



Agenda Item Summary

File ID: 20-0647

NPH-2

Meeting Date: 5/7/2020

PLACEMENT: New Business

TITLE:

MC320, LLC (M226-001) (QUASI-JUDICIAL)

EXECUTIVE SUMMARY:

MC320, LLC requests approval of a Major Final Site Plan for the development of a sand mining operation resulting in the construction of an approximate 33-acre lake on an approximate 174-acre parcel. The site is located on the west side of SW Citrus Boulevard approximately three-quarters of a mile south of SW 96th Street in Palm City Farms. Included is a request for a Certificate of Public Facilities Reservation.

Requested by::Melissa G. Corbett, P.E. President, The MilCor Group, Inc.

Presented by: Peter Walden, Principal Planner, Growth Management Department

PREPARED BY: Joan Seaman, Administrative Specialist, II

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

MC320 MAJOR FINAL SITE PLAN

Applicant:	MC320, LLC, Don R. Mancil Jr.
Property Owner:	MC320, LLC, Don R. Mancil Jr.
Agent for the Applicant:	The Milcor Group, Melissa G. Corbett, P.E.
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	M226-001
Application Type and Number:	DEV2019110011
Report Number:	2020_0421_M226-001_Staff_Report_Final
Application Received:	12/16/2019
Transmitted:	12/16/2019
Date of Report:	02/13/2020
Resubmittal:	03/17/2020
Transmitted:	03/17/2020
Date of report:	04/21/2020

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B. Project description and analysis

Request approval for a Major final site plan for the development of a sand mining operation resulting in the construction of an approximate 33 acre lake. The project will be located on an approximate 174 acre parcel located on the west side of SW Citrus Boulevard about ¾ of a mile south of SW 96th Street in Palm City Farms. Included with this application is a request for a Certificate of Public Facilities Reservation.

The property is currently vacant and was formally utilized as Citrus production. There is no existing habitat on the property and apparent wetlands do not exist.

The property has a land use designation of Agricultural and a Zoning District designation of A-2, Agricultural. The property is located outside of the Primary Urban Services Boundary, there are no proposed utilities for the development of the site.

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	Todd Warren	221-1377	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Michele Jones	219-4941	N/A
Q	ADA	Stephanie Piche	223-4858	N/A
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5923	N/A
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

D. Review Board action

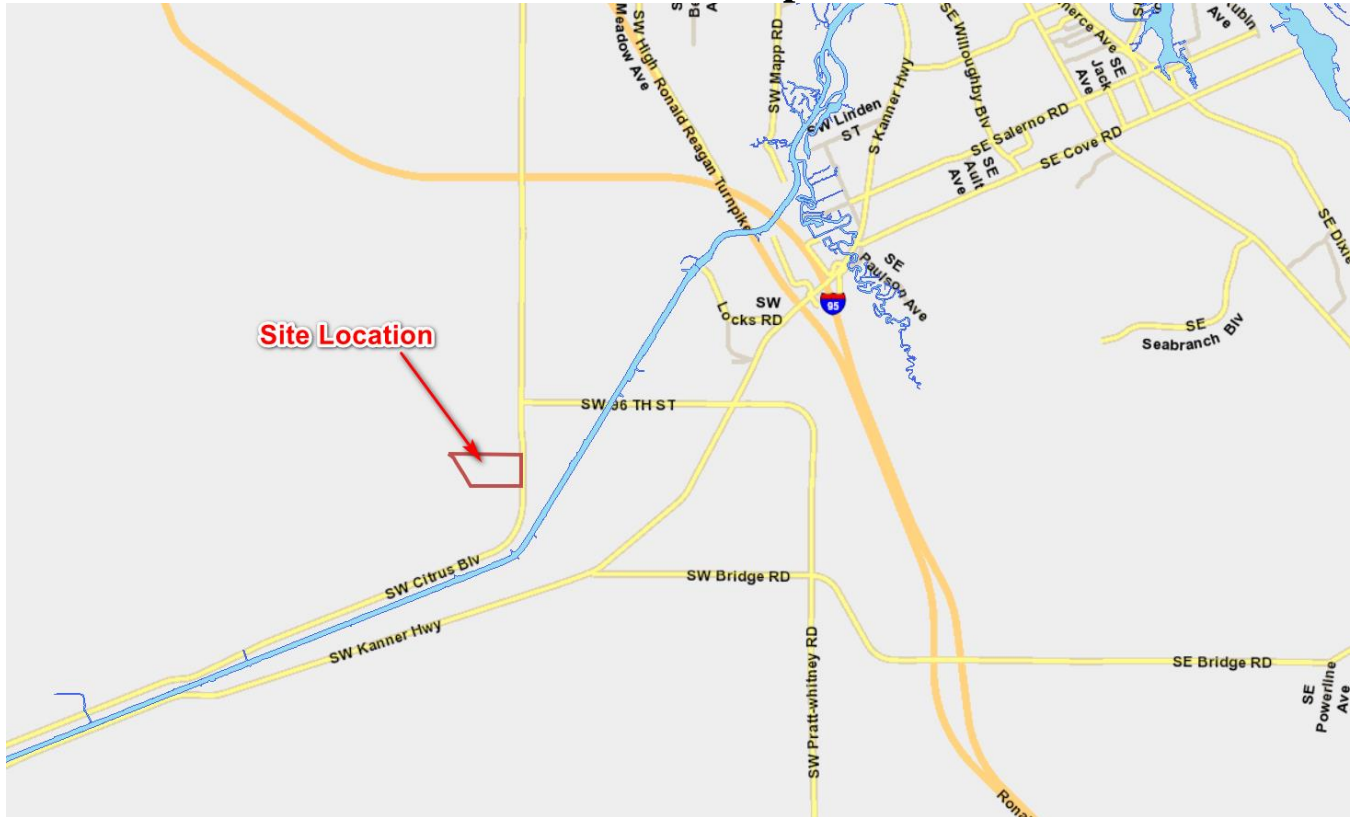
This application meets the threshold requirements for processing as a Major Final Site plan. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC) at a public hearing.

The applicant addressed the non-compliance findings from the staff report dated, February 13, 2020 with its resubmittal dated March 17, 2020. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel number(s) and address:	15-39-40-000-000-00010-0, 15-39-40-000-000-00012-0
Existing Zoning:	A-2, Agricultural
Future land use:	Agricultural
Commission district:	5
Community redevelopment area:	Not Applicable

Location Map



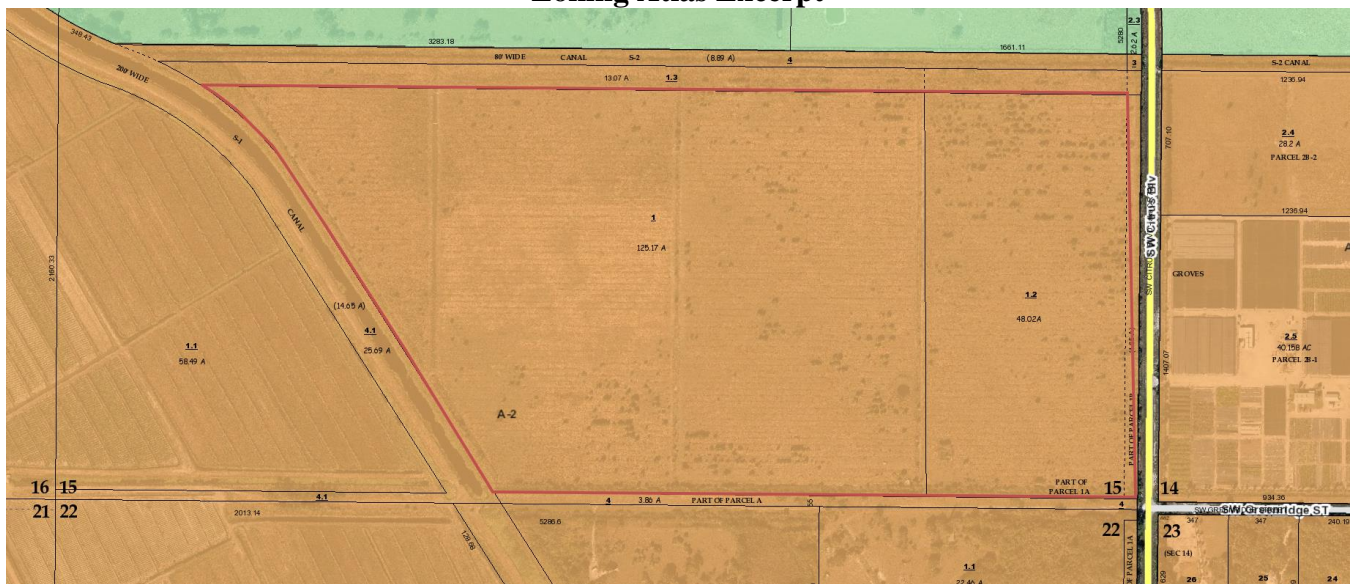
Aerial



Future Land Use Map Excerpt



Zoning Atlas Excerpt



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 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.

