval be interpreted by the undersigned, or its successors in title, in any way whatsoever as committing the County legally, through the theory of equitable estoppel or any other legal theory, to approve any final site plan development order for the project without a determination and reservation of adequate capacity of Category A and C public facilities, pursuant to Section 14.1C.5 of the Comprehensive Plan and Section 5.32.D., LDR.

The undersigned acknowledges the risk that subsequent development projects may reserve capacity of Category A and C public facilities in the same service area as the project and necessitate construction of additional capital facility improvements for this project to meet concurrency and/or prevent this project from going forward in accordance with its timetable of development.

The undersigned further agrees that the attached Affidavit Deferring Public Facilities Reservation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County, Florida.

- F. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 30TH DAY OF JULY, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Affidavit Deferring Public Facilities Reservation
Exhibit A, Legal Description
Exhibit B, Revised Master Site Plan

Resolution #

Affidavit Deferring Public Facilities Reservation

IN WITNESS WHEREOF, the applicant has executed this Affidavit on the date indicated below.

WITNESSES:

Jeffrey H. Sands

Address: _____

Name printed: _____

Date: _____

Name printed: _____

STATE OF

COUNTY OF

The foregoing Affidavit Deferring Public Facilities Reservation is acknowledged before me this _____ day of _____, 2019, by Jeffrey H. Sands. He () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name printed:

My Commission Expires:

EXHIBIT A

Project – SANDS COMMERCE CENTER
Owner – JEFFREY H. SANDS

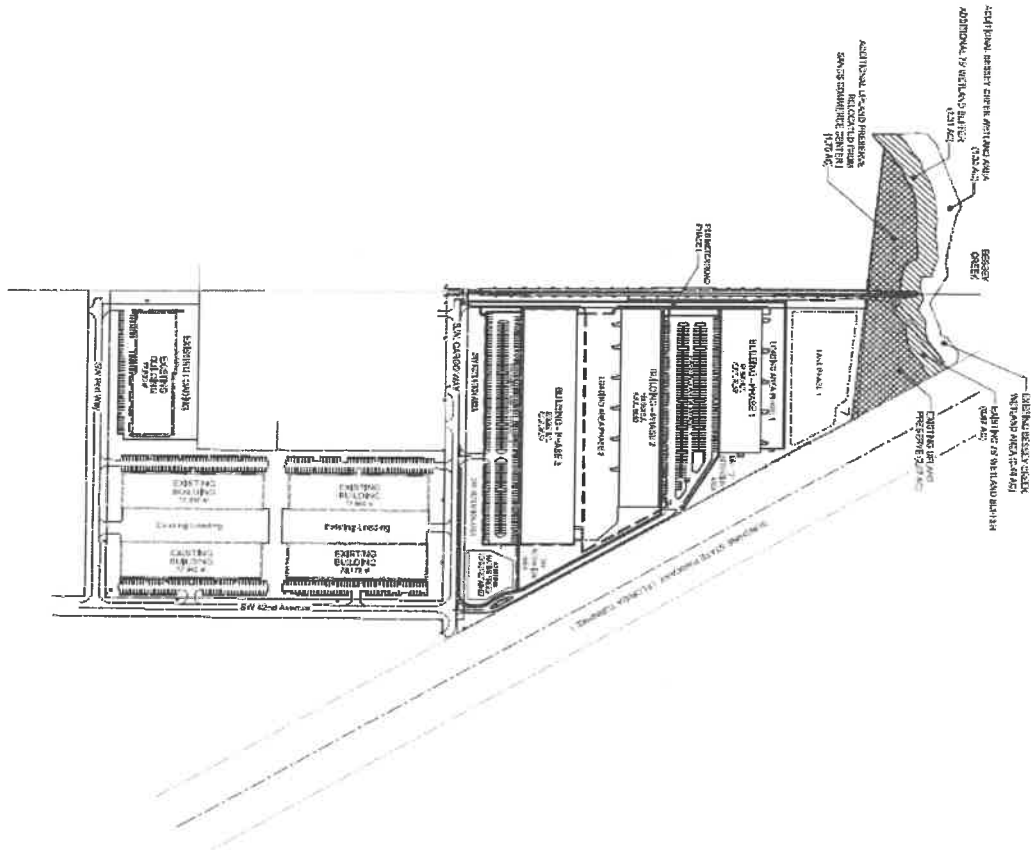
LEGAL DESCRIPTION:

TRACTS 11, 21, 22, 27, 28, AND 29, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LYING WEST OF THE FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY), AND SOUTH OF THE CENTERLINE OF BESSEY CREEK.

Parcel Control Number:

14-38-40-000-009-00000-80000

Exhibit B (page 1 of 3)



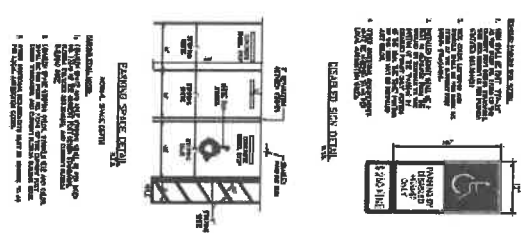
SANDS COMMERCE CENTER I & II

OVERALL SITE DATA

Item	Quantity	Unit
Total Site Area	10.00	Acres
Building Footprint Area	100,000	Sq. Ft.
Parking Area	100,000	Sq. Ft.
Landscaping Area	100,000	Sq. Ft.
Street Light Area	100,000	Sq. Ft.
Utility Area	100,000	Sq. Ft.
Other Area	100,000	Sq. Ft.

Index of Sheets

Sheet 1 of 2: Overall Site Plan
 Sheet 2 of 2: Building Footprints
 Sheet 3 of 2: Site Plan Details



Lucido & Associates

10000 N. 10th Ave., Suite 100
 Phoenix, AZ 85020
 Phone: (602) 998-1000
 Fax: (602) 998-1001
 Email: info@lucido.com

Project: Sands Commerce Center I & II

Site Plan

Legend

- Building Footprint
- Parking Area
- Landscaping Area
- Street Light Area
- Utility Area
- Other Area

Sands Commerce Center I & II

Master Site Plan
 & Phasing Plan

Legend

- Building Footprint
- Parking Area
- Landscaping Area
- Street Light Area
- Utility Area
- Other Area



Figure 1

[illegible]

**Sands Commerce
Center I & III**

Revised
Master Site Plan
& Phasing Plan

Male	Fly	Dissection
1.25-1.3	22	
1.35-1.4	23	
1.45-1.5	21-22	
1.55-1.6	19-20	
1.65-1.7	18-19	
1.75-1.8	15-16	
1.85-1.9	13-14	
1.95-2.0	11-12	



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DIFFICULTY:

Kenneth J. Hays, *Associate Professor*

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References

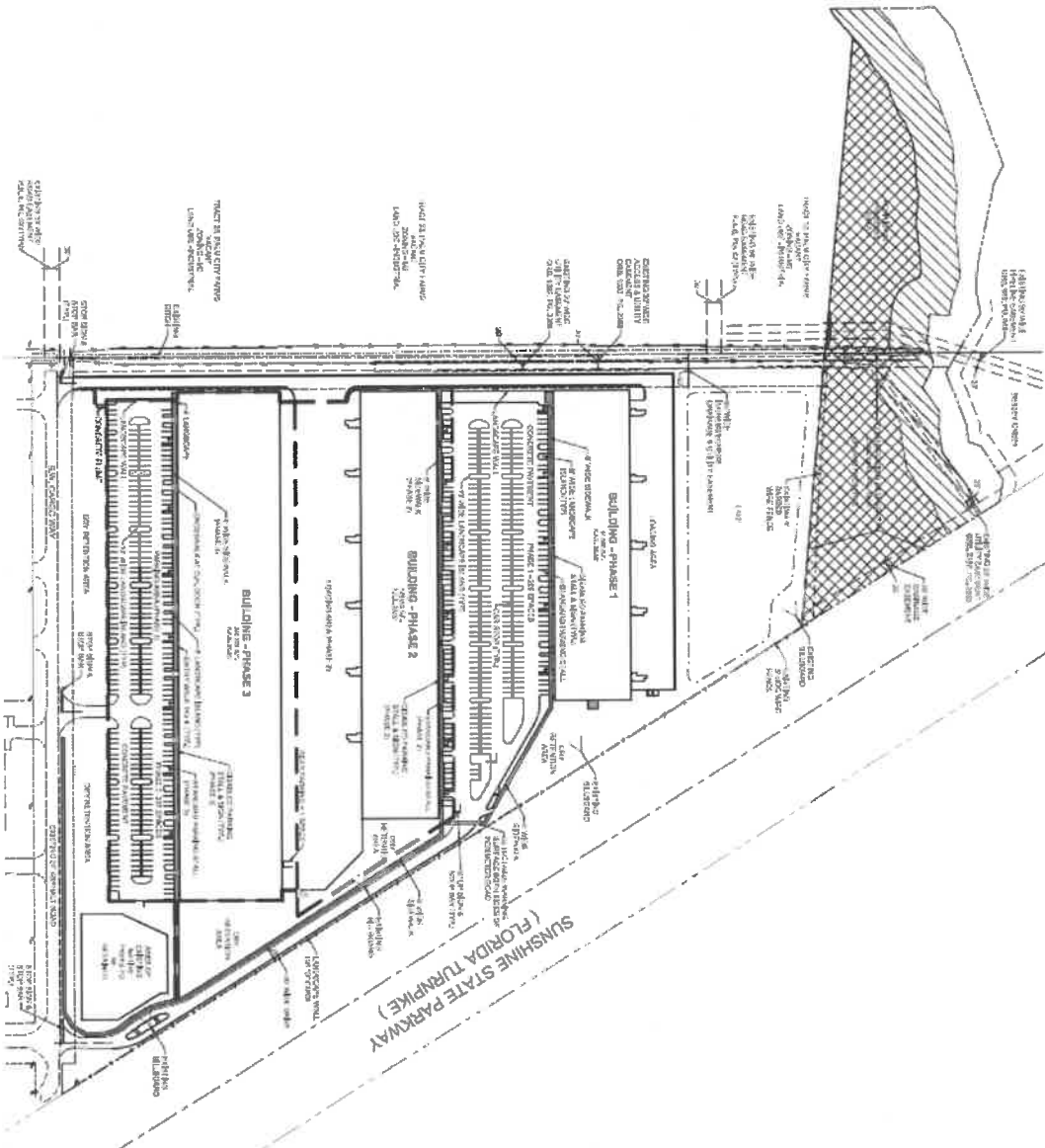
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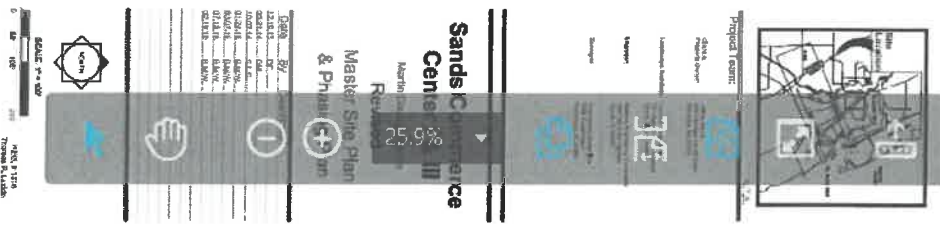
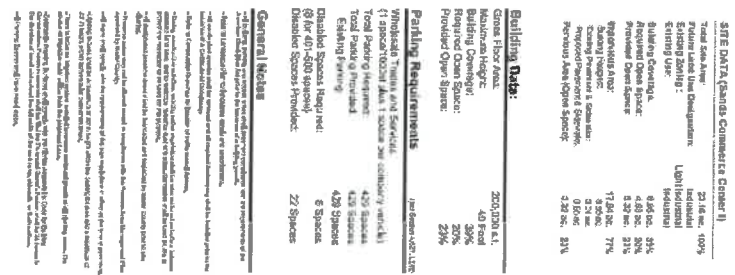
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Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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

RESOLUTION NUMBER 19__

**[REGARDING REVISED FINAL SITE PLAN APPROVAL FOR SANDS COMMERCE
CENTER III PHASE 3 WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Jeffrey H. Sands submitted an application for a revised Phase 3 final site plan approval for the Sands Commerce Center III project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public meeting on July 30, 2019.
3. At the public meeting, all interested parties were given an opportunity to be heard.

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

A. The revised Phase 3 final site plan, attached hereto as Exhibit B, for Sands Commerce Center III Phase 3 is approved. Development of the Sands Commerce Center III Phase 3 project shall be in accordance with the approved revised final site plan and approved construction plans.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, Land Development Regulations Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.9, Land Development Regulations, Martin County Code, shall render approval of the revised final site plan for the Sands Commerce Center III Phase II project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.B, LDR, Martin County Code.

F. All permits for the Sands Commerce Center III Revised Phase II Final Site plan must be obtained within one year, by July 30, 2020. Development must be completed within two years, by July 30, 2021.

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

H. No construction or alteration shall be permitted within any of the preserve areas except in compliance with the Preserve Area Management Plan (PAMP) approved by Martin County on March 7, 2007 and recorded in Official Record Book 2232 beginning at Page 1003 of the Public Records of Martin County, Florida.

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

H. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 30TH DAY OF JULY, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
ED CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Revised Phase 3 Final Site Plan

EXHIBIT A

Project – SANDS COMMERCE CENTER
Owner – JEFFREY H. SANDS

LEGAL DESCRIPTION:

TRACTS 11, 21, 22, 27, 28, AND 29, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LYING WEST OF THE FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY), AND SOUTH OF THE CENTERLINE OF BESSEY CREEK.

Parcel Control Number:

14-38-40-000-009-00000-80000



<p>Chief & Property Owner</p> <p>Safety Range 500 W. 1st St., Suite 100 Palm Beach, FL 33480 Tel: 561-832-5452</p>	<p>Landscaping Architect</p> <p>Ludke & Associates 711 Red Ocean Boulevard Boca Raton, FL 33486</p>	<p>Engineer</p> <p>Mathews Engineering Corporation 2431 NE 20th Highway Suite 4, Ft. 33408</p>	<p>Surveyor</p> <p>Engineering Design Inc. 1625 Tucker Drive Fort Pierce, FL 34946</p>
--------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------

**Sands Commerce
Center I & III**

Martin County, Florida

Master Site Plan
& Phasing Plan

Date	By	Description
2.19.13	DF	
3.21.14	DM	
0.07.14	S.L.S.	
1.24.18	B.M.W.	
0.07.18	B.M.W.	
7.43.18	B.M.W.	
2.15.19	B.M.W.	