Item #1:

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. MARTIN COUNTY, FLA., LDR § 4.37

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

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial

Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, § 4.871.B.

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

Finding of Compliance:

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

Landscaping

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable land development regulations regarding landscaping. The applicant has proposed construction of a mining operation on property zoned agricultural. This is a permitted industrial use on the property. In accordance with Section 3.80, Land Development Regulations, Martin County, FL (2015), mining operations are required to provide buffering to reduce impact when adjacent to a different land use. This property is adjacent to ag. ranchette land use and to demonstrate compliance must provide a minimum 15 ft. minimum landscape buffer along Citrus Blvd.; as part of a request for alternative compliance to reduce size and quantity of tree material, the applicant has proposed expanding this buffer to a width of 100 feet. This buffer shall consist of preserved native sabal palm and shall be supplemented with native trees and shrubs. In addition, all native vegetation not within a designated use area is proposed to be preserved as additional buffering and to prevent erosion.

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. To demonstrate compliance the applicant is proposing to preserve all 35 of the existing protected trees on the site. In addition the applicant is proposing to protect 225 existing sabal palm and to relocate an additional 120 palms. These palms will qualify to provide credit for 115 of the required landscape trees.

A total of 1,129 - 10 foot trees shall be installed prior to start of excavation of the mining operation, these trees are anticipated to achieve a dbh of 7" when mining operations are complete and prior to completion of reclamation activities. Based on this alternative, these trees shall be counted as preserved

trees and awarded credit of 2:1 tree credits. In the event these trees do not meet this expectation, additional trees will be established at that time.

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.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by The MilCor Group Inc., dated November 2019. The MilCor Group Inc., stated that the site's maximum impact was assumed to be 22 directional trips during the PM peak hour. Staff finds that SW Citrus Boulevard is the recipient of a majority of the generated trips. The generalized service capacity of SW Citrus Boulevard is 750. The project impact is 2.97% of the maximum volume of that roadway. SW Citrus Boulevard is currently operating at a level of service A/B; it is anticipated to operate at level of service A/B at buildout (year 2022).

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

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

Compliance with Adequate Public Facilities Ordinance:

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

Findings of Compliance:

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

Division 8- Excavation, Fill, and Mining: The applicant is proposing to construct a 32.92 acre lake for mining activities. The applicant is proposing to complete the excavation within two years of the Final Site Plan Approval and complete the required restoration of the lake to the final proposed condition within the third year. The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill,

and Hauling that a total of 992,232 cubic yards of material will be excavated and hauled from the site. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development's stormwater management system is designed to be full on-site retention with no stormwater runoff leaving the site; thereby, the required stormwater attenuation is in compliance with Division 9.

Division 10 - Flood Protection: This site is not within a Special Flood Hazard Area; The applicant is not proposing to construct any structures; therefore, Division 10 is not applicable.

Division 14 - Parking and Loading; Roadway Design: The applicant is not proposing to construct parking areas with this application; therefore, Division 14 is not applicable.

Division 19 - The applicant has demonstrated compliance with Division 19 with the design of the proposed driveway connections to CR-726 (SW Citrus Boulevard).

The Engineering Department finds this application in compliance provided the development order includes the following condition:

1. An annual progress report shall be submitted to the Public Works Department within 30 days of the anniversary date of the permit for all filling or mining permits that have a duration of more than one year. The report shall be prepared by a Florida registered engineer, shall demonstrate that the permit criteria have been met to date and that the project is in compliance with all other applicable permits. The annual progress report shall include record ("as-built") drawings of all work done to the date of the report. The following certification statement must also appear with the annual certification report [MARTIN COUNTY, FLA., LDR SECTION 4.349. (2001)]:

I hereby notify Martin County of the completion of all excavation and filling for the above referenced project and certify that they have been constructed in conformance with the plans and specifications permitted by the county including, but not limited to, all area and quantities of vegetated littoral and upland buffer zones, all excavation and fill material quantities, excavation depths, and natural resources protection. (A copy of the approved permit drawings is attached.) I hereby affix my seal this _____ day of _____/_____/_____, 20_____.

2. Within 30 days of the completion of the excavation and/or filling or mining, a Florida registered professional engineer, a Florida registered professional surveyor and mapper, or a Florida registered professional landscape architect shall certify that the excavation was constructed in substantial conformance with the plans and specifications approved by the county. A certification statement must also appear on the certification report. MARTIN COUNTY, FLA., LDR SECTION 4.351. (2001)

3. All disturbed mining/excavation/fill areas shall be reclaimed, and reclamation shall begin immediately following excavation/fill or each phase of excavation/fill, whichever occurs first. All disturbed and reclaimed areas shall be planted or seeded with a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to prevent the establishment of prohibited plant species and to provide adequate growing conditions for reclamation planting requirements. MARTIN COUNTY, FLA., LDR SECTION 4.348.C. (2001)

4. A three-year performance bond/security and executed commitment is required to ensure that restoration of the excavation and/or fill or mining site shall be completed, including items such as, but not limited to, general clean-up, grading, and vegetation of the lake banks littoral zones, and upland transition zone. The amount of the security shall be approved by the County Engineer and shall be based on 110 percent of a cost estimate prepared by a Florida registered Engineer of the general clean up, grading, and site restoration include in the required littoral zone and upland planting by an

environmental professional. The guarantees for phased project may be bonded separately. MARTIN COUNTY, FLA., LDR SECTION 4.350. (2001)

5. A hauling operations report, and payment of associated hauling fees shall be submitted quarterly to the County Public Works department. MARTIN COUNTY, FLA., LDR SECTION 4.343.C. (2001) See also Section M, Engineering.

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

Addressing

Findings of Compliance

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

Electronic File Submittal

Findings of Compliance

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

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

Wellfield and Groundwater Protection

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 in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Provide KNOX padlock for emergency access.

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

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 commercial/industrial site. 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

N/A

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 – not applicable

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 – not applicable

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

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 – in place

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 – not applicable

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:

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

Item #4:

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

Item #5:

Original and one (1) copy of the current Unity of Title in standard County format 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 so that no transfer has occurred.

Item #6:

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

Item #7:

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

Item #8:

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

Item #9:

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

Item #10:

Original of the construction schedule.

Item #11:

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 #12:

A hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$210,000 shall be paid within sixty (60) calendar days of the project approval.

Item #13:

One (1) new, unopened flash/thumb drive for digital file recording.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

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

1. Florida Department of Environmental Protection (FDEP) Generic Permit for Stormwater Discharges for Large and Small Construction Activities
2. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
3. FWC Permit, Gopher Tortoise Relocation if necessary, due prior to Pre-Construction meeting.
4. Wellfield and Groundwater Protection
5. The applicant must provide a copy of all required South Florida Water Management permits prior to scheduling the Pre-Construction meeting.

W. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
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: MC320, LLC
Don R. Mancil
8530 SW Jayme Way
Palm City, FL 34990

Agent: The Milcor Group, Inc.
Melissa G. Corbett, P.E.
10975 SE Federal Highway
Hobe Sound, FL 33455
772-223-8850

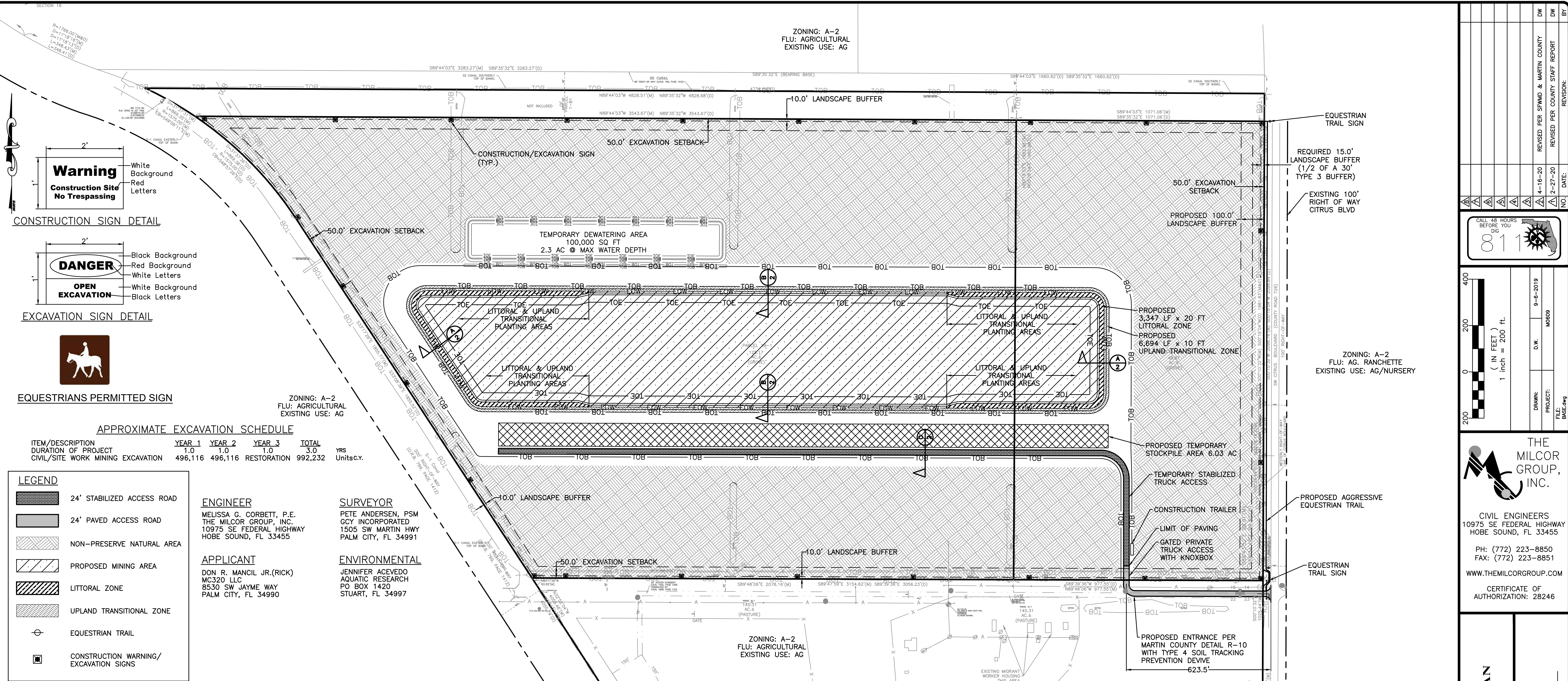
Engineer: Same as agent

Y. Acronyms

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

Z. Attachments

J:\M06 Mancil\W0609-Baillyhoo\DWG\DESIGN\BASE.dwg, PRINTED BY: Alexi On Mon, Apr 27 2020



- OPERATIONAL SPECIFICATIONS
- ALL ACTIVITIES WITHIN THE SITE, INCLUDING, BUT NOT LIMITED TO DIGGING, LOADING TRUCKS, EXCAVATING, DREDGING, ROCK CRUSHING, AND HAULING OF FILL FROM THE SITE SHALL BE CONDUCTED BETWEEN THE HOURS OF 7:00 AM AND 4:00 PM MONDAY THRU FRIDAY AND 9:00 AM TO 4:00 PM ON SATURDAY UNLESS OTHERWISE DETERMINED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.
 - THE HAUL ROUTE FOR TRUCKS TO THE SITE IS BY WAY OF COUNTY ROAD 726, A MINOR ARTERIAL ROADWAY.
 - ALL DRAINAGE RELATED TO THE EXCAVATION (E.G. DEWATERING EFFLUENTS) SHALL BE RETAINED ENTIRELY ON-SITE DURING CONSTRUCTION OF ALL ITEMS.
 - THE TEMPORARY PERIMETER CONTAINMENT BERM SHALL BE CONSTRUCTED USING CLEAN EARTHEN MATERIAL EXCAVATED FROM THE PROPOSED BORROW LAKE PRIOR TO THE INITIATION OF EXCAVATION OPERATIONS FOR THE LAKE MINING.
 - FILL MATERIAL WILL BE EXCAVATED OR MINED ON DEMAND. STOCK-PILES SHALL BE LIMITED TO A HEIGHT OF APPROXIMATELY 25 FT ABOVE NATURAL GROUND.
 - ALL CLEARING AND GRUBBING WILL BE STAGED CONCURRENTLY WITH THE EXCAVATION ACTIVITIES TO MINIMIZE SOIL EROSION AND THE GENERATION OF AIRBORNE DUST.
 - THERE WILL BE NO ACTIVITY OUTSIDE THE PROJECT LIMITS.
 - PROVIDE THE ANNUAL REPORTS REQUIRED BY SECTION 4.349, LDR AND THE PERFORMANCE BOND IN SECTION 4.350, LDR.
 - MAXIMUM EXCAVATION DEPTH IS 20-FEET BELOW CONTROL ELEVATION.
 - TEMPORARY PORTABLE 500 GALLON FUEL STORAGE TANK AND 1000 GALLON CONTAINMENT TUB SHALL BE UTILIZED ON SITE FOR EQUIPMENT REFUELING. PORTABLE TANK AND TUB SHALL BE RELOCATED ON SITE AS NECESSARY PER EXCAVATION AREA IN COMPLIANCE WITH MARTIN COUNTY LAND DEVELOPMENT REGULATIONS AND ORDINANCES.
 - THE PROPOSED STOCKPILE AREA SHALL BE STABILIZED FOR TURNAROUND MOVEMENTS.
 - TEMPORARY STRUCTURES SHALL BE REMOVED AND THE AREAS RESTORED UPON COMPLETION OF MINING.

ENVIRONMENTAL CONSERVATION INSTRUCTIONS, AS FOLLOWS

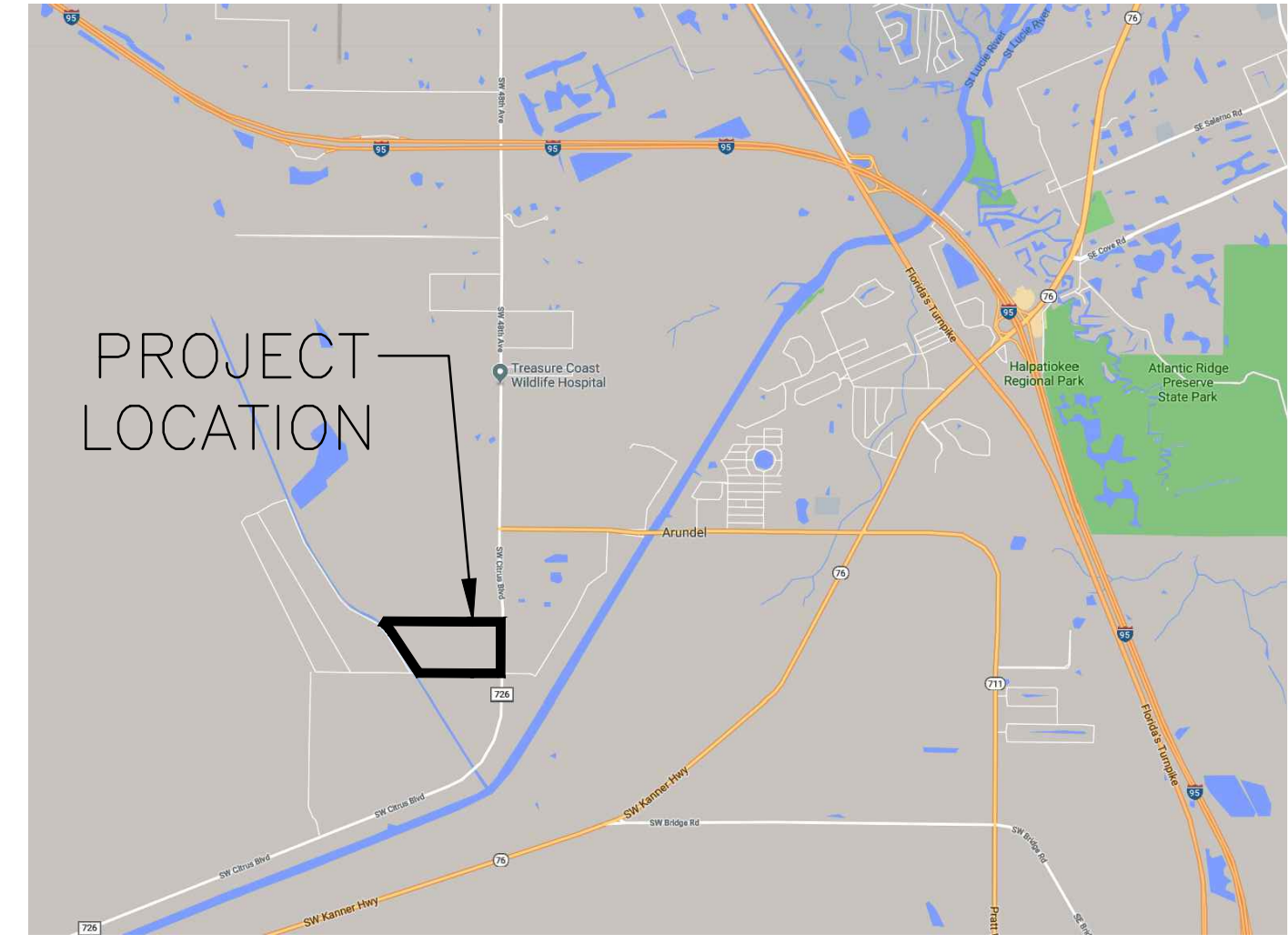
- "NO CLEARING, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES, IS AUTHORIZED UNTIL THE PERMIT FOR THE INSTALLATION OF EROSION CONTROL DEVICES AND PRESERVE AREA BARRICADES HAS BEEN ISSUED."
- "PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED 'IN THE FIELD' PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT."
- "AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE."
- "NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED."
- "A LAND CLEARING PERMIT MAY BE OBTAINED SUBSEQUENT TO THE SATISFACTORY INSPECTION OF THE CONTROL STRUCTURES AND BARRICADES. THIS PERMIT SHALL BE POSTED IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE."
- "ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES."
- "SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL."
- "FOLLOWING CERTIFICATION OF OCCUPANCY FOR THE DEVELOPMENT, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR."
- IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OF MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS. (CODE 4.343.A.13, LDR)

SITE DATA

SECTION 14 & 15, TOWNSHIP 39S, RANGE 40E
PARCEL ID # 15-39-40-000-000-00010-0
15-39-40-000-000-00012-0

FUTURE LAND USE	AGRICULTURAL
EXISTING USE	AGRICULTURAL IMPROVED PASTURE
PROPOSED USE	MINING
FLOOD ZONE	ZONE X, FIRM PANEL NOT PRINTED
GROSS ACRES	174.03 AC (7,581,037.96 S.F.)

	Area (SF)	Area (AC)	% of Total Area
Total Site Area	7,581,038	174.03	100%
Open Space (Non-Preserve)			
Upland Transitional Area	67,248	1.54	0.89%
Temporary Haul Road	75,566	1.73	1.00%
Temporary Stockpile Area	262,614	6.03	3.46%
Temporary Dewatering Area	100,000	2.30	1.32%
Lake @ EOW	1,434,041	32.92	18.92%
Green Space	5,639,497	129.47	74.39%
Total Open Space	7,578,966	173.99	99.97%
Impervious Area			
Construction Trailer	600	0.01	0.01%
Road	1,472	0.03	0.02%
Total Impervious Area	2,072	0.05	0.03%
Required Open Space			50.00%



December 12, 2019
Via: Hand Delivery

Project Number: M0609

Catherine Riiska, Principal Planner
Martin County Growth Management
2401 SE Monterey Road
Stuart FL, 34996

**Subject: MC320 – MC #M226-001
Major Final Site Plan – Full Review Submittal**

Dear Ms. Riiska,

This application is for approval of a Major Final Site Plan for excavation of a sand mine. This application is being submitted in accordance with Article 10, Section 10.2.A.g. proposed excavation of a water body.

The 174+/- acre property is located at the junction of SW Citrus Boulevard and SW Greenridge Street in Palm City (unincorporated Martin County) and lies in Sections 14 and 15, Township 39 South, Range 40 East. It is outside of the Urban Services District. The property is zoned A2 (Agricultural) and also has a land use for Agricultural, which is compatible with the proposed use. Access will be via SW Greenridge Street which is an inventoried partially opened roadway located on our client's property, to Citrus Boulevard. Please note that per our Pre-Application Meeting on July 24, 2019, an aggressive equestrian trail is proposed along Citrus Boulevard, but not on the privately-owned Greenridge Street as our client does not want the liability of the public on his property; horses and mining operations are not a good mix.

A Major Final Site Plan is proposed for construction of a 33+/- acre lake (mine). The property owner would prefer portlet and water jugs rather than well and septic as the construction trailer is temporary in nature. A construction trailer which would be temporary for use during the excavation is the only proposed building. There will be three employees who park in the open space next to the trailer.

The following items have not been included as they are not applicable:

- Copy of previously approved Final Site Plan – there has been no previous development;
- Utilities Letters – Utility Certification – no utilities are proposed
- Utility Related Calculations – no utilities are proposed
- Lighting Plan – no lighting is proposed
- Floor Plan/Elevations – no building are proposed

Please find the attached documents for review:

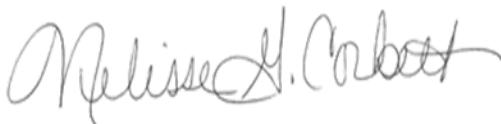
1. Cover Letter including Narrative;
2. Check for the \$9,127.00 Review fee;
3. Executed Application;
4. Affidavit for Digital Submittal;
5. Power of attorney/Representative Authorization;
6. Recorded Deed;
7. No Property Transfer Certification;

P:\Projects\M06 - Mancils\M0609 MC320 (Palm City Mine)\Permitting\Martin Co\Major Final site plan\Full review\full review Cover Letter with Narrative.docx

8. Legal Description with Parcel ID Number;
9. Draft Unity of Title;
10. Location Map;
11. Aerial Map;
12. Adequate Public Facilities;
13. Excavation, Fill and Hauling;
14. Stormwater Management Report;
15. Stormwater Maintenance Report;
16. Traffic Impact Analysis;
17. Evacuation Plan;
18. Wildfire Risk Assessment;
19. School Impact Statement;
20. Environmental Assessment;
21. Proposed Water Sources;
22. Required Agency Permits;
23. Two (2) Signed and Sealed Boundary Survey;
24. Two (2) Signed and Sealed Topographic Survey;
25. Two (2) Final Site Plan;
26. Utility Related Calculations;
27. Two (2) Signed and sealed Engineering Plan;
28. Two (2) Signed and sealed Erosion Control Plan;
29. Two (2) Signed and sealed Landscape Plan;
30. Tree Survey;
31. Disclosure of Interest Affidavit; and
32. CD containing AutoCAD File of Surveys and Site Plan and bookmarked pdf of submittal.

Thank you for your time and assistance. Please do not hesitate to call if you have any questions or need additional information.

Sincerely,
The MilCor Group, Inc.



Melissa G. Corbett, P.E.
President

Enclosures

Cc: Rick Mancil
Paul Filipe



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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: MC320

Brief Project Description:

Proposed 39 acre lake (mine) on 173 acre property located in Palm City

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: 7-25-19

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

15-39-40-000-00010-0

15-39-40-000-00012-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): MC320, LLC

Company Representative: Don R. Mancil, Jr.

Address: 8530 SW Jayme Way

City: Palm City, State: FL Zip: 34990

Phone: 772-288-0951 Email: rick@mancils.com

C. PROJECT PROFESSIONALS**Applicant (Name or Company):** MC320, LLCCompany Representative: Don R. Mancil, Jr.Address: 8530 SW Jayme WayCity: Palm City, State: FL Zip: 34990Phone: 772-288-0951

Email: _____

Agent (Name or Company): The MilCor Group, Inc.Company Representative: Melissa G. Corbett, P.E.Address: 10975 SE Federal HighwayCity: Hobe Sound, State: FL Zip: 33455Phone: 772-223-8850Email: melissac@themilcorgroup.com**Contract Purchaser (Name or Company):** NA

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): The MilCor Group, Inc.Company Representative: Melissa G. Corbett, P.E.Address: 10975 SE Federal HighwayCity: Hobe Sound, State: FL Zip: 33455Phone: 772-223-8850Email: melissac@themilcorgroup.com**Landscape Architect (Name or Company):** TBD

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): GCY, Inc.Company Representative: Peter Andersen, PSMAddress: 1505 SW Martin HighwayCity: Palm City, State: FL Zip: 34990Phone: 772-286-8083Email: petea@gcyinc.com**Civil Engineer (Name or Company):** The MilCor Group, Inc.Company Representative: Melissa G. Corbett, P.E.Address: 10975 SE Federal HighwayCity: Hobe Sound, State: FL Zip: 33455Phone: 772-223-8850Email: melissac@themilcorgroup.com