SCALE: 1" = 100'

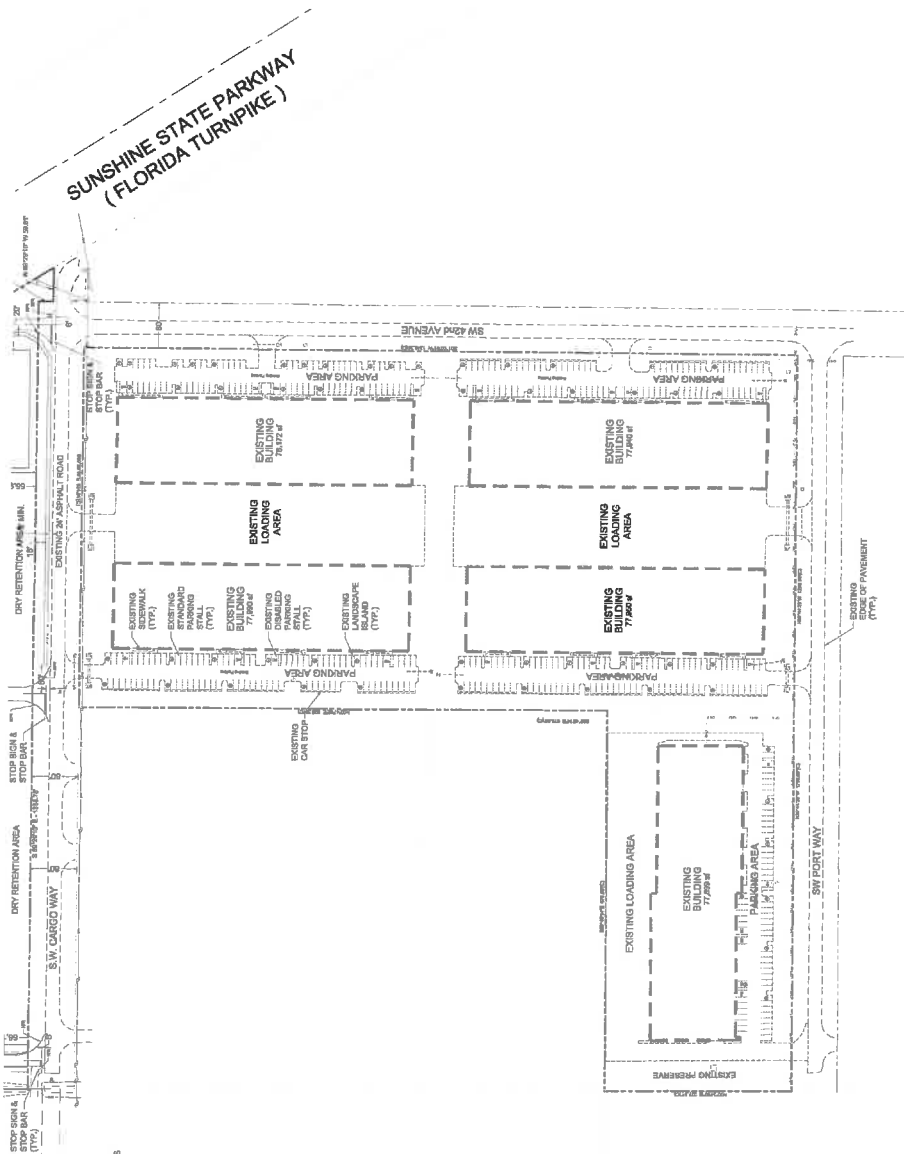
50'	100'	200'	REG. # 10115 Thomas P. Ladd
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Designer	DF	Sheet
Manager	MC	
Project Number	12-440	
Material Number	-	
Computer File		

3 of 3

Sands Commerce Revised Master Plan

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LETTER OF TRANSMITTAL

TO: Martin County
Growth Management Dept.
(Hand delivered)

Date: 02/27/19	Job No. 3415-03
Attention: Nicki Van Vonno Growth Management Director	
Re: Sands Commerce Center III (Phase 3)	
Major Final Site Plan	
For Completeness Review	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____

THE FOLLOWING ITEMS:

COPIES	DATE	NO.	DESCRIPTION
1			Check for Application Fee (\$290.00)
1			Original Application Packet with exhibits
1			CD with Application and exhibits in PDF Format
1			CD with Site Plan and Survey in DWG. Format

THESE ARE TRANSMITTED AS CHECKED BELOW:

- ☐ For approval ☐ For review and comment ☐ Submit _____
☐ As requested ☐ Returned for corrections ☐ Resubmit _____

REMARKS

The original signed, notarized documents are in this package submittal.

COPY TO File and client

SIGNED: Holly Mathers

If enclosures are not as noted, kindly notify us at once.



Martin County Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34904
(888) 2-200-5405 www.martin.fl.us

Major Final Site Plan Checklist

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

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

- ☒ 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
[Excavation fill and hauling](#)
- ☒ 16. STORMWATER REPORT OR CALCULATIONS: A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ☐ 17. STORMWATER MAINTENANCE PLAN: A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County. MARTIN COUNTY, FLA., LDR ☐ 4.386
- ☐ 18. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☐ 19. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3.
[Hurricane surge map](#)
- ☐ 20. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet.
[Wildfire risk assessment scoresheet](#)
- ☐ 21. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
- ☐ 22. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property.
- ☐ 23. ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate.
[Environmental waiver checklist](#)
- ☐ 24. PAMP: A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☐ 25. LANDSCAPING ALTERNATIVE COMPLIANCE: A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 26. A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE: A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 28. A CRA Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☒ 29. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 30. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems. SEE NARRATIVE
- ☐ 31. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#) SEE ATTACHED EXHIBITS MARTIN COUNTY UTILITIES SERVICE AGREEMENT
- ☐ 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)

- ☒ 33. AGENCY PERMITS:(OPTION ONE) All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal, state and regional permits and approvals prior to the issuance of a development order by the County.
- N/A ☐ 34. AGENCY PERMITS:(OPTION TWO) All required federal, state and regional agency permits and approvals, or applications for pending permits and approval. Submit all required federal, state and regional permits and approvals prior to the commencement of construction or development activities authorized by the County development order.
- ☒ 35. Electronic files of the final site plan in AutoCAD 2004 to 2007 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 36. Electronic file of the boundary survey in AutoCAD 2004 to 2007 (.dwg) format.
- ☒ 37. A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 38. A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 39. The proposed final site plan.
[Site plan template](#)
- N/A ☐ 40. Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ☒ 41. Copies of any previously approved master site plan.
- ☒ 42. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 43. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 44. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s).
- ☒ 45. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☒ 46. A landscape plan.
- N/A ☐ 47. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.
[Section 4.666](#)
- N/A ☐ 48. A lighting plan.
- ☒ 49. Commercial Design drawings must be prepared by a licensed architect. ☐ Section 4.871C, LDR ☐
[Licensed architect for commercial design](#)
- ☒ 50. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. ☐ Section 10.2.B.3., LDR, MCC ☐
[Disclosure of Interest Affidavit](#)



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

A. General Information:

1. Type of Application: Major Final Site Plan
2. Proposed Development's Name:
Sands Commerce Center III - Phase 3
3. Former Development's Name:

4. Previous Project Number: S129-020
5. Pre-Application Meeting Date: Not Applicable
6. Property Owner:
Name or Company Name Jeffrey H. Sands
Company Representative _____
Address 902 Carnegie Center, Suite 400
City Princeton State NJ Zip 08540
Phone 609 - 921 - 6060 Fax _____
Email jsands@hiltonrealtyco.com
7. Agent: Select from the List
Name or Company Name Mathers Engineering Corporation
Company Representative William J. Mathers, P.E.
Address 2431 SE Dixie Highway
City Stuart State FL Zip 34996
Phone 772 - 287 - 0525 Fax _____
Email mathersengineers@bellsouth.net
8. Contract Purchaser: Not Applicable
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____
9. Land Planner: Same as the Civil Engineer
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

10. Landscape Architect: Select from the list
Name or Company Name Lucido and Associates
Company Representative Morris Crady
Address 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone 772 - 220 - 2100 Fax - -
Email mcrady@luciodesign.com

11. Surveyor: Select from the list
Name or Company Name Engineering Design Inc.
Company Representative Mike Owen
Address 1934 Tucker Court
City Fort Pierce State FL Zip 34950
Phone 772 - 419 - 8383 Fax - -
Email tiffanyowne@edc-inc.com

12. Civil Engineer: Select from the list
Name or Company Name Mathers Engineering Corporation
Company Representative William J. Mathers, P.E.
Address 2431 SE Dixie Highway
City Stuart State FL Zip 34996
Phone 772 - 287 - 0525 Fax - -
Email mathersengineers@bellsouth.net

13. Traffic Engineer: Select from the list
Name or Company Name Susan E. O'Rourke, PE, Inc.
Company Representative Susan E. O'Rourke, P.E.
Address 969 SE Federal Highway, Ste. 402
City Stuart State FL Zip 34994
Phone 772 - 781 - 7918 Fax - -
Email seorourke@comcast.net

14. Architect: Not Applicable
Name or Company Name Jack Ahern & Assoc. Architect, P.A.
Company Representative Jack Ahern
Address 2674 S.E. Willoughby Blvd.
City Stuart State FL Zip 34994
Phone 772 - 220 - 8907 Fax - -
Email ahern@gate.net

15. Attorney: Select from the list
Name or Company Name McCarthy, Summers, Bobko, Wood, Norman, Bass & A
Company Representative Terry McCarthy, Esquire
Address 2400 SE Federal Highway
City Stuart State FL Zip 34994
Phone 772 - 286 - 1700 Fax - -
Email tpm@mcsomm.com

16. Environmental Planner:

Not Applicable

Name or Company Name _____

Company Representative _____

Address _____

City _____

State _____ Zip _____

Phone _____ - _____ - _____

Fax _____ - _____ - _____

Email _____

17. Other Professional:

Name or Company Name _____

Company Representative _____

Address _____

City _____

State _____ Zip _____

Phone _____ - _____ - _____

Fax _____ - _____ - _____

Email _____

18. Parcel Control Number(s):14-38-40-000-009-00000-8

_____**19. Certifications 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.

☐

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

B. 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's signature

|||||

Jeffrey SANDS

Printed name2/4/19

Date

NOTARY ACKNOWLEDGMENT

STATE OF New Jersey

COUNTY OF Mercer

I hereby certify that the foregoing instrument was acknowledged before me this
4th day of February, 2019, by Jeffrey Sands

He or she

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


Notary public signature

Printed name

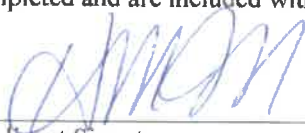
Denise J. Steber
NOTARY PUBLIC OF NEW JERSEY
Commission Expires
July 8, 2021

State of _____ at-large



Martin County Development Review
Digital Submittal Affidavit

I, HOLLY M. MATHERS, attest that the electronic version included for the project SAND COMMERCE CENTER III (PHASE 3) is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

2/19/19
Date

February 20, 2019

Ms. Nicki Van Vonno, Growth Management Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

RE: Request for Proposed Development
Project Name: Sands Commerce Center III (Phase 3) Building 15
Previous Project Number: S129-015
Address: SW Cargo Way, Palm City, Florida

Dear Ms. Van Vonno:

This package is being submitted for compliance review for the above referenced project. The documentation attached has been provided for the review by the Martin County Growth Management Department for the Major Final Site Plan Application.

This application is a request to begin construction of Phase 3 of the Sands Commerce Center III which consists of the construction of the proposed Building 15 and associated parking areas and sidewalks. Building 15 is a 200,000 s.f. manufacturing building with additional 307 parking spaces provided.

The project complies with the proposed industrial zoning requirements.

Certificate of Public Facilities Reservation:

The applicant is requesting a certificate of public facilities reservation for the Sands Commerce Center III pursuant to Section 5.32.D of the Martin County Land Development Regulations.

Utilities

Proposed Utilities – Sewer and Water will be supplied by Martin County Utilities. Irrigation will be from the proposed lake. Project previously obtained approvals from Martin County Utilities and currently has an active Water and Wastewater Service Agreement with Martin County Utilities for Sands Commerce Center III. Phase 1 approved construction permits and plans contain the necessary utilities for Phase 3.

SFWMD

Project previously obtained a Master SFWMD Drainage Permit. Applicant will be resubmitting to SFWMD for a permit modification for storm water to allow construction of Phase 3.

LAND USE & ZONING

Land Use – Industrial

Existing Zoning – LI (Limited Industrial)

PHASE 3 CONSTRUCTION:

The following details the items that will be completed during the Phase 3 construction for Sands Commerce Center III as indicated on the Major Final Site Plan.

1. Water and Fire Lines

- Phase 3
Water Building Service Line, Meter & Backflow Preventer for Building #15 only.
Fire Line, DDC, and FDC for Building #15 only.

2. Paving per Phase:

- Phase 3
Parking Spaces along South side of Building #15.
Loading Area 30 ft North of Building #15, that was not constructed with Bldg. #16.

3. Sidewalks

- Phase 3
All of Sidewalks along South side of Building #15, and sidewalk connecting Southeast corner of Bldg. #15 with sidewalk along East edge of property.

Sincerely,




William J. Mathers, P.E.

SPECIAL POWER OF ATTORNEY

Jeffrey H. Sands hereby appoints Mathers Engineering Corporation as attorney in fact to act in its capacity to sign for and implement any and all necessary documentation related to the site plan development and submission to Martin County for the proposed construction of Sands Commerce Center III (Phase 3) located as SW Cargo Way, Palm City, Florida.

The rights, powers, and authority of its attorney in fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the date signed here within and shall remain in full force and effect until the project is completed or unless specifically extended or rescinded earlier by either party.


Dated: 2/4/19

Signed: 
Print Name: Jeffrey H. Sands
Title: Owner
Address: 902 Carnegie Center, Suite 400
Princeton, NJ 08540

State of New Jersey

County of Mercer

I hereby certify that the foregoing instrument was acknowledged before me this 4th day of February, 2019, by Jeffrey Sands, who is (☒) personally known to me or who () has produced _____ as identification.


Print Name: _____
NOTARY PUBLIC, State of _____
My Commission Expires: _____

[Notary Seal]

Denise J. Steber
NOTARY PUBLIC OF NEW JERSEY
Commission Expires
July 8, 2021

584414

This Quit-Claim Deed, Dated as of December this 29th day of November, A.D. 1985, by

Edward C. Steele, Individually, and Eleetsco, Inc., a Florida corporation and Eleetsco & Co. Ltd., a Florida Limited Partnership first party, to

Jeffrey H. Sands

whose postoffice address is

194 Nassau Street, Princeton, New Jersey 08540

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, he, her, they, representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the case may be.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin State of Florida to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

Grantor herein acknowledges that this property is not now nor has it ever been the homestead of the Grantor as the subject property is vacant land.

*including without limitation all shares and interests in rents, profits or proceeds of options, leases and licenses thereto appertaining,

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Eleetsco, Inc. a Florida corporation

By: Edward C. Steele President

Edward C. Steele, Individually

STATE OF FLORIDA,
COUNTY OF Martin

} see attached signature page for
Eleetsco & Co. Ltd.

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Edward C. Steele, Individually and as President of Eleetsco, Inc. on behalf of Eleetsco, Inc. and Eleetsco & Co. Ltd. to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

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

A. D. 1985.

660 PAGE 2537

NO
A.Y.
S.

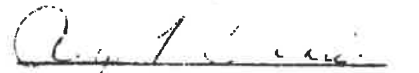
Instrument prepared by: Alys Nagler Daniels, Esquire
As J. Gary, Dytrych & Ryan, P.A.
701 U. S. Highway One, Suite 402
North Palm Beach, Florida 33408

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Eleetsco & Co., Ltd., a Florida
limited partnership

By: Eleetsco, Inc., a Florida
corporation, general
partner


Dwayne C. Sparlock
As to Edward C. Steele

By: 
Edward C. Steele,
President

O R
RCUM 660 PARF 2538

EXHIBIT "A"

That part of Tracts 9, 10, and 11 lying South of Bessie Creek and West of the Sunshine State Parkway (Florida State Turnpike); that part of Tracts 21, 28, 29, 36, 45 and 46, lying West of the Sunshine State Parkway (Florida State Turnpike); All of Tracts 22, 23, 24, 25, 26, 27, 37, 38, 39, 40, 41, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59 and 60; all in Section 14, Township 38 South, Range 40 East, PALM CITY FARMS SUBDIVISION, as recorded in Plat Book 6, page 42, public records of Palm Beach (now Martin) County, Florida.

LESS AND EXCEPT a parcel of land being a 60 foot road right of way more particularly described as the West 60 feet of that portion of Tract 9 lying South of the center line of Bessey Creek, and the West 60 feet of Tracts 24, 25, 40, 41, 56 and 57, all in Section 14, Township 38 South, Range 40 East, PALM CITY FARMS SUBDIVISION, as recorded in Plat Book 6, page 42, public records of Palm Beach (now Martin) County, Florida.