PROJECT PROFESSIONALS CONTINUED**Traffic Engineer (Name or Company):** The MilCor Group, Inc.Company Representative: Melissa G. Corbett, P.E.Address: 10975 SE Federal HighwayCity: Hobe Sound, State: FL Zip: 33455Phone: 772-223-8850 Email: melissac@themilcorgroup.com**Architect (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Robert A. Burson, P.A.Company Representative: Bob BursonAddress: 900 SE Ocean Blvd, Suite C-120City: Stuart, State: FL Zip: 34994Phone: 772-286-1616 Email: bob@robertburson.com**Environmental Planner (Name or Company):** Aquatic Research Monitoring...LLCCompany Representative: Jennifer AcevedoAddress: PO Box 1420City: Stuart, State: FL Zip: 34997Phone: 772-629-9005 Email: acevedoj@gmail.com**Other Professional (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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


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



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

E. APPLICANT or AGENT CERTIFICATION

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


Applicant Signature

11/21/19
Date

Melissa Corbett
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

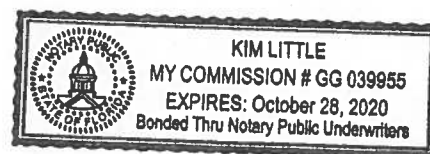
I hereby certify that the foregoing instrument was acknowledged before me this 21 day
of NOV, 20 19, by Melissa Corbett.

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


Notary Public Signature

Kim Little
Printed name

STATE OF: Florida at-large





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

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Digital Submittal Affidavit

I, Melissa G. Corbett, attest that the electronic version included for the project MC320 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.

[Signature]
Applicant Signature

12-4-19
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

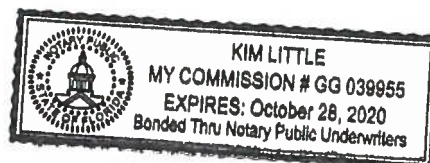
I hereby certify that the foregoing instrument was acknowledged before me this 4 day of December, 2019, by Melissa Corbett.

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

[Signature]
Notary Public Signature

Kim Little
Printed name

STATE OF: Florida at-large



REPRESENTATIVE AUTHORIZATION

Martin County
2401 SE Monterey Road
Stuart, Florida 34996

Re: MC320

Please be advised that the undersigned has authorized the following person(s)/entity to act on their behalf in seeking approval for the above referenced application:

Melissa G. Corbett, P.E.
Kenneth Rau, P.E.
The Milcor Group, Inc.
10975 SE Federal Highway
Hobe Sound, FL 33455

Witness:

MC320, LLC

[Signature]

MARCUS S. ILLER

Print Name

Sue Smart

Sue Smart

Print Name

By:

[Signature]

Don R. Mancell, Jr., Manager

Print Name, Title

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me this 17TH day of JUNE, 2019,
by Don R. Mancell, Jr., and [] is personally known to me or
[] has produced _____ as identification.

Notary Stamp

Sheryl Kramer
Notary Public



Sheryl Kramer
Commission # GG169234
Expires: December 18, 2021
Bonded thru Aaron Notary

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L19000129408
FILED 8:00 AM
May 13, 2019
Sec. Of State
nculligan**

Article I

The name of the Limited Liability Company is:

MC320 LLC

Article II

The street address of the principal office of the Limited Liability Company is:

8530 SW JAYME WAY
PALM CITY, FL. US 34990

The mailing address of the Limited Liability Company is:

8530 SW JAYME WAY
PALM CITY, FL. US 34990

Article III

Other provisions, if any:

THIS IS A MANAGER MANAGED COMPANY AND ANY MEMBER MAY BE,
BUT NEED NOT BE, A MANAGER.

Article IV

The name and Florida street address of the registered agent is:

MYRA SMITH
8530 SW JAYME WAY
PALM CITY, FL. 34990

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MYRA SMITH

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
DON R MANCIL
8530 SW JAYME WAY
PALM CITY, FL. 34990 US

Title: MGR
PAUL D FILIPE
4016 SW MOORE ST
PALM CITY, FL. 34990 US

L19000129408
FILED 8:00 AM
May 13, 2019
Sec. Of State
nculligan

Article VI

The effective date for this Limited Liability Company shall be:

05/13/2019

Signature of member or an authorized representative

Electronic Signature: DON R. MANCIL, JR.

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

CERTIFICATE OF AUTHORITY OF MANAGERS TO ACT ON BEHALF OF MC320 LLC

The undersigned, as representatives of all the members of MC320 LLC, a Florida limited liability company (the "Company"), hereby certify that:

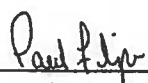
1. The Company is a duly formed, validly existing limited liability company in good standing under the laws of the State of Florida.
2. The Company is a manager managed limited liability company.
3. As shown on the records of the Division of Corporations of the Office of the Secretary of State of the State of Florida as shown on the attached **Exhibit 1**, the managers of the of the Company are Don R. Mancil and Paul D. Filipe.
4. The minutes of the Company reflect that the managers of the Company are Don R. Mancil and Paul D. Filipe.
5. The operating agreement of the Company provides in part as follows:

6.04 Decisions of Managers. When there is more than one Manager, any Manager may take any action permitted to be taken by the Managers, unless the approval of more than one Manager is required by this Agreement, by the Act, of by other applicable law.

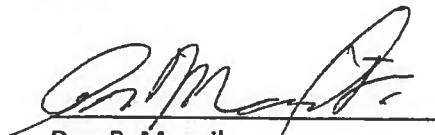
6. There are no provisions in the Operating Agreement or law which prevent either of the managers, Don R. Mancil or Paul D. Filipe, from individually representing the Company in the processing the application for county permits for the property owned by MC320 LLC.

The undersigned have executed this Certificate on the date(s) set forth below.

MC320 LLC, a Florida limited liability company, by all of its members.



 Paul D. Filipe
 June 7, 2019



 Don R. Mancil
 June 14, 2019



Prepared by and return to:
Robert A. Burson
Attorney at Law
Robert A. Burson, P.A.
Post Office Box 1620
Stuart, FL 34995
772-286-1616
File Number: 19-016
Will Call No.: CH Box #39

Parcel Identification No. 22-39-40-000-000-00011-50000(5 parcel ID #s)

3,850,000. -

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18th day of June, 2019 between **Shakoar Arain** whose post office address is **1713 US Highway 441 North, Suite B, Okeechobee, FL 34972** of the County of **Okeechobee**, State of **Florida**, grantor*, and **MC320 LLC**, a Florida limited liability company whose post office address is **8530 SW Jayme Way, Palm City, FL 34990** of the County of **Martin**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to-wit:

See Exhibit 1 for legal description

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is in Okeechobee County, Florida.

Together with all right, title and interest of the grantor in and to all licenses approvals, tenements, hereidtements, and appurtenances belonging to or in anywise appertaining to the Property, including without limitation of the foregoing, all right, title and interest of the grantor in and to any land lying in the bed of any dedicated street, alley, road or avenue(before or after vacation thereof, and whether previously abandoned or vacated or hereafter abandoned or vacated) in front of or adjoining the property to the center line thereof.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Karin Ammons
Witness Name: Karin Ammons

Jessica Williams
Witness Name: Jessica Williams

Shakoor Arain (Seal)
Shakoor Arain

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this 18th day of June, 2019 by Shakoor Arain, who ☒ is personally known or ☐ has produced _____ as identification.

[Notary Seal]

Karin Ammons
Notary Public
Printed Name: Karin Ammons
My Commission Expires: 8-7-19



EXHIBIT 1**PARCEL 1A-1**

A parcel of land lying in portions of Sections 14, 15, 22 and 23, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of Section 7, Township 39 South, Range 40 East, Martin County, Florida, and run North 00°11'13" East along the West line of said Section 7 a distance of 2648.87 feet to the West one quarter corner of said Section 7;

thence North 00°12'01" East along said West line a distance of 2647.72 feet to the Southwest corner of Section 6, Township 39 South, Range 40 East, Martin County, Florida;

thence North 00°16'38" East along the West line thereof a distance of 2649.62 feet to the West one quarter corner of said Section 6;

thence North 00°08'10" East along the West line of said Section 6 a distance of 124.72 feet to a point;

thence South 89°48'10" East a distance of 5278.52 feet to the West line of Section 5, Township 39 South, Range 40 East, Martin County, Florida;

thence South 89°48'10" East a distance of 2079.83 feet to the Southwest corner of lands conveyed to Mr. Michael Zarrella as recorded in O. R. Book 164, Page 258, Public Records of Martin County, Florida;

thence continue South 89°48'10" East along the South line of said Zarrella property a distance of 2805.71 feet to the Southeast corner of said property;

thence continue South 89°48'10" East a distance of 208.72 feet to the Easterly right-of-way line of the S-1 Canal and the Westerly property line of lands conveyed to Mr. William J. Matheson as recorded in O. R. Book 340, Page 1231, Public Records of Martin County, Florida;

thence Southerly along the East right-of-way line of said S-1 Canal the following courses and distances:

Thence South 22°54'28" East along the West line of said Matheson property a distance of 491.65 feet to the East line of said Section 5;

thence continue South 22°54'28" East along the West line of said Matheson property a distance of 2625.68 feet to the South line of Section 4, Township 39 South, Range 40 East, Martin County, Florida, and the Northwest corner of lands conveyed to Charles O. Melear and Jimmy E. Melear as recorded in O. R. Book 220, Page 348, Public Records of Martin County, Florida;

thence South 22°45'48" East along the West line of said Melear property, a distance of 4256.91 feet to the Northwest corner of Parcel 1 of lands conveyed to Melear Bros. Dairy, Inc. as recorded in O. R. Book 334, Page 198;

thence continue South 22°45'48" East along said Melear Bros. Dairy, Inc. property, a distance of 1460.24 feet to the South line of Section 9, Township 39 South, Range 40 East, Martin County, Florida;

thence continue South 22°45'48" East a distance of 531.88 feet;

thence South 32°45'17" East, a distance of 2259.06 feet to the beginning of a curve concave to the Northeast, having a radius of 1766.00 feet;

thence Southeasterly along the arc of said curve, through a central angle of 26°27'40", a distance of 815.60 feet to the intersection with the East line of said Section 16;

thence continue along the above mentioned curve, through a central angle of 11°18'13" a distance of 348.41 feet to the South line of said Melear Bros. Dairy, Inc. property and the North right-of-way line of the S-2 Canal;

thence South 89°35'32" East non-tangent to the aforementioned curve and along the North line of said S-2 Canal, a distance of 3283.27 feet to the Southwest corner of lands conveyed to Golden Bear Land Company, Inc. as recorded in O. R. Book 554, Page 361, Public Records of Martin County, Florida;

thence continue South 89°35'32" East along the South line of said Golden Bear Land Company, Inc. property a distance of 1660.62 feet to the East line of said Section 15, Township 39 South, Range 40 East, Martin County, Florida;

thence continue South 89°35'32" East, a distance of 93.20 feet to the Westerly right-of-way line of Citrus Blvd. (County Road 726), said point being on a curve concave to the Southwest having a radius of 5679.58 feet and a chord bearing of South 00°06'56" East;

thence Southerly along the arc of said curve through a central angle of 00°48'26", a distance of 80.00 feet to the South right-of-way line of the S-2 Canal;

thence North 89°35'32" West, parallel and 80.00 feet South of, as measured at right angles to the North right-of-way line of said S-2 Canal a distance of 93.99 feet to the East line of said Section 15;

thence North 89°35'32" West and continuing along said described line a distance of 4734.69 feet to the Easterly right-of-way line of the S-1 Canal and a point of a non-tangent curve concave to the Southwest, having a radius of 1575.00 feet;

thence Southeasterly along the arc of said curve, having a chord bearing of South 48°57'26" East and a central angle of 31°37'36", a distance of 869.38 feet;

thence South 33°08'39" East along the East right-of-way line of the S-1 Canal, a distance of 1855.52 feet to the POINT OF BEGINNING;

thence South 89°39'36" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of said Section 15, a distance of 3056.23 feet to the East line of said Section 15;

thence continue South 22°45'48" East along said Melear Bros. Dairy, Inc. property, a distance of 1460.24 feet to the South line of Section 9, Township 39 South, Range 40 East, Martin County, Florida;

thence continue South 22°45'48" East a distance of 531.88 feet;

thence South 32°45'17" East, a distance of 2259.06 feet to the beginning of a curve concave to the Northeast, having a radius of 1766.00 feet;

thence Southeasterly along the arc of said curve, through a central angle of 26°27'40", a distance of 815.60 feet to the intersection with the East line of said Section 16;

thence continue along the above mentioned curve, through a central angle of 11°18'13" a distance of 348.41 feet to the South line of said Melear Bros. Dairy, Inc. property and the North right-of-way line of the S-2 Canal;

thence South 89°35'32" East non-tangent to the aforementioned curve and along the North line of said S-2 Canal, a distance of 3283.27 feet to the Southwest corner of lands conveyed to Golden Bear Land Company, Inc. as recorded in O. R. Book 554, Page 361, Public Records of Martin County, Florida;

thence continue South 89°35'32" East along the South line of said Golden Bear Land Company, Inc. property a distance of 1660.62 feet to the East line of said Section 15, Township 39 South, Range 40 East, Martin County, Florida;

thence continue South 89°35'32" East, a distance of 93.20 feet to the Westerly right-of-way line of Citrus Blvd. (County Road 726), said point being on a curve concave to the Southwest having a radius of 5679.58 feet and a chord bearing of South 00°06'56" East;

thence Southerly along the arc of said curve through a central angle of 00°48'26", a distance of 80.00 feet to the South right-of-way line of the S-2 Canal;

thence North 89°35'32" West, parallel and 80.00 feet South of, as measured at right angles to the North right-of-way line of said S-2 Canal a distance of 93.99 feet to the East line of said Section 15;

thence North 89°35'32" West and continuing along said described line a distance of 4734.69 feet to the Easterly right-of-way line of the S-1 Canal and a point of a non-tangent curve concave to the Southwest, having a radius of 1575.00 feet;

thence Southeasterly along the arc of said curve, having a chord bearing of South 48°57'26" East and a central angle of 31°37'36", a distance of 869.38 feet;

thence South 33°08'39" East along the East right-of-way line of the S-1 Canal, a distance of 1855.52 feet to the POINT OF BEGINNING;

thence South 89°39'36" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of said Section 15, a distance of 3056.23 feet to the East line of said Section 15;

thence South 89°34'48" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 14, Township 39 South, Range 40 East, Martin County, Florida, a distance of 98.82 feet to the Westerly right-of-way line of said Citrus Boulevard;

thence South 00°19'04" West along the West line of said Citrus Blvd., a distance of 55.00 feet to a point on the South line of said Section 14, said point bearing South 89°34'48" East a distance of 98.95 feet from the Southwest corner of said Section 14;

thence continue South 00°19'03" West along said West line of said Citrus Blvd. a distance of 970.53 feet to the beginning of a curve concave to the Northwest having a radius of 3769.72 feet;

thence Southerly along said right-of-way line and the arc of said curve, through a central angle of 31°08'47" a distance of 2049.25 feet to a point of compound curvature of a curve concave to the Northwest having a radius of 2814.79 feet;

thence Southwesterly along said right-of-way line and the arc of said curve, through a central angle of 12°15'31" a distance of 602.23 feet to the intersection with the Easterly right-of-way line of the S-1 Canal;

thence departing the Northwesterly right-of-way line of the aforesaid Citrus Blvd. (County Road 726), North 32°43'17" West, along the aforesaid Easterly right-of-way of the S-1 Canal, a distance of 4055.79 feet to the North line of Section 22, Township 39 South, Range 40 East, Martin County, Florida;

thence continue North 32°43'17" West, a distance of 2.87 feet;

thence North 33°08'39" West, along said Easterly right-of-way line, a distance of 62.82 feet to the POINT OF BEGINNING.