RECORDED
JAN 10 PM 1:17
1966

584-113

RAMCO FORM 8

This Quit-Claim Deed, recorded this 29th day of November, A.D. 1985, by Edward C. Steele and George H. Sands, as Co-Trustees of the Martin Industrial and Trust, Jeffrey H. Sands, as all the beneficiaries of the Martin Industrial and Trust, Eleetco & Co., Ltd., as to a 50% undivided interest; George H. Sands, as to a 25% undivided interest; and Jeffrey H. Sands, as to a 25% undivided interest; as tenants in common with no right of survivorship, whose postoffice address is 194 Nassau Street, Princeton, New Jersey 08540

second party:

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

Witnesseth, "That the said first party, for and in consideration of the sum of \$0.00

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party, for and in the following described lot, piece or parcel of land, situate, lying and being in the County of Martin State of Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

First Party herein acknowledge that this property is not now nor has it ever been the homestead of any First Party as the subject property is vacant land.

*Including without limitation all shares and interests in rents, profits or proceeds of options, leases and licenses thereto appertaining,

To Have and to Hold

the same together with all and singular the appurtenances hereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year

first above written.

Signed, sealed and delivered in presence of:

as to

witness

Edward C. Steele

George H. Sands

Witnesses as to George H. Sands

STATE OF FLORIDA

COUNTY OF Palm Beach

See attached for additional signatures.

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Edward C. Steele, Co-Trustee of the Martin Industrial and Trust and individually

George H. Sands, Co-Trustee of the Martin Industrial and Trust and individually

before me that he executed the foregoing instrument and he acknowledged the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of November, A.D. 1985.

BOOK 660 PAGE 2533

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAR 10 1987
BONDED THRU GENERAL INSURANCE UND

This instrument prepared by: Alys Nagler Daniels, Esquire
Address: Gary, Dytovich & Ryan, P.A.
701 U.S. Highway One, Suite 402, North Palm Beach, FL 33408

1967

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

As to George H. Sands

[Signature]

As to Edward C. Steele

[Signature]

BY: EleetSCO, Inc., a Florida
corporation, general
partner
ELEETSCO & CO., LTD., a Florida
limited partnership

George H. Sands

BY: Edward C. Steele,
President

Jeffrey H. Sands

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to
take acknowledgments, personally appeared GEORGE H. SANDS, as
Co-Trustee of the Martin Industrial Land Trust and Individually,
to me known to be the person described in and who executed the
foregoing instrument and he acknowledged before me that he
executed the same.

WITNESS my hand and official seal in the County and State
last aforesaid this 11 day of June, 1987.

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to
take acknowledgments, personally appeared EDWARD C. STEELE, as
President of EleetSCO, Inc., a Florida corporation, general
partner of EleetSCO & Co., Ltd., a Florida limited partnership, to
me known to be the person described in and who executed the
foregoing instrument and he acknowledged before me that he
executed the same.

WITNESS my hand and official seal in the County and State
last aforesaid this 31ST day of June, 1987.

STATE OF FLORIDA
COUNTY OF PALM BEACH

Notary Public
My commission expires: _____
My Commission Expires June 22, 1987

BOOK 660 PAGE 2534

Notary Public
My commission expires: _____

-2-

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 1987
BONDED THIS 1987

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JEFFREY H. SANDS, of the Martin Industrial Land Trust, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of December, 1987.

Notary Public

My commission expires:

Notary Public State of Florida at Large
My Commission Expires June 22, 1987

EXHIBIT "A"

That part of Tracts 9, 10, and 11 lying South of Bessie Creek and West of the Sunshine State Parkway (Florida State Turnpike); that part of Tracts 21, 28, 29, 36, 45 and 46, lying West of the Sunshine State Parkway (Florida State Turnpike); All of Tracts 22, 23, 24, 25, 26, 27, 37, 38, 39, 40, 41, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59 and 60, all in Section 14, Township 38 South, Range 40 East, PALM CITY FARMS SUBDIVISION, as recorded in Plat Book 6, page 42, public records of Palm Beach (now Martin) County, Florida.

LESS AND EXCEPT a parcel of land being a 60 foot road right of way more particularly described as the West 60 feet of that portion of Tract 9 lying South of the center line of Bessey Creek, and the West 60 feet of Tracts 24, 25, 40, 41, 56 and 57, all in Section 14, Township 38 South, Range 40 East, PALM CITY FARMS SUBDIVISION, as recorded in Plat Book 6, page 42, public records of Palm Beach (now Martin) County, Florida.

FILED FOR RECORD
MARTIN COUNTY, FLA.

86 JAN 10 PM 2:19

LOUISE V. ACS
CLERK OF COURT
BY  D.C.

Printed for  Attorneys' Title Insurance Fund, Inc., Orlando, Florida

Return to
Name **Alys Nagler Daniels, Esquire**
Address **GARY, DITTRICH & RYAN, P.A.**
701 U.S. Highway One, Suite 402
North Palm Beach, FL 33408

753359

This instrument was prepared by
Name **Alys Nagler Daniels, Esquire**
Address **GARY, DITTRICH & RYAN, P.A.**
701 U.S. Highway One, Suite 402
North Palm Beach, FL 33408

RECORD VERIFIED

FLA. DOC. PAID
\$ 9051.95
Marsha Stiller
Clerk of Circuit Court
Martin Co., Fla.
By Cal D.C.

(Space above this line for recording data)

WARRANTY DEED (STATUTORY FORM SECTION 689.02, F.S.)

This Indenture, made this 29th day of December 19 88, Between

GEORGE H. SANDS, a married man

of the County of _____, State of **New Jersey**, grantor, and

JEFFREY H. SANDS, a married man

whose post office address is **194 Nassau Street, Princeton, New Jersey 08540**

of the County of **Hercer**, State of **New Jersey**, grantee.

Witnesseth that said grantor, for and in consideration of the sum of **Ten and 00/100** _____
_____ (**\$10.00**) _____ Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever the following described land, situate, lying and being in **Martin** County, Florida, to wit

See Exhibit "A" attached hereto and incorporated herein by reference. *

First Party herein acknowledges that this property is not now nor has it ever been the homestead of any First Party as the subject property is vacant land.

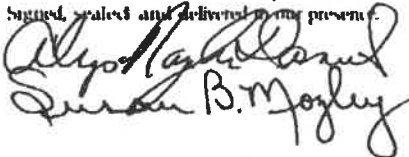
***including, without limitation, his 25% interest in all shares and interests in rents, profits or proceeds of options, leases and licenses thereto appertaining**

Grantee's Federal ID No.: 142-42-1264

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

"Grantor" and "grantee" are used for singular or plural, as context requires

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written
Signed, sealed and delivered in my presence:


Alys Nagler Daniels
Susan B. Moxley


George H. Sands

(Seal)

(Seal)

(Seal)

(Seal)

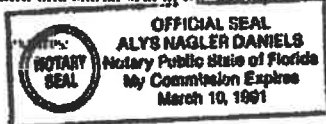
STATE OF FLORIDA
COUNTY OF PALM BEACH

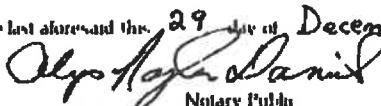
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take a knowledge, personally appeared
GEORGE H. SANDS, a married man

to me known to the person(s) described in and who executed the foregoing instrument and acknowledged before me that he executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of December, 19 88

My commission




Alys Nagler Daniels
Notary Public

BOOK 799 PAGE 1161

EXHIBIT "A"

An undivided 25% interest in:
That part of Tracts 9, 10, and 11 lying South of Bessie Creek and West of the Sunshine State Parkway (Florida State Turnpike); that part of Tracts 21, 28, 29, 36, 45 and 46, lying West of the Sunshine State Parkway (Florida State Turnpike); All of Tracts 22, 23, 24, 25, 26, 27, 37, 38, 39, 40, 41, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59 and 60; all in Section 14, Township 38 South, Range 40 East, PALM CITY FARMS SUBDIVISION, as recorded in Plat Book 6, page 42, public records of Palm Beach (now Martin) County, Florida.

LESS AND EXCEPT a parcel of land being a 60 foot road right of way more particularly described as the West 60 feet of that portion of Tract 9 lying South of the center line of Bessey Creek, and the West 60 feet of Tracts 24, 25, 40, 41, 56 and 57, all in Section 14, Township 38 South, Range 40 East, PALM CITY FARMS SUBDIVISION, as recorded in Plat Book 6, page 42, public records of Palm Beach (now Martin) County, Florida.

89 FEB 15 PM 12:54

EXHIBIT A

Project – SANDS COMMERCE CENTER
Owner – JEFFREY H. SANDS

LEGAL DESCRIPTION:

TRACTS 11, 21, 22, 27, 28, AND 29, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LYING WEST OF THE FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY), AND SOUTH OF THE CENTERLINE OF BESSEY CREEK.

Parcel Control Number:

14-38-40-000-009-00000-80000

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to Jeffrey H. Sands, as Owner(s) for the construction of Sands Commerce Center III - Phase 3 in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

Read carefully.

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

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

OR

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

OR

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

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

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

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

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

INDIVIDUAL(S)

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____

OWNER(S):

Sign: _____
Print: _____

Sign: _____
Print: _____
Owner(s) Address: _____

Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this ____ day of _____, _____, by _____. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

[STAMP]

CORPORATE

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

OWNER:

Sign: _____

Print: _____

Name of Corporation

Sign: _____

Print: _____

By: _____

Name: _____

Title: _____

Address: _____

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

STATE OF _____

COUNTY OF _____

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this ____ day of _____, _____, by _____ (name of officer/agent and title) of _____ (name of corporation) He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name:

State of _____ at large

My commission expires: _____

[STAMP]

EXHIBIT A

Project – SANDS COMMERCE CENTER III
Owner – JEFFREY H. SANDS

LEGAL DESCRIPTION:

THAT PART OF TRACT 11, LYING SOUTH OF BESSEY CREEK AND WEST OF THE SUNSHINE STATE PARKWAY (FLORIDA STATE TURNPIKE); THAT PART OF TRACTS 21, 22, 27, 28 AND 29; LYING WEST OF THE SUNSHINE STATE PARKWAY (FLORIDA STATE TURNPIKE); ALL IN TRACT 27; ALL IN SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

Parcel Control Number:

14-38-40-000-009-00000-80000

OVERALL PARCEL CONTAINS 35.72 ACRES, MORE OR LESS.

Martin County, FL

SITE



SW Sand Ave

Ronald Reagan Turnpike

SW Cargo Way

SW Sand Trl

SW Creekside DR

SW Heronwood RD

SW Mallard Creek Trl

SW Egret Pond Cir

SW Egret Pond Ter

SW Egret Pond Cir

SW Sandhill RD

SW Westlake Cir

0 990 Feet

Date: 5/19/2016
This Geographic Information System Map Product received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
Copyright: Copyright 2015





2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772) 287-0525
Fax: (772) 220-8686
Email: mathersengineers@bellsouth.net
Licenses: EB 0004456

Adequate Public Facilities

February 20, 2019

Ms. Nicki Van Vonno, Growth Management Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

RE: Project Name: Sands Commerce Center III (Phase 3) Building 15

Dear Ms. Van Vonno:

The applicant is requesting a certificate of public facilities reservation for the Sands Commerce Center III, pursuant to Section 5.32.D of the Martin County Land Development Regulations.

Sincerely,

William J. Mathers, P.E.



**MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING**

(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permits)

NAME OF FINAL SITE PLAN: SANDS COMMERCE CENTER III - Phase 3 - Building 15

TYPE OF APPLICATION

If more than 10,000 cubic yards are hauled to or from the site, the application must be filed as a Major Development

1) Net cubic yards to be excavated:	<u>0</u>	
2) Net cubic yards to be filled:	<u>20,000</u>	
3) Cubic yards to be hauled from site:	<u>0</u>	(subtract line 2 from line 1)

TYPE OF APPLICATION: MAJOR

HAULING FEE CALCULATION

The hauling fee for fill hauled **from** the site is calculated at \$0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

Prepared by: WILLIAM J. MATHERS, PE
Professional Engineer's Name

Professional Engineer's Signature / Seal

FL PE 19658

P.E. No.

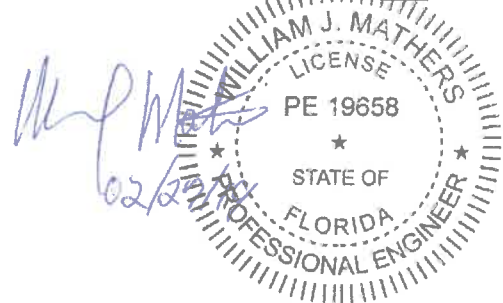
Date

MATHERS ENGINEERING CORPORATION (EB#004456)
Firm's Name and Certificate of Authorization No. (if applicable)

2431 SE DIXIE HIGHWAY, STUART, FLORIDA 34996
Address

(772) 287-0525
Phone No.

HAULING FEE: \$0.00



County Engineer's (or designee) Acceptance



2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772) 287-0525
Email: mathersengineers@bellsouth.net
Licenses: EB 0004456

Drainage Statement

Phase 3 (Building 15) of Sands Commerce Center III

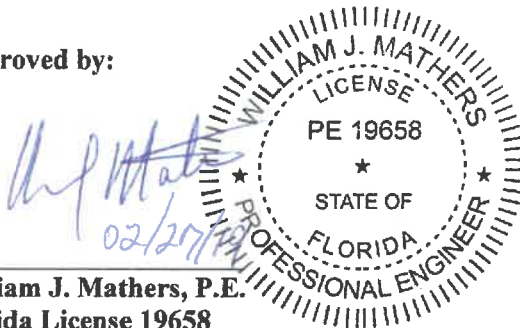
February 2019

For: Martin County Engineering Department

And South Florida Water Management District

The project's minor modifications requested by this amendment do not substantially affect the drainage design. The previous Drainage Report dated August 4, 2017 prepared by Mathers Engineering Corporation is still valid.

Approved by:



William J. Mathers, P.E.
Florida License 19658

As per the notice requirements of 61G15-30.003(1) F.A.C., this document is being transmitted to the public agency to receive agency review, comments and interpretations. The document may subsequently be revised by the engineer to reflect resolution of issues with the public agency prior to final action by the agency. Changes, revisions and modifications to a project may prompt additional document submittal for agency approval action on the same project. The most current date of the engineer of records signature accompanying the public agency's written approval designates this documents final form.



2431 SE Dixie Highway
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Drainage Statement
Sands Commerce Center III
Phase 3 (Building 15)

February 2019

The subject piece of land includes Phase 3 of Sands Commerce Center Parcel as recorded in Plat Book 6, Page 42, Public Records of Palm Beach (Now Martin) County, Florida.

These proposed improvements include development of the Phase 3 site to accommodate the proposed building, 20 foot strip of paved parking area and rear loading area pavement. All underground drainage infrastructures for this phase are being completed under Phase 1 permits.

The subject piece of land is part of an existing Master South Florida Water Management Environmental Resource Permit No. 43-01993-P issued on February 14, 2007 and authorized construction and operation of a surface water management system to serve 35.80 acres (32.66 acres developed area) of commercial warehouse development known as Sands Commerce Center III. Under Phase 1 of Sands Commerce Center III, the SFWMD Environmental Resource Permit was modified and revised under Permit Application No. 160429-12 and, on May 23, 2017, a new Environmental Resource Permit No. 43-02813-P was issued for the master drainage system is completed in Phase 1. All prior documentation submitted under Phase 1 is applicable to Phase 3. The Environmental Resource Permit No. 43-02813-P will be updated to include the revised final site plan to show the proposed building 15 and parking area.



2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772) 287-0525

February 20, 2019

Attn: New Construction Division/Engineering Dept.
AT & T Communications, Inc.
329 NW Dixie Highway, Room 103
Stuart, FL 34994

Re: Requesting letter of utility availability

Project Name: Sands Commerce Center III (Phase 3)

**Address: SW Cargo Way
Palm City, Florida**

Dear Sir or Madam:

On behalf of our client, we hereby request the required letter to satisfy Martin County Growth Management Department requirement for availability of all utility services to the above referenced project.

Please find attached location map and proposed site plan for your review.

If it is convenient for you, you can email me at: mathersengineers@bellsouth.net. the required letter.

If you have any questions, please contact us at (772) 287-0525.

Thank you for assistance in this matter.

Sincerely,

Holly M. Mathers

enclosures



2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772) 287-0525

February 20, 2019

Attn: New Construction Division/Engineering Dept.
Comcast
1401 Northpoint Parkway
West Palm Beach, FL 33407

Re: Requesting letter of utility availability

Project Name: Sands Commerce Center III (Phase 3)

**Address: SW Cargo Way
Palm City, Florida**

Dear Sir or Madam:

On behalf of our client, we hereby request the required letter to satisfy Martin County Growth Management Department requirement for availability of all utility services to the above referenced project.

Please find attached location map and proposed site plan for your review.

If it is convenient for you, you can email me at: mathersengineers@bellsouth.net. the required letter.

If you have any questions, please contact us at (772) 287-0525.

Thank you for assistance in this matter.

Sincerely,

Holly M. Mathers

enclosures



2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772) 287-0525

February 20, 2019

Attn: New Construction Division
Florida Power & Light
4406 SW Cargo Way
Palm City, FL 34990

Re: Request for letter of utility availability

Project Name: Sands Commerce Center III (Phase 3)

**Address: SW Cargo Way
Palm City, Florida**

Dear Mr. Keip or Ms. John:

On behalf of our client, we hereby request the required letter to satisfy Martin County Growth Management Department requirement for availability of all utility services to the above referenced project site.

Please find attached location map and proposed site plan.

If is convenient for you, can email me at: mathersengineers@bellsouth.net the required letter.

If you have any questions, please contact us at (772) 287-0525.

Thank you for assistance in this matter.

Sincerely,

Holly Mathers

enclosures



2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772) 287-0525

February 20, 2019

Attn: Mr. Jeff Sabin
Waste Management
7700 SE Bridge Road
Hobe Sound, FL 33455

Re: Request for letter of availability of solid waste pick-up

Project Name: Sands Commerce Center III (Phase 2)

**Address: SW Cargo Way
Palm City, Florida**

Dear Mr. Sabin:

On behalf of our client, we hereby request the required letter to satisfy Martin County Growth Management Department requirement for the availability of solid waste pick-up to the above referenced project site.

Please find attached a location map and a site plan with dumpster location for your review.

If it is convenient for you, you can email me at: mathersengineers@bellsouth.net the required letter.

If you have any questions, please contact us at (772) 287-0525.

Thank you for assistance in this matter.

Sincerely,

Holly M. Mathers

enclosures

Martin County, FL

SITE

0 990 Feet

Date: 5/29/2016
This Geographic Information System Map Product received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
Copyright: Copyright 2015



Please Initial
County:
Developer:

WATER AND WASTEWATER SERVICE AGREEMENT
Sands Commerce Center III

THIS AGREEMENT made this 11th day of May, 2007, by and between MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY" and Jeffrey H. Sands, hereinafter referred to as "DEVELOPER".

WHEREAS, DEVELOPER is the owner of a parcel of land within the COUNTY's water and wastewater consolidated system service area and is desirous of purchasing water and wastewater treatment service from COUNTY; and

WHEREAS, COUNTY has sufficient capacity to supply DEVELOPER with service;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency whereof is acknowledged, and intending to be legally bound, the parties covenant and agree as follows:

1. GENERAL PURPOSE

The general purpose of this Agreement is to provide water and wastewater treatment service to Sands Commerce Center III development legally described in Exhibit "A" attached hereto and made a part hereof.

2. MARTIN COUNTY WATER AND SEWER ORDINANCE

All of the terms and conditions of the Code of Laws and Ordinances of Martin County, Chapter 31, Water and Sewers, as may be amended from time to time, are hereby incorporated by reference in this Agreement.

3. EQUIVALENT RESIDENTIAL CONNECTIONS (ERCs) RESERVED; PAYMENT OF CAPITAL FACILITY CHARGES (CFCs), RIVER CROSSING SURCHARGES AND SYSTEM AVAILABILITY CHARGES (SACs)

3.1 COUNTY shall reserve 24 ERCs for water and 24 ERCs for wastewater service to DEVELOPER. DEVELOPER agrees to pay for said ERCs according to the following schedule:

<u>24</u> Potable Water CFCs - <u>24</u> X \$1710/ERC:	\$ 41,040.00
<u>0</u> Potable Water CFCs for Irrigation - <u>0</u> X \$1710/ERC:	\$.00
<u>24</u> Wastewater CFCs - <u>24</u> X \$2100/ERC:	\$ 50,400.00
<u>48</u> Engineering Review Fees - <u>48</u> X \$70/ERC:	\$ 3,360.00
Recording Fee's:	\$ 150.00
Total:	\$ 94,950.00

INSTR # 2019231 OR BK 02255 PG 1944 RECD 06/12/2007 03:49 PM
Pgs 1944 - 1956 (13pgs)
MARSHA EMMING MARTIN COUNTY DEPUTY CLERK C Burkes

Please Initial
County:
Developer:

- 3.2 The charges for reserved ERCs shall include the Capital Facility Charge (CFC) and the river-crossing surcharge if applicable. DEVELOPER agrees to pay the current CFC being imposed by COUNTY at the time of payment for each group of ERCs.
- 3.3 DEVELOPER agrees to pay the effective monthly service availability charge (SAC) for each and all ERCs reserved for DEVELOPER beginning on the date this Agreement is approved by COUNTY. No certificate of occupancy shall be issued while any SAC payments required under this Agreement remain unpaid or are delinquent.
- 3.4 In addition to any other obligations of this Agreement, DEVELOPER may be required by COUNTY to make modifications to COUNTY's water and wastewater system because of the development's impact on the system. The modifications are set forth in Exhibit "B" attached hereto and made a part hereof and shall be performed by DEVELOPER prior to the issuance of the first certificate of occupancy, unless otherwise stated in this Agreement.
- 3.5 No Martin County Building Permit shall be issued to DEVELOPER or its agents for any unit unless and until DEVELOPER has paid for ERCs for said unit and all monthly system availability charges required by this Agreement. Written approval by Martin County Utilities and Solid Waste Department shall be required prior to the issuance of any building permit.
- 3.6 Cost Reimbursement for Accounting, Administrative, Engineering and Legal Cost Reimbursement:

The DEVELOPER agrees to pay COUNTY upon execution of this Agreement the sum of Seventy Dollars (\$70.00) per ERC wastewater connection and Seventy Dollars (\$70.00) per ERC water connection for the agreed amount of proposed Equivalent Residential Connections (ERCs) to cover accounting, administrative, engineering and legal costs prudently incurred by COUNTY in the execution of performance of this Agreement.

In the event of DEVELOPER default, as defined in Paragraph 14, DEVELOPER shall forfeit all sums paid as an advance deposit and DEVELOPER and COUNTY agree that because actual damages to COUNTY are indeterminable and incapable of being defined, COUNTY shall be entitled to retain as liquidated damages all funds paid.

The DEVELOPER shall pay a Geographic Information System (GIS) update fee of \$0.75 per linear foot of utility pipeline to be installed for the project both on and off site and a parcel map update fee of \$400 per plat plus \$7.00 per lot or subdivided parcel. Prior to the Utility Department's

Please Initial
County: gjm
Developer: gjm

final acceptance, the DEVELOPER shall provide the Utility Department with a copy of the final plat in a digital AutoCad release 14 "DWG" file format, georeferenced to the state plane coordinate system in accordance with the current plat ordinance.

DEVELOPER further agrees to pay recording fees for this document and the Bill of Sale to be submitted as a condition of this Agreement. The amount of these fees is based upon the number of pages to be recorded and the current fee structure set out by the COUNTY's Clerk of the Circuit Court.

4. CONNECTION CHARGES

Every user of COUNTY's water and wastewater system shall pay the connection charge in effect on the date the connection request is made.

5. POINTS OF DELIVERY

5.1 The water furnished to DEVELOPER hereunder will be delivered by COUNTY and will be accepted and received by DEVELOPER at the time the meters are installed in the development by COUNTY upon acceptance of application for connection. The size and location of the meters shall be determined by the COUNTY.

5.2 Under no circumstances shall COUNTY provide water and/or wastewater service to an area encompassed under this DEVELOPER's Agreement when, in fact, that area has not been completed, tested, certified, approved and accepted by the COUNTY in accordance with this Agreement.

6. OBLIGATIONS OF DEVELOPER

6.1 It will be the obligation of the DEVELOPER, at his expense, to design, construct and install water and wastewater service lines over, through, under, across and past DEVELOPER's property in accordance with plans, specifications and engineering data as submitted by a Florida registered engineer to be approved by the regulatory agencies having jurisdiction over the subject matter and by the COUNTY's Utilities and Solid Waste Director or his designated representative. Such water and wastewater service lines shall be connected to the COUNTY's existing water and wastewater service lines at DEVELOPER's expense, and shall comply with the COUNTY's Minimum Standards for Construction.

6.2 DEVELOPER shall, at his expense, retain the services of the same Florida registered engineer who prepared plans and specifications, for the purpose of providing necessary inspections and supervision of the construction work to insure that construction is at all times in compliance with accepted

Please Initial
County: asm
Developer: js

sanitary engineering practices and the approved plans and specifications. A copy of each field report shall be submitted to the COUNTY as each inspection is made. Should there subsequently be cause or reason for the DEVELOPER to engage the services of another Florida registered engineer with respect to the water and wastewater service lines that are the subject of this Agreement, DEVELOPER must notify the COUNTY within five (5) days of such engagement.

- 6.3 DEVELOPER will arrange for a pre-construction meeting to be attended by the COUNTY's Utilities and Solid Waste Director or his authorized representative and the DEVELOPER or DEVELOPER's engineer and contractor. Notification of such meeting shall be made in writing and received by all parties no less than seventy-two (72) hours in advance of, and such meeting shall be held at least twenty-four (24) hours prior to the start of any and all phases of construction.
- 6.4 The work to be performed by DEVELOPER, as provided for above, may not commence until all plans and specifications covering the work to be performed are approved in writing by the COUNTY's Utilities and Solid Waste Director or his authorized representative.
- 6.5 DEVELOPER will notify the COUNTY before any construction is begun and at the times when inspection will be required. Said notification shall be made in writing and shall be received by COUNTY at least twenty-four (24) hours in advance of the time construction is to begin or inspections are to be made.
- 6.6 During construction, at the time when periodic inspections are required, COUNTY's Utilities and Solid Waste Director or his authorized representative, together with DEVELOPER's engineer, will be present to observe and jointly witness tests for determination of conformance to approved plans and specifications.
- 6.7 The work to be performed by DEVELOPER, pursuant to the provisions set forth herein, shall be in accordance with all requirements of the regulatory agencies having jurisdiction over the subject matter of the Agreement.
- 6.8 When the water and wastewater service systems have been satisfactorily installed, inspected, tested, and approved in writing by the DEVELOPER's engineer, together with the COUNTY's Utilities and Solid Waste Director or his authorized representative, COUNTY will thereafter maintain the water and wastewater service systems up to and only within granted easements upon DEVELOPER's property without cost to DEVELOPER. The obligations of COUNTY to maintain the water and wastewater service systems will not take effect, however, until such time as DEVELOPER

Please Initial
County: JM
Developer: J

has conveyed title to the systems to the COUNTY; and furnished the as-built drawings prescribed in Paragraph 6.9.1 below, and the 12 month maintenance bond has expired.

6.9 The following are the required documents, equipment and other information that must be executed and received by COUNTY in order to accept a water and/or wastewater service system and provide service:

OUT
6.9.1. DEVELOPER shall, at his sole expense, and at no cost to the COUNTY, provide one engine generator(s) for each lift station(s) that are constructed and dedicated to the COUNTY pursuant to this agreement. The specifications for the engine generator(s) are described in the Martin County Utilities and Solid Waste Department Minimum Design and Construction Standards.

6.9.2. DEVELOPER shall, at his expense, and at no cost to the COUNTY, furnish to the COUNTY one (1) complete set of reproducible as-built drawings of the completed works or installation on mylar or on such other transparent material as approved by the COUNTY plus two (2) sets of as-built prints made from the original as-built drawing. The as-built drawing on transparent material and the prints shall be certified and sealed by a Florida registered engineer and must show all pertinent information thereon. As-built drawings to include information as to easements, correct location of all mains, service grades, invert elevations, heights related to known datum, and all appurtenances belonging to the completed works or installations, at option of the COUNTY, shall also be certified and sealed by a Florida registered professional land surveyor. The as-built drawings and all information shown thereon shall be to the approval of the COUNTY.

6.9.3. Final acceptable inspection by the COUNTY Utilities and Solid Waste Department (Item 6.9.1 above must be received prior to final inspection).

6.9.4. Bacterial samples collected by the COUNTY and approved by regulatory agency.

6.9.5. Florida registered engineer certification that system has been constructed according to approved plans.

6.9.6. Regulatory agency approval for service by letter of permit.

6.9.7. Notarized Bill of Sale from DEVELOPER in a form approved by the COUNTY.

Please Initial
County: MM
Developer: 8

- 6.9.8. Itemized cost list, certified by a Florida registered engineer, of materials used in construction of the water and wastewater systems installed by the DEVELOPER/Contractor.
- 6.9.9. Release of Liens and Statement of Warranty from DEVELOPER/Contractor and equipment suppliers.
- 6.9.10. Release of Lien by project engineer and surveyor.
- 6.9.11. Recorded easements with survey attached.
- 6.9.12. Approved recorded plats if applicable.
- 6.9.13. Maintenance bond or letter of credit from any United States banking institution with an office in Florida for guarantee of maintenance for 12 months following acceptance by the COUNTY as follows:

BOND REQUIREMENT FORM

The bond or letter of credit shall be in the following amount:

- a. 100% of the first \$5,000 of improvements; plus
- b. 10% of the balance of the cost of improvements; plus

Maintenance bonds or letters of credit shall contain the following terms:

If at any time before one (1) year from the date of final acceptance of the work, defects therein shall be found, the DEVELOPER shall promptly correct such defects and remove and dispose of all defective or unsatisfactory work or materials, in accordance with the approved plans. Previous inspection of such work will not relieve DEVELOPER of the responsibility for good work or materialism, although the defects may have been overlooked by the engineer of their COUNTY or may have been the result of damage from any cause.

Should DEVELOPER fail or refuse to remove and renew any defective work performed, or to make any necessary repairs in an acceptable manner and in accordance with the requirements of the approved plans within the time specified in writing by the COUNTY. The COUNTY shall have the authority to cause the unacceptable or defective work to be removed and renewed, or such repairs as may be necessary to be made, at DEVELOPER's expense. In an emergency situation, the COUNTY may make emergency

Please Initial
County: *nm*
Developer: *js*

repair at DEVELOPER's expense, without providing notice to DEVELOPER.

All equipment, materials and installation thereon which are furnished by DEVELOPER shall be guaranteed by DEVELOPER and his surety, through the performance and maintenance bond, against defective workmanship, mechanical and physical defects, leakage, breakage, and other damages and failure, under normal use and operation for a period of one year from and after the date of final acceptance by the COUNTY.