TOGETHER with the following described Parcel:

PARCEL 1B-1

A parcel of land lying in portions of Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows: To wit:

COMMENCE at the Southwest corner of Section 7 of said Township and run North 00°11'13" East along the West line of said Section 7, a distance of 2648.87 feet to the West one quarter corner of said Section 7;

thence North 00°12'01" East along said West line, a distance of 2647.72 feet to the Southwest corner of Section 6;

thence North 00°16'38" East along the West line thereof, a distance of 2649.62 feet to the West one quarter corner of said Section 6;

thence North 00°08'10" East along the West line of said Section 6, a distance of 124.72 feet to a point;

thence South 89°48'10" East, a distance of 5278.52 feet to the West line of Section 5;

thence South 89°48'10" East, a distance of 2079.83 feet to the Southwest corner of lands conveyed to Mr. Michael Zarrella as recorded in O. R. Book 164, Page 258, Public Records of Martin County, Florida;

thence continue South 89°48'10" East along the South line of said Zarrella property, a distance of 2805.71 feet to the Southeast corner of said property;

thence continue South 89°48'10" East, a distance of 208.72 feet to the Easterly right-of-way line of the S-1 Canal and the Westerly property line of lands conveyed to Mr. William J. Matheson as recorded in O. R. Book 340, Page 1231, Public Records of Martin County, Florida;

thence Southerly along the East right-of-way line of said S-1 Canal the following courses and distances:

Thence South 22°54'28" East along the West line of said Matheson property a distance of 491.65 feet to the East line of Section 5;

thence continue South 22°54'28" East along the West line of said Matheson property, a distance of 2625.68 feet to the South line of Section 4 and the Northwest corner of lands conveyed to Charles O. Melear and Jimmy E. Melear as recorded in O. R. Book 220, Page 348, Public Records of Martin County, Florida;

thence South 22°45'48" East along the West line of said Melear property, a distance of 4256.91 feet to the Northwest corner of Parcel 1 of lands conveyed to Melear Bros. Dairy, Inc. as recorded in O. R. Book 334, Page 198;

thence continue South 22°45'48" East along said Melear Bros. Dairy, Inc. property, a distance of 1460.24 feet to the South line of Section 9;

thence continue South 22°45'48" East a distance of 531.88 feet;

thence South 32°45'17" East a distance of 2259.06 feet to the beginning of a curve concave to the Northeast, having a radius of 1766.00 feet;

thence Southeasterly along the arc of said curve, through a central angle of 26°27'40", a distance of 815.60 feet to the intersection with the East line of said Section 16;

thence continue along the above mentioned curve, through a central angle of 11°18'13", a distance of 348.41 feet to the South line of said Melear Bros. Dairy, Inc. property and the North right-of-way line of the S-2 Canal;

thence continue along the above mentioned curve, through a central angle of 01°07'57", a distance of 34.91 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius of 1575.00 feet;

thence Southeasterly along the arc of said curve, through a central angle of 06°52'53", a distance of 189.16 feet to the POINT OF BEGINNING;

thence continue along the above mentioned curve, through a central angle of 31°37'36", a distance of 869.38 feet;

thence South 33°08'39" East along the East right-of-way line of the S-1 Canal, a distance of 1855.52 feet to a point;

thence South 89°39'36" East, departing the S-1 Canal right-of-way, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 3056.23 feet to the East line of said Section 15;

thence South 89°34'48" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 14, a distance of 98.82 feet to the Westerly right-of-way line of said Citrus Boulevard;

thence North 00°19'04" East along said Citrus Boulevard right-of-way a distance of 2098.84 feet to the beginning of a curve concave to the West, having a radius of 5679.58 feet;

thence Northerly along the arc of said curve, through a central angle of 00°01'47", a distance of 2.94 feet to the South right-of-way line of the S-2 Canal and a point 80.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O. R. Book 554, Page 361, Martin County Public Records;

thence North 89°35'32" West, non-tangent to the aforementioned curve, a distance of 4828.68 feet to the POINT OF BEGINNING.

LESS the North 120.00 feet of the above described parcel.

AND LESS the following described parcel of land:

Being a parcel of land lying in Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 15;

thence North 00°26'49" East, along the East line of said Section 15, a distance of 55.00 feet to the POINT OF BEGINNING of the herein described parcel;

thence South 89°39'36" West, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 977.55 feet;

thence North 00°28'24" East, a distance of 1982.98 feet to the intersection with a line that is 200.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O. R. Book 554, Page 361, Martin County, Florida, Public Records;

thence South 89°35'32" East, parallel with said South line, a distance of 1071.06 feet to the Westerly right-of-way line of Citrus Boulevard;

thence South 00°19'04" West, along said West line a distance of 1981.83 feet to the intersection with a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of said Section 14;

thence North 89°34'48" West, along said parallel line, a distance of 98.82 feet to the POINT OF BEGINNING of the herein described parcel.

TOGETHER with the following described Parcel:

PARCEL 1B-2

Being a parcel of land lying in Sections 14 & 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 15;

thence North 00°26'49" East, along the East line of said Section 15, a distance of 55.00 feet to the POINT OF BEGINNING of the herein described parcel;

thence North 89°39'36" West, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 977.55 feet;

thence North 00°28'24" East, a distance of 1982.98 feet to the intersection with a line that is 200.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O. R. Book 554, Page 361, Martin County Public Records;

thence South 89°35'32" East, parallel with said South line, a distance of 1071.06 feet to a point on the Westerly Right-of-way of Citrus Boulevard (County Road 726);

thence along said right-of-way line South 00°19'03" West a distance of 1981.83 feet;

thence departing said right-of-way North 89°35'21" West, a distance of 98.91 feet to the POINT OF BEGINNING of the herein described parcel.

All references to the S-1 and S-2 Canals and Rights-of-Ways thereof in the above described lands are as recorded in Official Records Book 769, Page 1412, Public Records, Martin County, Florida.

Consisting of the following tax parcel ID numbers:

15-39-40-000-000-00010-0
15-39-40-000-000-00012-0
15-39-40-000-000-00040-4
22-39-40-000-000-00010-6
22-39-40-000-000-00011-5
22-39-40-000-000-00020-2

F:\REAL-EST\MANCIL\19-016\LEGAL DESCRIPTION 2019-04-05 FROM INITIAL COMMITMENT WITH RAB FORMAT-01B
WITH TAX ID NUMBERS - FINAL
2019-05-02

PROPERTY TRANSFER CERTIFICATION

Martin County
2401 SE Monterey Road
Stuart, Florida 34996

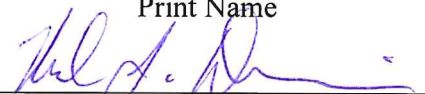
Re: **MC320**
PCN 15-39-40-000-000-00010-0, 15-39-40-000-000-00012-0

I hereby declare that there has been no transfer of ownership of the subject property since the property was deeded to MC320, LLC.

Witness:



MAUREEN SALTZER
Print Name



MARK J. D'ANNUNZIO
Print Name

MC320, LLC

By: 


Don R. Mancil, Jr.
Print Name

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me this 3rd day of July, 2019, by Don Mancil, Jr., and [☒] is personally known to me or [☐] has produced _____ as identification.

Notary Stamp


Notary Public



WANDA SUE SMART
Commission # GG 200367
Expires April 25, 2022
Bonded Thru Budget Notary Services