6.9.14. When the COUNTY receives all of the above documents, ~~equipment~~ and approves the system, the COUNTY will provide a letter of acceptance. The Contractor's guarantee will begin on that date and the service to be provided by the COUNTY shall commence. DEVELOPER may apply for meters and installation of meters within ten (10) working days.

7. COUNTY TO FURNISH WATER

The COUNTY shall make its best efforts to furnish water of the quality and purity meeting the standards required by the Florida Department of Health and Rehabilitative Services, the COUNTY Health Department and any other regulatory agency having jurisdiction. The COUNTY shall make its best efforts to supply, at all times, for the use of each of the properties connected to its water system, a quantity of water under adequate pressure satisfactory for domestic use at the customer's side of the meter.

8. RATE STRUCTURE

The COUNTY covenants and agrees to charge DEVELOPER, his successors and assigns, the same rates that the COUNTY charges other users in the COUNTY water and wastewater system.

Notwithstanding any provision in this Agreement, the COUNTY may establish, amend or revise from time to time rates and/or rules and regulations covering water and wastewater service by the COUNTY. Any such initial or future lower or increased rates, rate schedules, and rules and regulations establish, amended or revised, and enforced by the COUNTY, shall be binding on DEVELOPER, upon any person or other entity holding by, through or under DEVELOPER, and upon any user of the water and wastewater service provided to DEVELOPER by the COUNTY.

9. NO ASSIGNMENT OR SALE OF RIGHTS

DEVELOPER may not assign or sell any of its rights or obligations under this Agreement without the express written consent of the COUNTY, which consent shall not be unreasonably withheld. The Reserve Service Availability under this

Please Initial
County: gmm
Developer: g

Agreement may not be transferred from the property described in Exhibit "A" to any other property except with the consent of the COUNTY and under such conditions as shall reasonably be required.

10. PRIORITY

- 10.1 All applicants for PUDs may sign a Water and Wastewater Agreement after Preliminary Plan Approval is given by the COUNTY and they shall be bound by all deadlines within their PUD Agreement. If DEVELOPER defaults on the PUD Agreement, this Agreement shall be deemed in default.
- 10.2 All major multi-family projects per Section 33-73, Martin County Code of Laws and Ordinances may sign a Water and Wastewater Service Agreement upon receiving a sketch plan approval.
- 10.3 All others may sign a Water and Wastewater Service Agreement at any time.

11. RECORDATION

A copy of this Agreement, by the COUNTY at DEVELOPER'S sole cost and expense, shall be filed in the Public Records of Martin County, without the plans and specifications referred to in "Exhibit "B."

12. PROJECT APPROVAL

Nothing in this Agreement shall be considered approval by the COUNTY of any part of DEVELOPER's proposed project.

13. MODIFICATION, INTERPRETATION, BINDING NATURE

This Agreement may be amended only by written documentation, properly authorized, executed and delivered by both parties hereto. All interpretations shall be governed by the laws of the State of Florida. Waiver of any breach shall not constitute waiver of any other breach. Invalidation of any portion of this Agreement shall not automatically invalidate the entire Agreement. This Agreement shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors or assigns of the parties hereto.

14. DEFAULT

Upon failure of the DEVELOPER to pay any monies due under this Agreement for a period greater than thirty (30) days from the date they became due, the COUNTY shall send DEVELOPER a letter by registered or certified mail demanding payment in full within thirty (30) days. Upon failure of DEVELOPER to make the full

Please Initial
County: DM
Developer: J

payment due within the stated period, the COUNTY Board of County Commissioners or designee may declare this Agreement terminated. Upon termination of this Agreement by the COUNTY, as provided for therein, no further service capacity shall be reserved nor shall any further COUNTY building permits or certificates of occupancy be issued for the project described herein.

DEVELOPER shall pay an interest penalty on all monies past due for any period greater than thirty (30) days. Said interest penalty shall equal the published prime rate of First Union Bank at the time of default plus three (3%) percent.

15. NOTICE

Until further written notice by either party to the other, all notices provided for therein shall be in writing and transmitted by messenger, by mail or by telegram, and if to the COUNTY, shall be mailed or delivered to the COUNTY at:

Martin County Board of County Commissioners
c/o Utilities and Solid Waste Department
P. O. Box 9000, Stuart, FL 34995-9000

with required copy to:

Martin County Attorney		Martin County Administrator
2401 S.E. Monterey Road	and	2401 S.E. Monterey Road
Stuart, FL 34996-3397		Stuart, FL 34996-3397

and if to DEVELOPER, shall be mailed or delivered to:

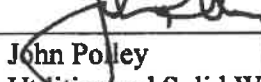
Jeffrey H. Sands
194 Nassau Street
Princeton, New Jersey 08542

Please Initial
County: 78m
Developer: 78m

IN WITNESS WHEREOF, this agreement has been fully executed on behalf of the parties and hereto have set their hand and seal as of the date first set forth above.

COUNTY:

Board of County Commissioners
Martin County, Florida

By: 
John Polley
Utilities and Solid Waste Director

Approved as to Form and Correctness:

By: 
Stephen Fry
County Attorney

Please Initial
County: nm
Developer: k

(INDIVIDUAL)

IN WITNESS WHEREOF, the parties hereto have set their hand and seal as of the date first set forth above.

[Signature]
Witness Signature
Garey Maletta

Cathleen Norback
Witness ~~Printed Name~~ Signature
Cathleen Norback

[Signature]
Individual Signature

Jeffrey Sands
Individual Printed Name

State of New Jersey
County of Mercer

The foregoing instrument was acknowledged before me this 11th day of MAY, 2007, by Jeffrey Sands, who is personally known to me or who has produced _____, as identification and acknowledged the execution thereof to be his/her free act and deed as such individual for the uses and purposes therein mentioned.

WITNESS my hand and official seal at _____ County, Florida this _____ day of _____, _____.

Leslie A. DeAngelo
Notary Public

My commission expires:

(SEAL)

Leslie A. DeAngelo
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 5/8/2011

Please Initial
County: WPM
Developer: Y

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

TRACTS 11, 21, 22, 27, 28 AND 29, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LYING WEST OF THE FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY), AND SOUTH OF THE CENTERLINE OF BESSEY CREEK.
PARCEL CONTAINS 1,559,386 SQUARE FEET, 35.80 ACRES +/-.

PARCEL I.D. #: 14-38-40-000-009-00000-8

Please Initial
County: JS
Developer: X

EXHIBIT "B"

DESCRIPTION OF FACILITIES TO BE BUILT BY THE DEVELOPER

To that certain Agreement by and between MARTIN COUNTY and Jeffrey H. Sands dated the 11 day of May, 2007, consists of plans and specifications made by:

William J. Mathers
Mathers Engineering Corporation
2431 S.E. Dixie Highway
Stuart, Florida 34996
(772) 287-0525

the originals of which will be filed separately with MARTIN COUNTY and are incorporated herein by reference.

0 150
Scale in feet
1 Inch = 150 Feet
INTENDED DISPLAY SCALE

THIS IS NOT A SURVEY

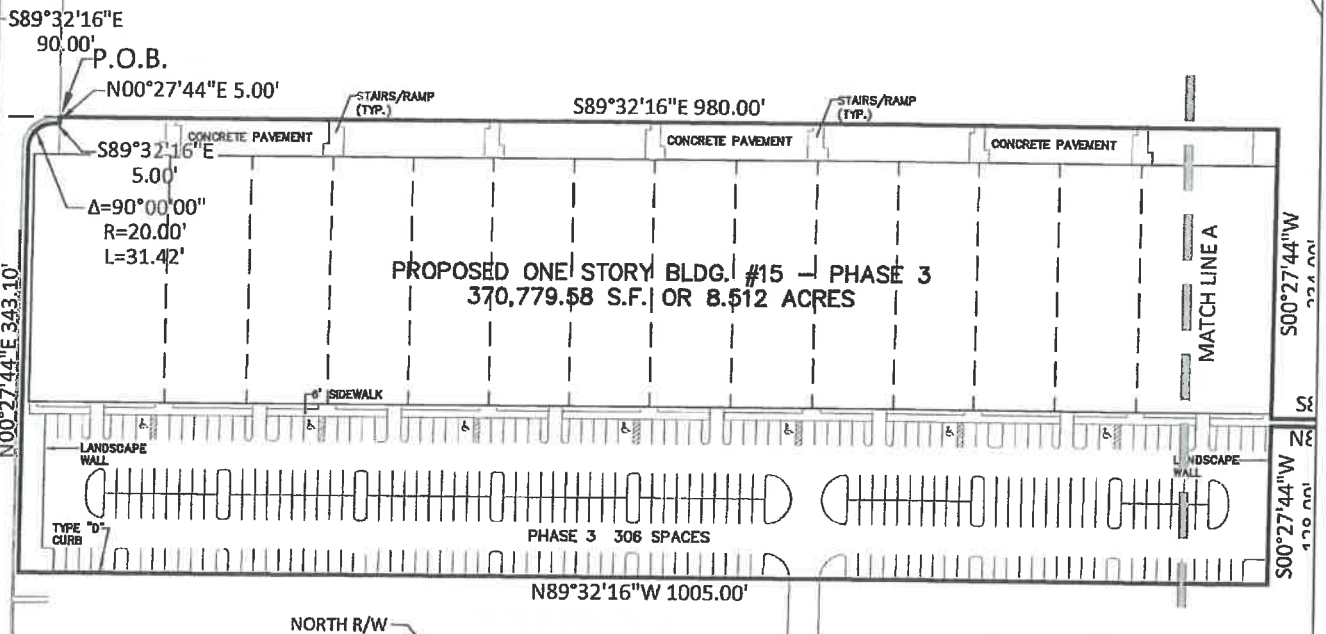
0002
FLORIDA'S TURNPIKE
(300' RIGHT OF WAY)
DEED BOOK 7A, PG. 225
PER FLORIDA STATE TURNPIKE AUTHORITY
SECTION 6 R/W MAP, CONTRACT NO. 6.2
03/04/1955

PALM CITY FARMS SUBDIVISION
(P.B. 6. PG. 42)

TRACT 23
TRACT 26

TRACT 22
TRACT 27

PROJECT BOUNDARY &
TRACT LINES
(BEARING BASIS)
N00°27'44"E 474.00'



SW CORNER TRACT 27
P.O.C. (80' R/W) O.R.B. 0983, PG. 1785
C SW CARGO WAY

ABBREVIATION LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
CL CENTER LINE
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
P.B. PLAT BOOK
(P) PLAT DATA
O.R.B. OFFICIAL RECORD BOOK

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE GRID BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.

SKETCH AND DESCRIPTION
PHASE 3 CONSTRUCTION

SANDS COMMERCE CENTER III



ENGINEERS & SURVEYORS

www.edc-inc.com

10250 SW VILLAGE PARKWAY,
STE 201
PORT SAINT LUCIE, FL 34987
772-340-4990

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

JOB No. : 12-262-6 DATE: 01/31/2019
SCALE : AS SHOWN DRAWN BY: RAH CHECKED BY: RAH CADD FILE : 12-262-6 SK&D PHASE 3 CONST.dwg

SHEET 1 OF 3

THIS IS NOT A SURVEY

2005

FLORIDA'S TURNPIKE
(300' RIGHT OF WAY)
PER FLORIDA STATE TURNPIKE AUTHORITY
DEED BOOK 74, PG. 225
SECTION 6 R/W MAP, CONTRACT NO. 6.2
03/04/1955

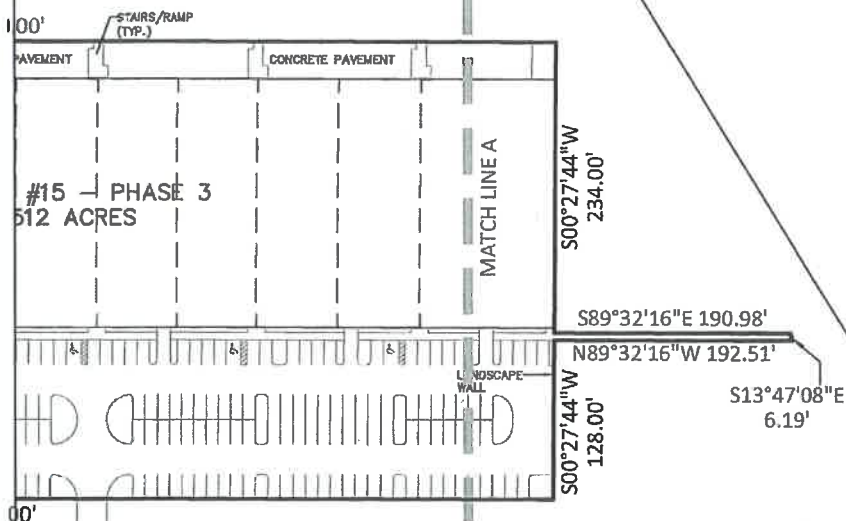
0 150

Scale in feet
1 Inch = 150 Feet

INTENDED DISPLAY SCALE

VISION

TRACT 22
TRACT 27



ABBREVIATION LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
CL	CENTER LINE
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
P.B.	PLAT BOOK
(P)	PLAT DATA
O.R.B.	OFFICIAL RECORD BOOK

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE GRID BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.

SKETCH AND DESCRIPTION
PHASE 3 CONSTRUCTION

SANDS COMMERCE CENTER III



10250 SW VILLAGE PARKWAY,
STE 201
PORT SAINT LUCIE, FL 34987
772-340-4990

www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

JOB No. : 12-262-6 DATE: 01/31/2019
SCALE : AS SHOWN DRAWN BY: RAH CHECKED BY: RAH CADD FILE : 12-262-6 SK&D PHASE 3 CONST.dwg

SHEET 2 OF 3

LEGAL DESCRIPTION: SANDS PHASE 3 CONSTRUCTION

A parcel of land in the North 1/2 of Section 14, Township 38 South, Range 40 East, Martin County, Florida. Said parcel also being a portion of Tract 27, PALM CITY FARMS SUBDIVISION, as recorded in Plat Book 6, page 42 of the Public Records of Palm Beach (now Martin County), Florida.

Commencing at the Southwest corner of said Tract 27, thence North 00°27'44" East along the West line of said Tract 27, a distance of 474.00 feet; thence depart said West line of Tract 27, South 89°32'16" East, a distance of 90.00 feet to the Point-of-Beginning;

thence North 89°32'16" East, a distance of 980.00 feet; thence South 00°27'44" West, a distance of 234.00 feet; thence South 89°32'16" East, a distance of 190.98 feet; thence South 13°47'08" East, a distance of 6.19 feet; thence North 89°32'16" West, a distance of 192.51 feet; thence South 00°27'44" West, a distance of 128.00 feet; thence North 89°32'16" West, a distance of 1005.00 feet; thence North 00°27'44" East, a distance of 343.10 feet to the beginning of a curve concave to the Southeast and having a radius of 20.00 feet; thence Northeasterly along the arc of said curve, having a central angle of 90°00'00", a distance of 31.42 feet to the end of said curve; thence South 89°32'16" East, a distance of 5.00 feet; thence North 00°27'44" East, a distance of 5.00 feet back to the Point-of-Beginning.

Containing 370,779.58 square feet or 8.512 acres, more or less.

NOTE:

DESCRIPTION NOT VALID
WITHOUT ATTACHED SKETCH.

ROGER A. NUGLER, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION No. 4544

2-1-2019

**SKETCH AND DESCRIPTION
PHASE 3 CONSTRUCTION**

SANDS COMMERCE CENTER III



www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 6098

10250 SW VILLAGE PARKWAY,
STE 201
PORT SAINT LUCIE, FL 34987
772-340-4990

REVISIONS

PROJECT

SANDS COMMERCE CENTER III PHASE 3 SITEWORK PLANS

APPLICANT

JEFFREY H. SANDS
902 CARNEGIE CENTER, SUITE 400
PRINCETON, NJ 08540

DEVELOPMENT TEAM

PROPERTY OWNER:
Jeffrey H. Sands
902 Carnegie Center, Suite 400
Princeton, NJ 08540
Phone: (609) 921-8060

ENGINEER OF RECORD

MATHERS ENGINEERING CORPORATION
WILLIAM J. MATHERS, P.E.
FL REG # 19658
2431 SE DIXIE HIGHWAY
STUART, FLORIDA 34996

CIVIL ENGINEER
Mathers Engineering Corporation
2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772)-237-0525

LANDSCAPE ARCHITECT
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994
Phone: (772) 220-2100

SURVEYOR
Engineering Design Inc.
1935 Tucker Court
Ft. Pierce, FL 34950
Phone: (772) 419-8383

INDEX OF DRAWINGS

COVER	COVER SHEET
S-1	PHASE 3 OVERALL HORIZONTAL CONTROL PLAN
S-2	EROSION CONTROL PLAN
S-3	HORIZONTAL CONTROL PLAN - SOUTH PORTION
S-4	HORIZONTAL CONTROL PLAN - NORTH PORTION
S-5	CROSS SECTIONS
S-6,7	SITE DETAILS & NOTES
PG-1	PAVING/GRADING PLAN - SOUTH PORTION
PG-2	PAVING/GRADING PLAN - NORTH PORTION
U-1	UNDERGROUND DRAINAGE & UTILITY PLAN
U-2	UNDERGROUND DRAINAGE & UTILITY PLAN

DATE	REVISION
11/13/19	PHASE 3 PLAN

SANDS COMMERCE CENTER III PHASE 3 SITEWORK PLANS COVER SHEET

2431 SE DIXIE HWY
STUART, FL 34996
PHONE (772) 237-0525
FAX (772) 237-0585
19658
MATHERS ENGINEERING CORPORATION
CIVIL STRUCTURAL ARCHITECTURE LAND PLANNING

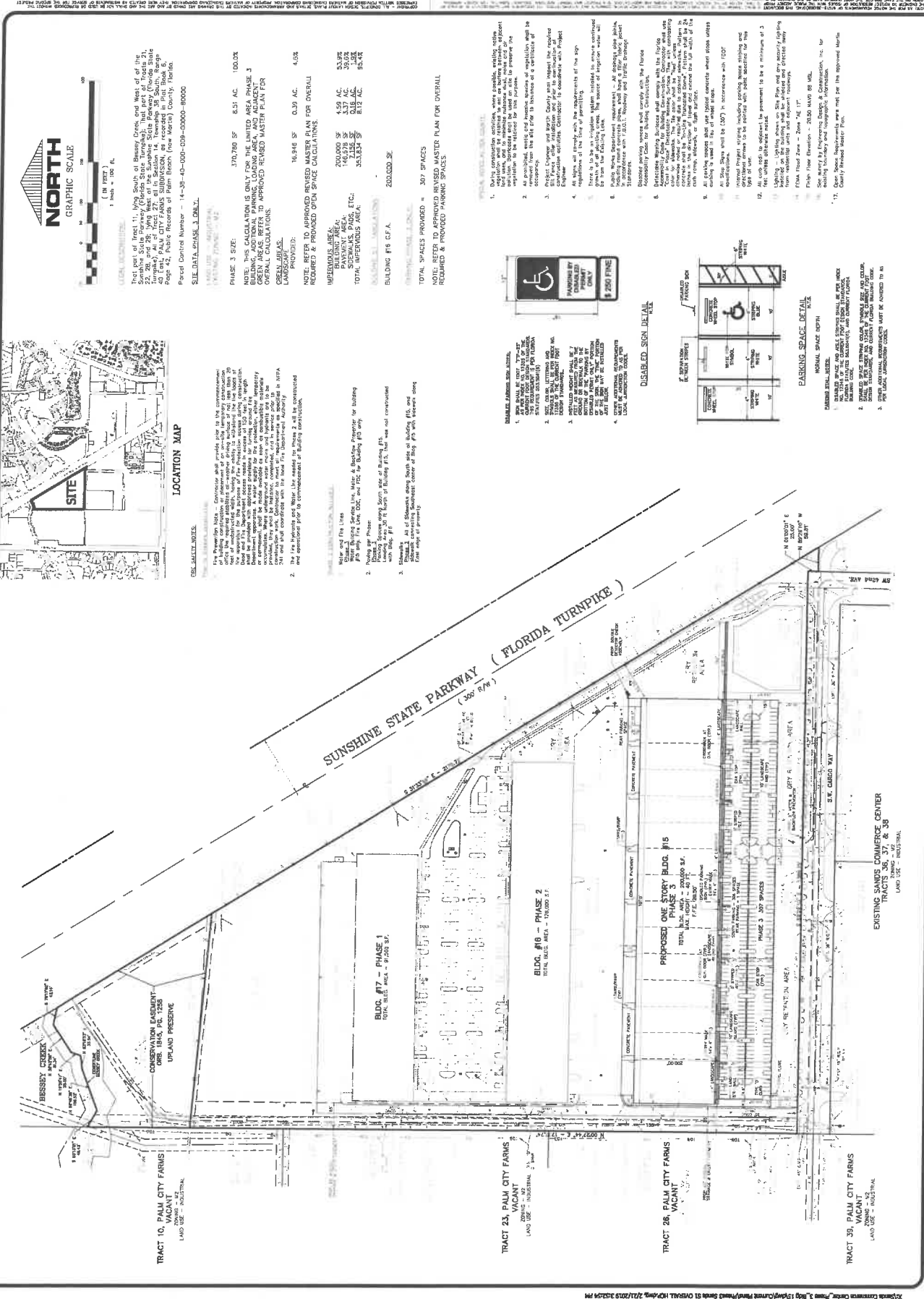
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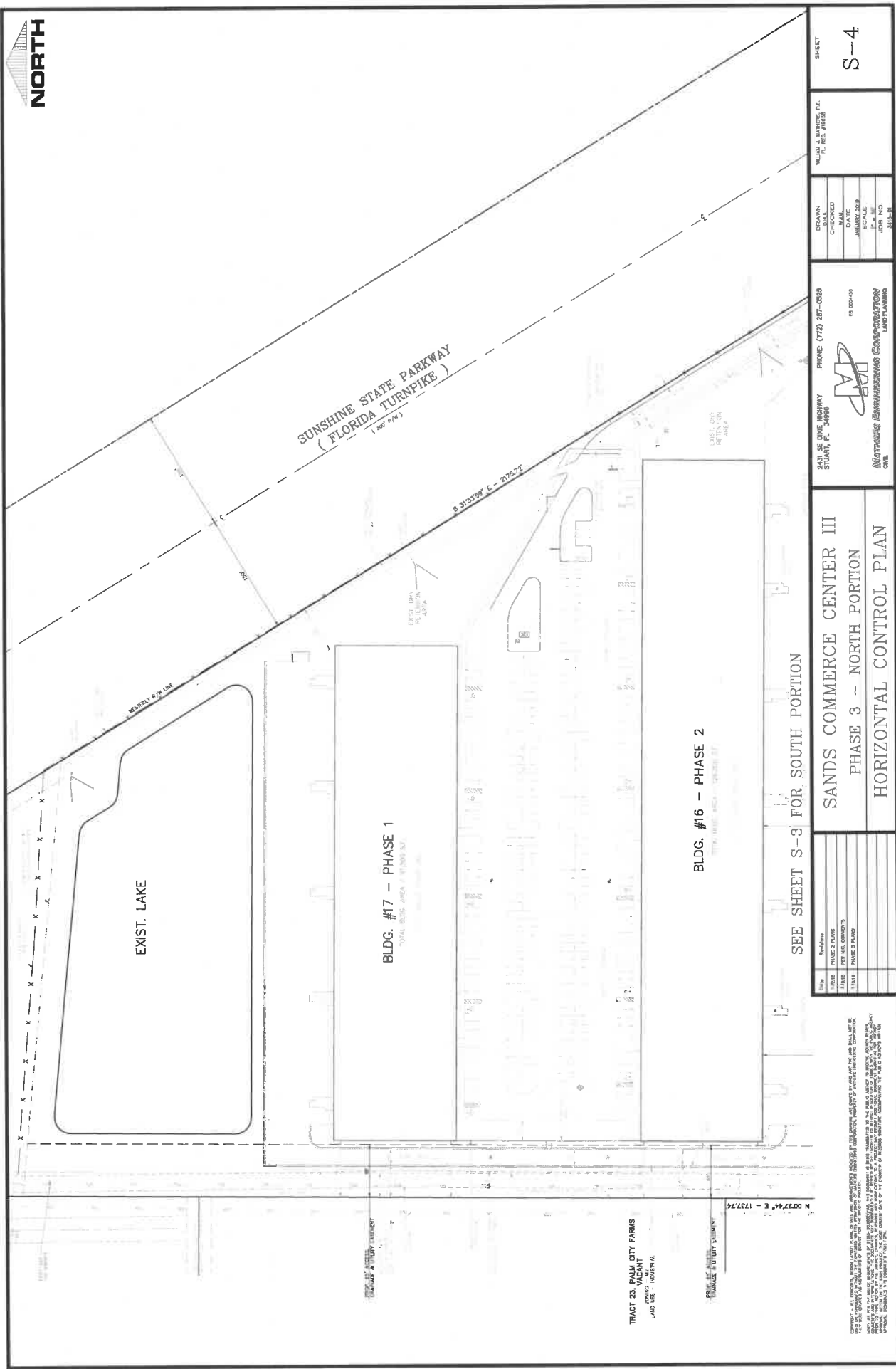
WILLIAM J. MATHERS, P.E.
FL REG. NO. 19658

SHEET

COVER

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO OBTAIN ALL NECESSARY PERMITS AND TO PROVIDE ALL NECESSARY DETAILS. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.





Area	Perimeter
1.000	PHASE 2 PLANT
1.000	PHASE 3 PLANT

SEE SHEET S-3 FOR SOUTH PORTION

SANDS COMMERCE CENTER III
PHASE 3 -- NORTH PORTION
HORIZONTAL CONTROL PLAN

2431 SE DINE MORWAY
STUART, FL 34996

PHONE: (772) 217-0023

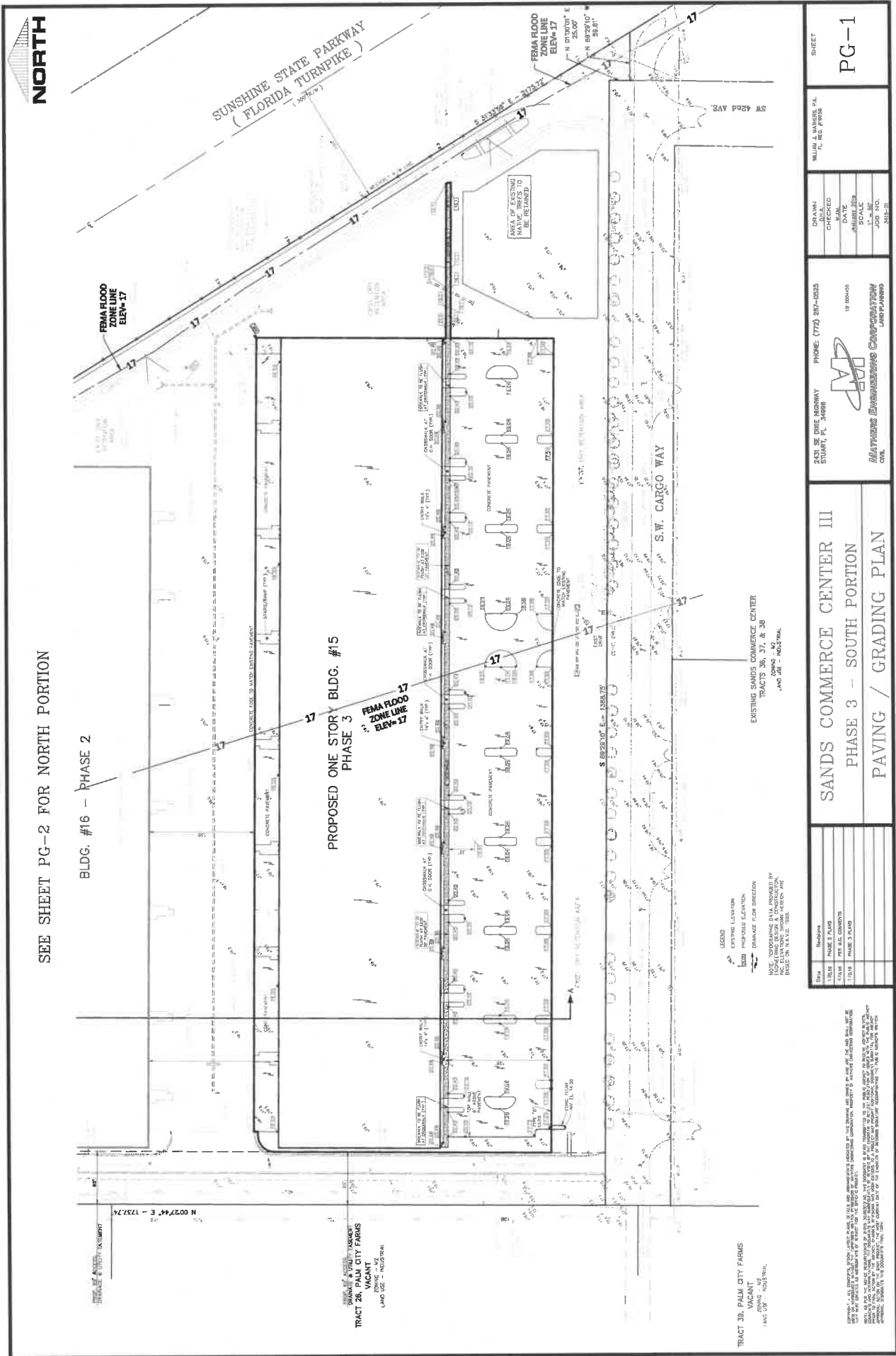

MATTHEWS ENGINEERING CORPORATION
CIVIL

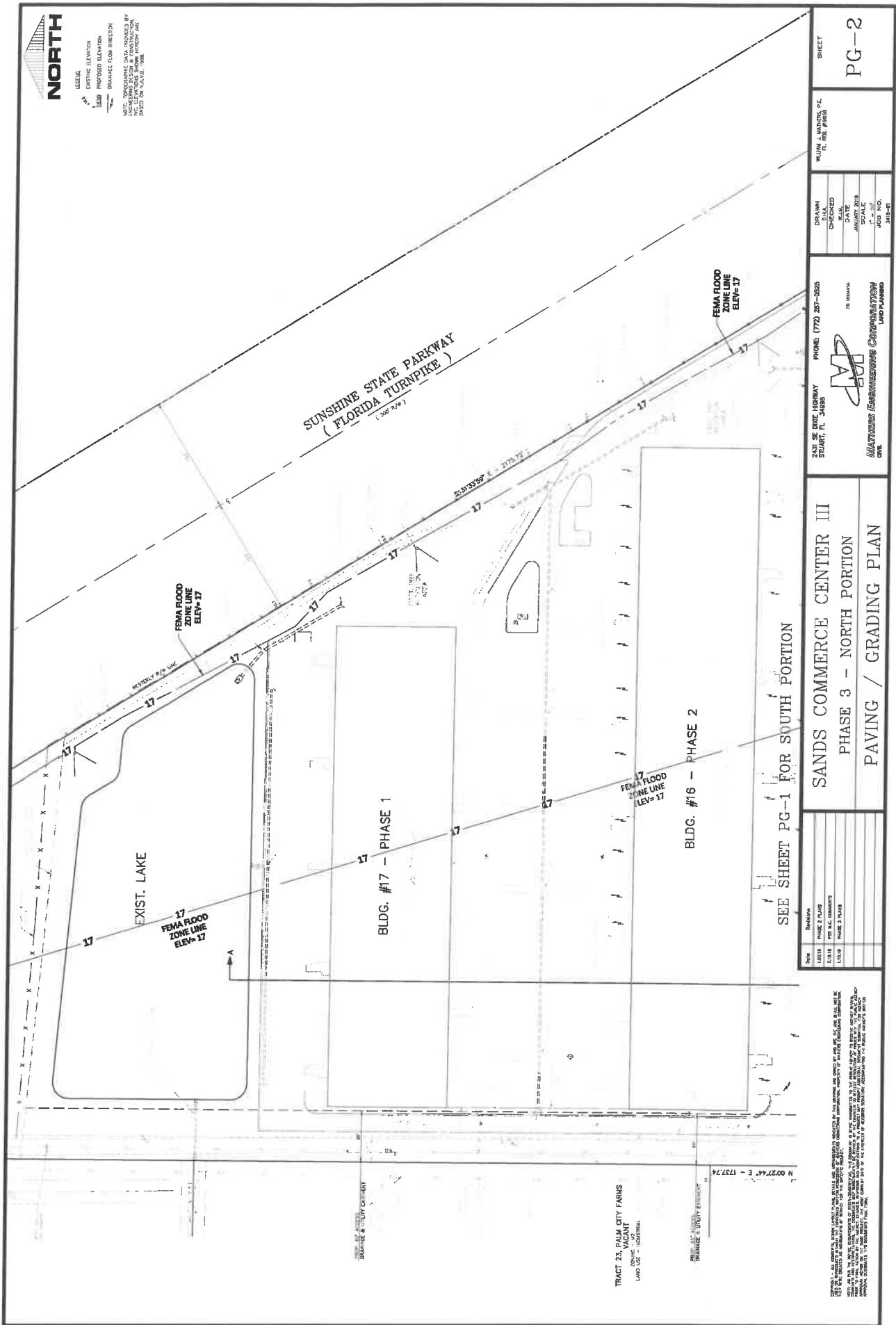
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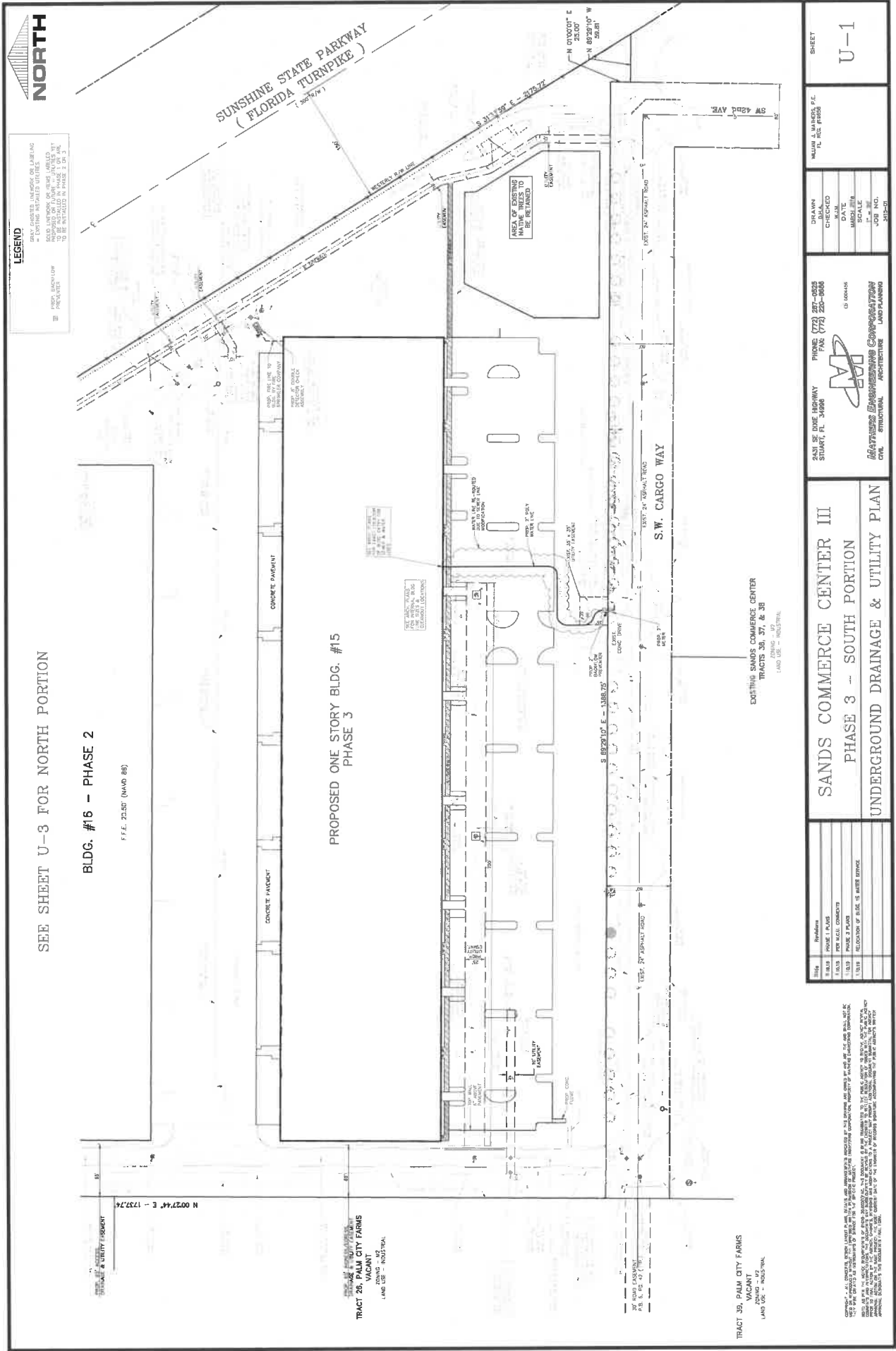
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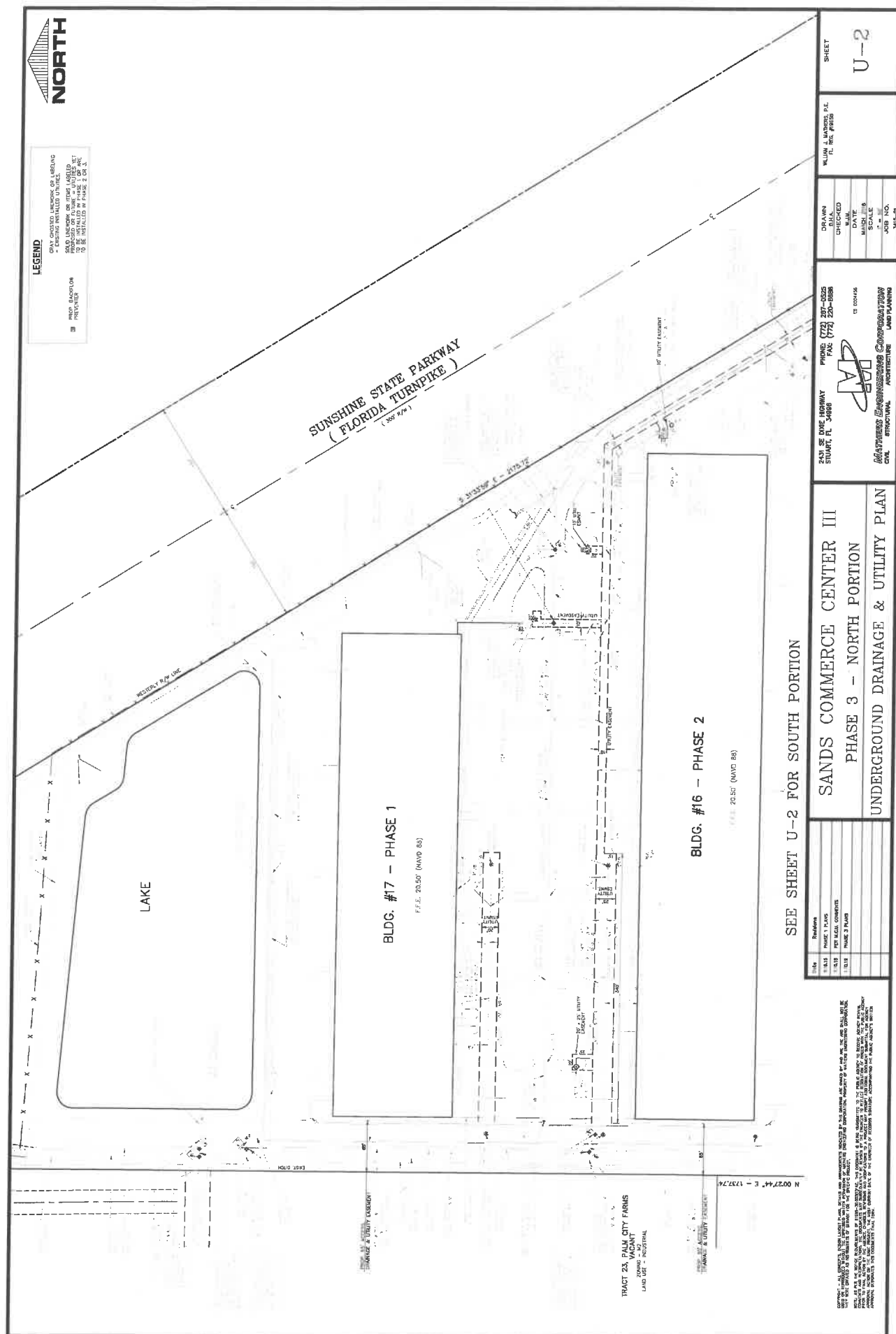
WILLIAM J. MATTHEWS P.E.
FL REG. #10838

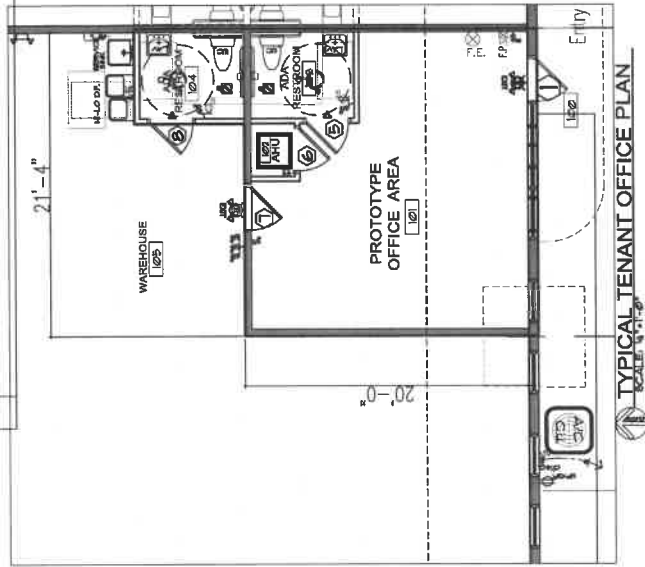
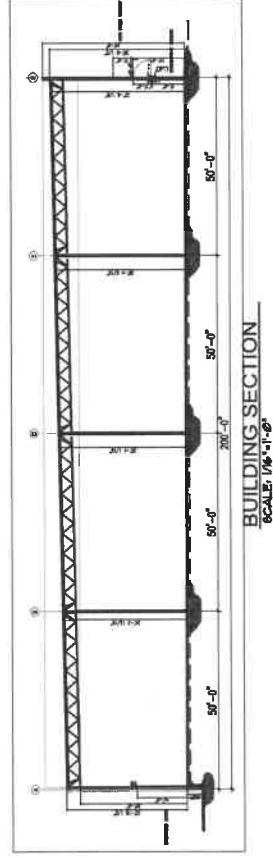
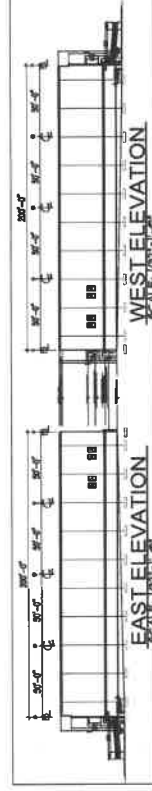
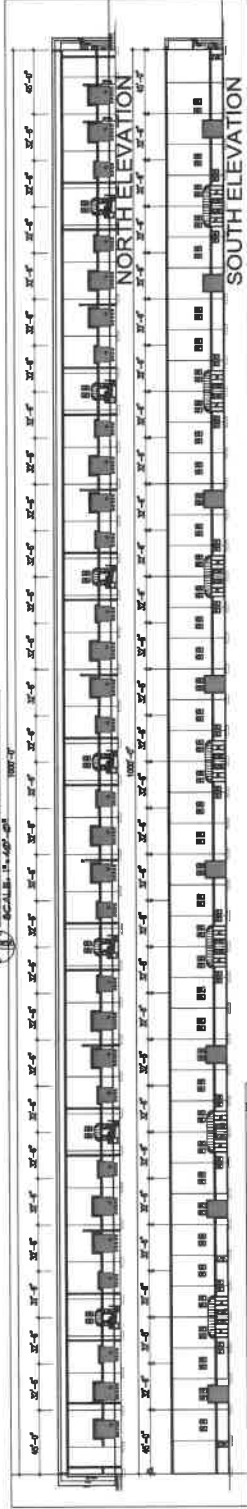
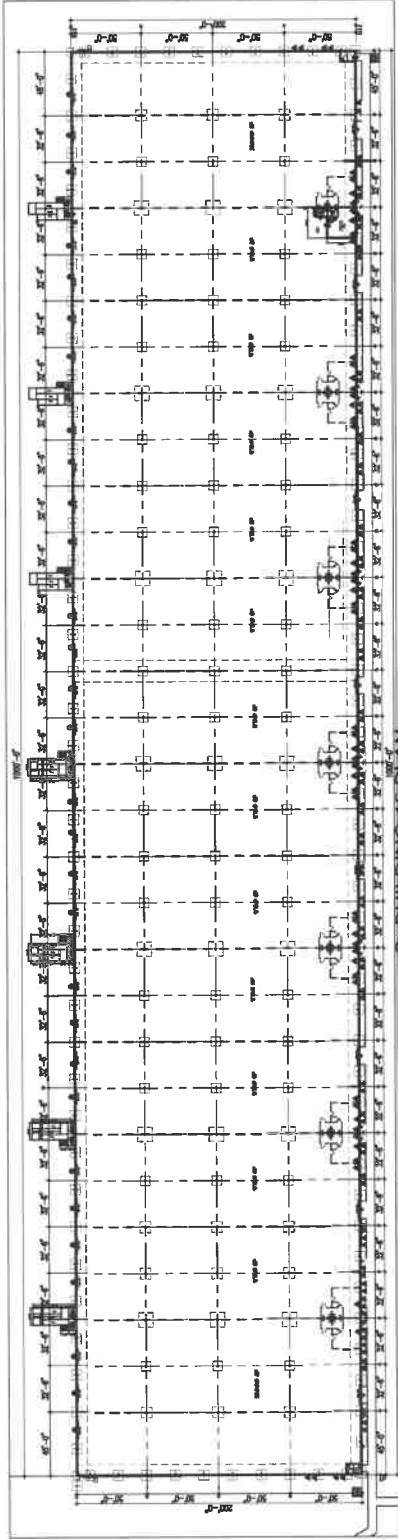
SHEET
S-4











HERN & ASSOCIATES ARCHITECTS, P.A.
2674 S.E. Wilton Way Blvd.
Suite, Florida 33454
(772) 220-8991 FAX: 1298

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PROJECT TITLE
SANDS COMMERCE PARK
BUILDING 15

301 CAMDEN WAY
PALM CITY, FLORIDA 34990

REV. DATE
PROJECT
18-2102
ISSUED
SHEET

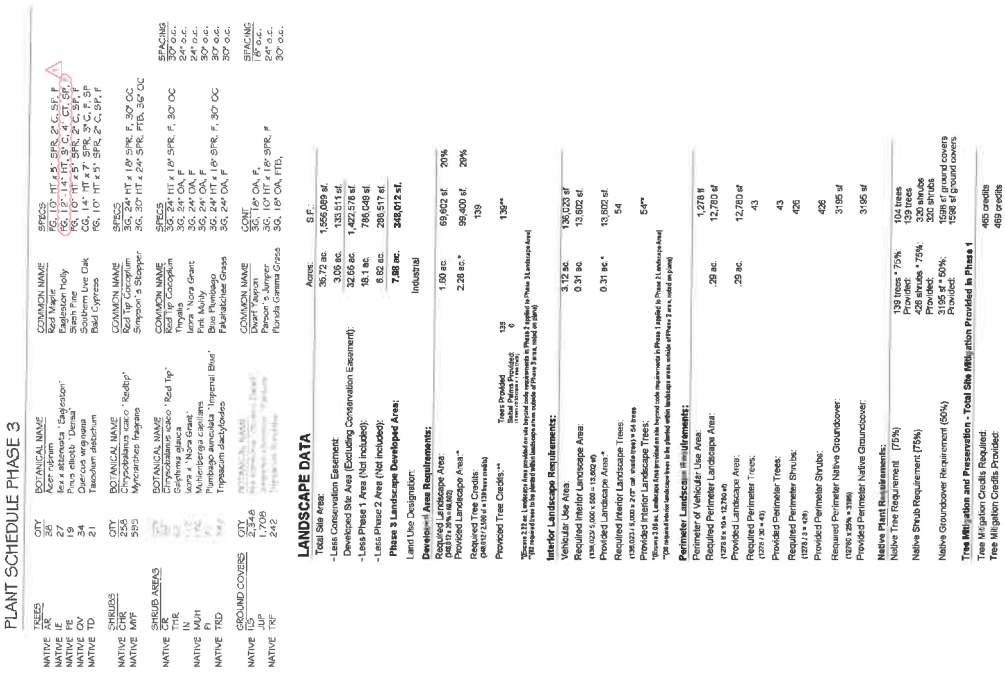
A-1

3-NOV-2018

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Design options used:

50% or more of straight coherent graphics used	10 pts.
25% or more of straight coherent graphics used	10 pts.
10% or more of straight coherent graphics used	10 pts.
5% or more of straight coherent graphics used	5 pts.
25% or more than the required shade base provided in subfigure area	5 pts.
Collection of computer match given four copiers match	10 pts.
Collection of computer match with at least three future deep in the printed area, meeting groundcover	10 pts.

[illegible]

Client & Property Owner:	Jeffrey Sands Sands International, Inc. P.O. Box 10000, West Coast Innovation, 111 12545
Landscape Architect:	Leo A. Daly 701 East Oyster Boulevard Shut, Florida 33494
Engineer:	Adrian Engineering Corporation 2431 E. Dale Highway Suwanee, FL 30066
Builder:	Engineering Design Inc. 10000 West 10th Avenue Fort Hays, FL 32150

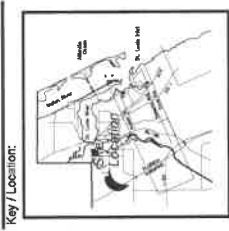
**Sands Commerce
Center III**
Martin County, Florida
**Phase 3 Landscape
Plan**

Date	By	Description
2.18.19	B.W.	Initial Submittal
4.28.19	B.W.	Response to Comments



Designer: **BW** Sheet: **CV**
 Manager: **DF**
 Project Number: **18-C95**
 Municipal Number: **---**

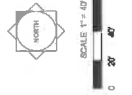
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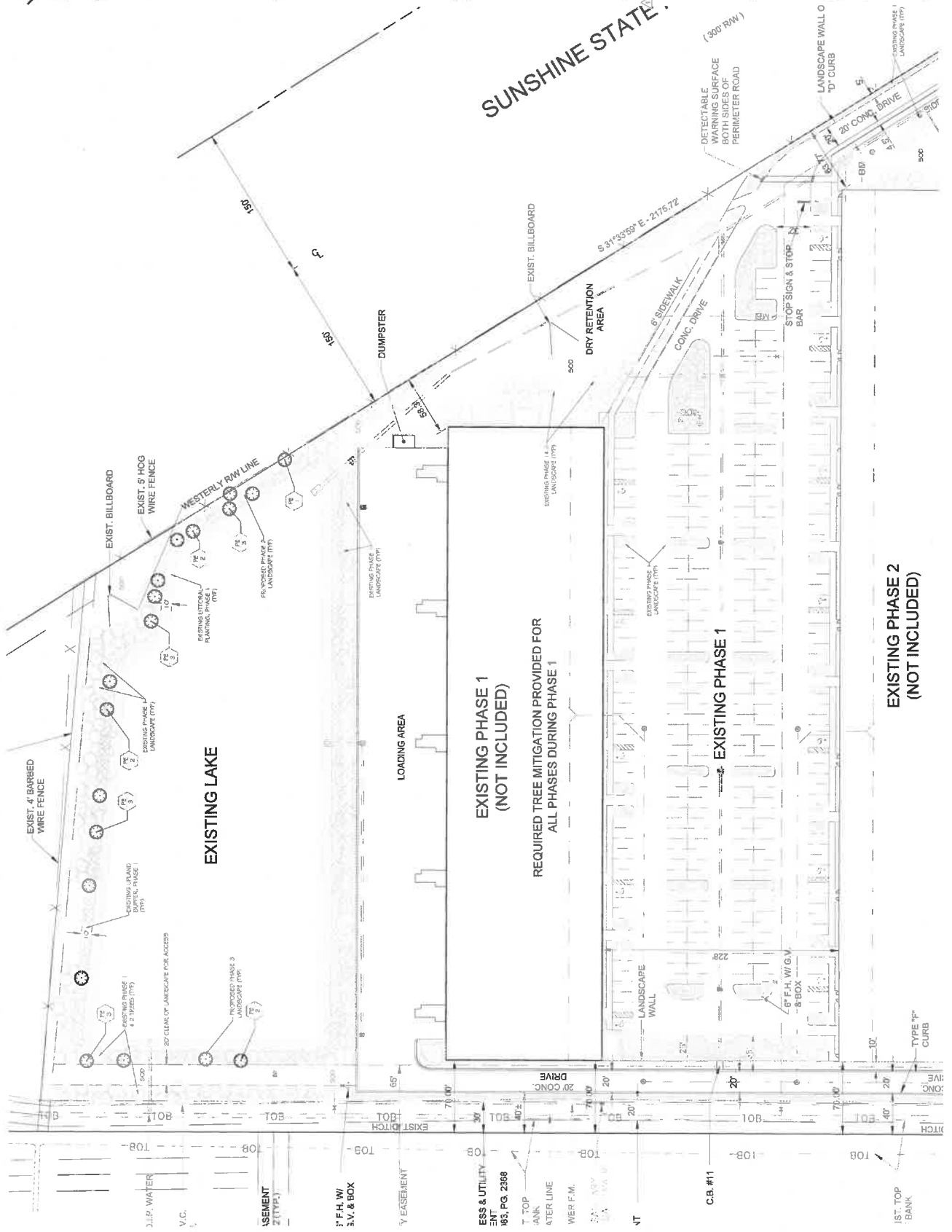
Project Team:
Client & Property Owner: Jeffrey Lucido, Project Manager, Jeffrey Lucido Properties, LLC, Fort Lauderdale, FL 33304
Landscape Architect: Jeffrey Lucido, Project Manager, Jeffrey Lucido Properties, LLC, Fort Lauderdale, FL 33304
Engineer: Matthew Engelbrecht, Project Manager, Matthew Engelbrecht & Associates, Fort Lauderdale, FL 33304
Surveyor: Jeffrey Lucido, Project Manager, Jeffrey Lucido Properties, LLC, Fort Lauderdale, FL 33304

Sands Commerce Center III
 Martin County, Florida
Phase 3 Landscape Plan

Date	By	Description
2/15/19	B.W.	Initial Submittal
7/1/2019	B.W.	Response to Comments



Sheet
LA-1
 Designer: B.W.
 Manager: D.F.
 Project Number: 19-005
 Computer File: 19-005 Sands Commerce Center Landscape I
 © Jeffrey Lucido & Associates, Inc. All rights reserved. No part of this drawing may be reproduced without the written permission of Jeffrey Lucido & Associates, Inc.



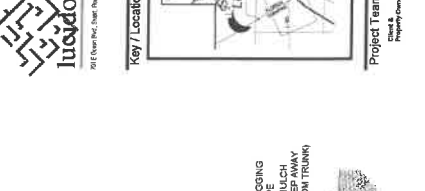


Plan

2/10/19	5.00	Initial Submission
4/26/19	6.00	Response to Comments

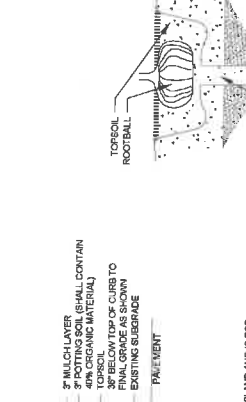
LA-3

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2 x BALL DIA. —

MULTI-TRUNK PLANTING & GUYING



ANDSCAPE AREA PREPARATION DETAIL



NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8" OF PAVEMENT AND OR CURB.
2- ROOT BARRIER SHALL BE "BIO-BARRIER 28" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS



NOTES:

- 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
- 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
- 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING.

FENCE INSTALLATION AND REMOVAL



Date	By	Description
10.19	B.W.	Initial Submittal
20.19	B.W.	Response to Comments



Designer	BW	Sheet	
Analyst	DF		
Project Number	18-005	LA-4	
Original Number	...		

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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
Jeffrey H. Sands	902 Carnegie Center, Suite 400 Princeton, NJ 08540

(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
Jeffrey H. Sands	902 Carnegie Center, Suite 400 Princeton, NJ 08540	100%

(If more space is needed attach separate sheet)

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
N/A		

(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*
	N/A			

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

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

Jeffrey Sands

STATE OF New Jersey
COUNTY OF Mercer

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 4th day of February 2019, by Jeffrey Sands, who is personally known to me or have produced _____ as identification.

Denise J. Steber
Notary Public, State of _____
Print Name: _____
My Commission Expires: _____

(Notary Seal)

Denise J. Steber
NOTARY PUBLIC OF NEW JERSEY
Commission Expires
July 8, 2021

EXHIBIT A

Project – SANDS COMMERCE CENTER
Owner – JEFFREY H. SANDS

LEGAL DESCRIPTION:

TRACTS 11, 21, 22, 27, 28, AND 29, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LYING WEST OF THE FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY), AND SOUTH OF THE CENTERLINE OF BESSEY CREEK.

Parcel Control Number:

14-38-40-000-009-00000-80000

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

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

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



June 19, 2019

Mr. Peter Walden, Senior Planner
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

Project Number: S129-021
Project Name: Sands Commerce Center Center III
Ref: Sign Certification for Proposed Development

Dear Mr. Walden:

This confirms that the sign required by the Martin County Growth Management Department for the above referenced project application number was installed on or about April 1, 2019, and posted in accordance with Section 10.6, Article 10 L.D.R. and complies with the standards of the notification requirements.

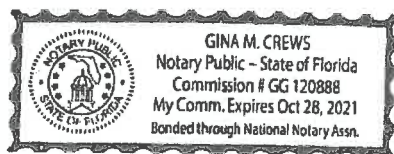
Please see attached photos of the installed sign.


Sincerely,


Holly M. Mathers

State of Florida
County of Martin

I hereby certify that the foregoing instrument was acknowledged before me this 19 day of JUNE, 2019, by HOLLY MATHERS, who is (☒) personally known to me or who() has produced _____ as identification.




Print Name: Gina M. Crews
NOTARY PUBLIC, State of Florida
My Commission Expires: Oct. 28, 2021

[Notary Seal]

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

[blank space above reserved for recording information]

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

RESOLUTION NUMBER _____

**[REGARDING DENIAL OF REVISED MASTER SITE PLAN APPROVAL FOR SANDS
COMMERCE CENTER I AND III AND REVISED FINAL SITE PLAN APPROVAL FOR
SANDS COMMERCE CENTER III Phase III]**

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

1. Jeffrey H. Sands submitted an application for a revised master site plan for the Sands Commerce Center I and III project and revised final site plan approval for phase III Sands Commerce Center III, located on lands legally described in Exhibit A, attached hereto.
2. This Board held a public meeting on the application on July 30, 2019.
3. At the public meeting, all interested parties were given an opportunity to be heard.

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

- A. The request for a Revised Master Site Plan and Revised Phase II final site plan for the Sands Commerce Center project is denied because XXXXX.
- B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 30TH DAY OF JULY, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
ED CAIMPI, CHAIRMAN

2033

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

EXHIBIT A

Project – SANDS COMMERCE CENTER III
Owner – JEFFREY H. SANDS

LEGAL DESCRIPTION:

THAT PART OF TRACT 11, LYING SOUTH OF BESSEY CREEK AND WEST OF THE
SUNSHINE STATE PARKWAY (FLORIDA STATE TURNPIKE); THAT PART OF TRACTS 21,
22, 27, 28 AND 29; LYING WEST OF THE SUNSHINE STATE PARKWAY (FLORIDA STATE
TURNPIKE); ALL IN TRACT 27; ALL IN SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40
EAST, PALM CITY FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 42,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

Parcel Control Number:

14-38-40-000-009-00000-80000

OVERALL PARCEL CONTAINS 35.72 ACRES, MORE OR LESS.

DPQS-1

Peter W. Walden

3712 SW Woodbriar Lane, Palm City, FL 34990 • pwalden@martin.fl.us

COUNTY
EXHIBIT # 2

Experience

Principal Planner, Martin County, FL

2018- present

- Development application and land development regulation review.
- Project coordinator.

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. Provide related documents; draft time extensions, build out determinations, administrative amendments.

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, and maintain all corresponding files.
- **Building Department:** fully trained permit technician, assist permit techs with code questions, record searches, and customer service, assist building official with zoning compliance issues
- **Grant Committee:** Prepare, review and present grants to the Business Grant Committee.

Sales Associate, The Home Depot, Jupiter, FL

2010-2012

- Worked as a Sales Associate while attending FAU.

Landscape Design Manager, Ginn Company, Celebration, FL.

2004-2008

- Part of a development team responsible for managing the construction and maintenance of Resort Communities.
- Projects included: golf courses, land development and earthwork, utilities and irrigation, streetscapes, mitigation projects and wetland construction, parks, Clubhouses, and PGA Tour events in the southeast and the Bahamas.
- Worked with project managers and consultants on development compliance with SFWMD, DEP, Army Corp of Engineers, and local municipalities.

Education & Certifications

Florida Atlantic University, Boca Raton, FL (GPA 3.8)

B.P.M. Bachelor of Public Management (Administration), minor in Geography, May 2012

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

Indian River State College, Stuart, FL (GPA: 3.75)

A.A, Environmental Science, May 2010

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

Member of the American Planning Association

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 7/30/19 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.