SECTION 14 & 15, TOWNSHIP 39 SOUTH, RANGE 40 EAST

PARCEL NUMBER

15-39-40-000-000-00010-0

15-39-40-000-000-00012-0

PARCEL 1B-1

A parcel of land lying in portions of Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows: To wit: COMMENCE at the Southwest corner of Section 7 of said Township and run North 00°11'13" East along the West line of said Section 7, a distance of 2648.87 feet to the West one quarter corner of said Section 7; thence North 00°12'01" East along said west line, a distance of 2647.72 feet to the Southwest corner of Section 6; thence North 00°16'38" East along the West line thereof, a distance of 2649.62 feet to the West one quarter corner of said Section 6; thence North 00°08'10" East along the West line of said Section 6, a distance of 124.72 feet to a point; thence South 89°48'10" East, a distance of 5278.52 feet to the West line of Section 5; thence South 89°48'10" East, a distance of 2079.83 feet to the Southwest corner of lands conveyed to Mr. Michael Zarrella as recorded in ORB 164, Page 258, public records of Martin County, Florida; thence continue South 89°48'10" East along the South line of said Zarrella property, a distance of 2805.71 feet to the Southeast corner of said property; thence continue South 89°48'10" East, a distance of 208.72 feet to the Easterly right-of-way line of the S-1 Canal and the Westerly property line of lands conveyed to Mr. William J. Matheson as recorded in ORB 340, Page 1231, public records of Martin County, Florida; thence Southerly along the East right-of-way line of said S-1 Canal the following courses and distances: Thence South 22°54'28" East along the West line of said Matheson property a distance of 491.65 feet to the East line of Section 5; thence continue South 22°54'28" East along the West line of said Matheson property, a distance of 2625.68 feet to the South line of Section 4 and the Northwest corner of lands conveyed to Charles O. Melear and Jimmy E. Melear as recorded in ORB 220, Page 348, public records of Martin County, Florida; thence South 22°45'48" East along the West line of said Melear property, a distance of 4256.91 feet to the Northwest corner of Parcel 1 of lands conveyed to Melear Bros. Dairy, Inc. as recorded in ORB 334, Page 198; thence continue South 22°45'48" East along said Melear Bros. Dairy, Inc. property, a distance of 1460.24 feet to the South line of Section 9; thence continue South 22°45'48" East a distance of 531.88 feet; thence South 32°45'17" East a distance of 2259.06 feet to the beginning of a curve concave to the Northeast, having a radius of 1766.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 26°27'40", a distance of 815.60 feet to the intersection with the East line of said Section 16; thence continue along the above mentioned curve, through a central angle of 11°18'13", a distance of 348.41 feet to the South line of said Melear Bros. Dairy, Inc. property and the North right-of-way line of the S-2 Canal; thence continue along the above mentioned curve, through a central angle of 01°07'57", a distance of 34.91 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius of 1575.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 06°52'53", a distance of 189.16 feet to the POINT OF BEGINNING; thence continue along the above mentioned curve, through a central angle of 31°37'36", a distance of 869.38 feet; thence South 33°08'39" East along the East right-of-way line of the S-1 Canal, a distance of 1855.52 feet to a point; thence South 89°39'36" East, departing the S-1 Canal right-of-way, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 3056.23 feet to the East line of said Section 15; thence South 89°34'48" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 14, a distance of 98.82 feet to the Westerly right-of-way line of said Citrus Boulevard; thence North 00°19'04" East along said Citrus Boulevard right-of-way a distance of 2098.84 feet to the beginning of a curve concave to the West, having a radius of 5679.58 feet; thence Northerly along the arc of said curve, through a central angle of 00°01'47", a distance of 2.94 feet to the South right-of-way line of the S-2 Canal and a point 80.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O.R.B. 554, Page 361, Martin County Public Records; thence North 89°35'32" West, non-tangent to the aforementioned curve, a distance of 4828.68 feet to the POINT OF BEGINNING.

LESS the North 120.00' feet of the above described parcel.

AND LESS the following described parcel of land:

Being a parcel of land lying in Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 15; thence North 00°26'49" East, along the East line of said Section 15, a distance of 55.00 feet to the POINT OF BEGINNING of the herein described parcel; thence South 89°39'36" West, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 977.55 feet; thence North 00°28'24" East, a distance of 1982.98 feet to the intersection with a line that is 200.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O.R.B. 554, Page 361, Martin County, Florida, Public Records; thence South 89°35'32" East, parallel with said South line, a distance of 1071.06 feet to the Westerly right-of-way line of Citrus Boulevard; thence South 00°19'04" West, along said West line a distance of 1981.83 feet to the intersection with a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of said Section 14; thence North 89°34'48" West, along said parallel line, a distance of 98.82 feet to the POINT OF BEGINNING of the herein described parcel.

PARCEL 1B-2

Being a parcel of land lying in Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 15; thence North 00°26'49" East, along the East line of said Section 15, a distance of 55.00 feet to the POINT OF BEGINNING of the herein described parcel; thence North 89°39'36" West, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 977.55 feet; thence North 00°28'24" East, a distance of 1982.98 feet to the intersection with a line that is 200.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O.R.B. 554, Page 361, Martin County Public Records; thence South 89°35'32" East, parallel with said South line, a distance of 1071.06 feet to a point on the Westerly Right-of-Way of Citrus Boulevard (County Road 726); thence along said right-of-way line South 00°19'03" West a distance of 1981.83 feet; thence departing said right-of-way North 89°35'21" West, a distance of 98.91 feet to the POINT OF BEGINNING of the herein described parcel.

All references to the S-1 and S-2 Canals and Rights-of-Ways thereof in the above described lands are as recorded in Official Record Book 769, Page 1412, Public Records, Martin County, Florida.

REVISION		DATE
NO.		DATE
811		
VERTICAL DATUM NAD 83	D.M.	11-21-19
DRAWN	PROJECT	NO. 0009
FILED	CHECK	DATE
THE MILCOR GROUP, INC.		
CIVIL ENGINEERS 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455 PH: (772) 223-8850 FAX: (772) 223-8851 WWW.THEMILCORGROUP.COM CERTIFICATE OF AUTHORIZATION: 28246		
LEGAL DESCRIPTION	PROJECT	
MARTIN COUNTY, FLORIDA		
EXHIBIT		
A		

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to MC320 LLC, as Owner(s) for the construction of MC320 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:

OWNER(S):

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

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

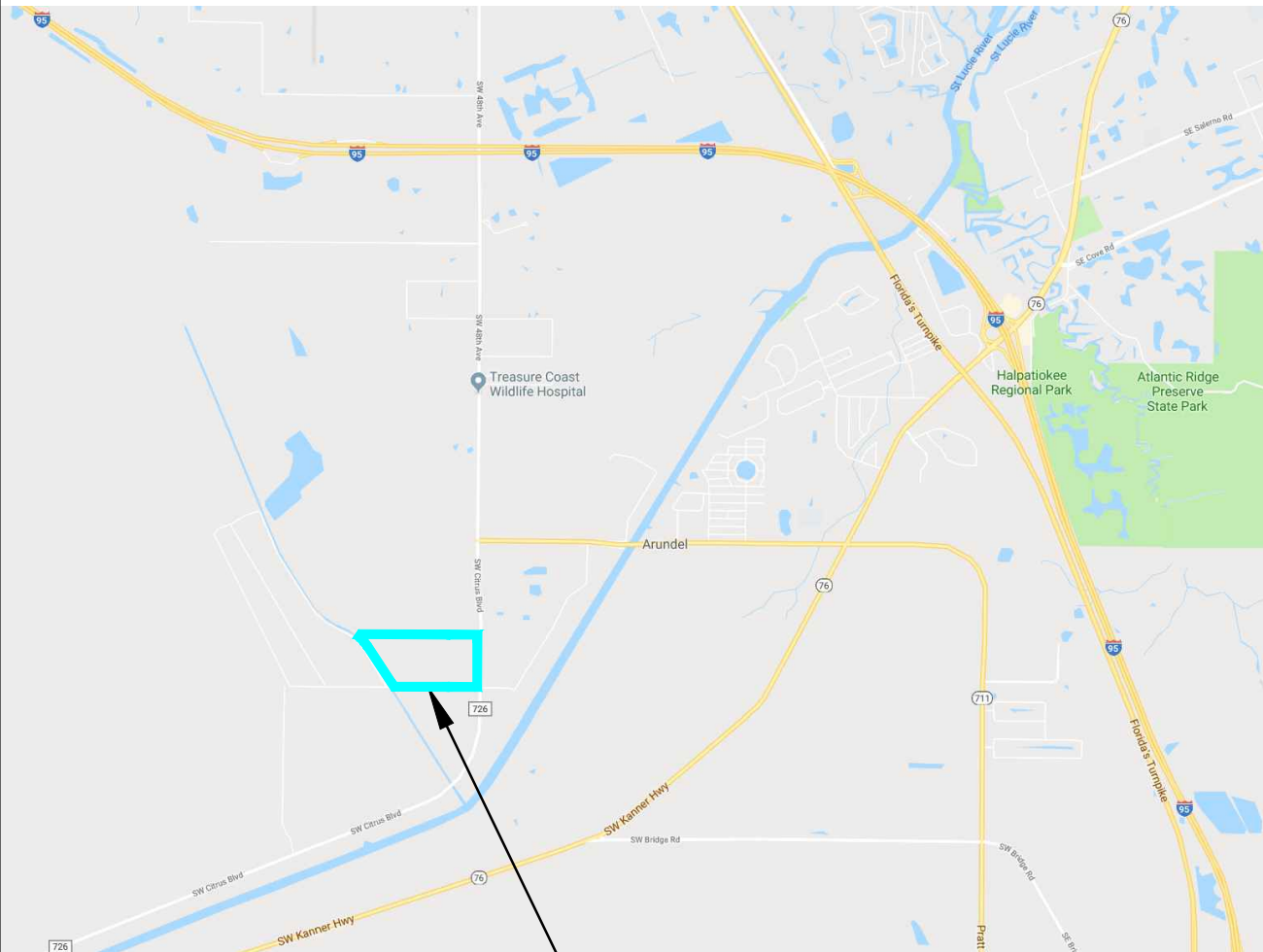
My commission expires: _____

[STAMP]

**EXHIBIT A
(Legal Description)**

15-39-40-000-000-00012-0

SECTION 14 & 15, TOWNSHIP 39 SOUTH, RANGE 40
EAST
PARCEL NUMBER
15-39-40-000-000-00010-0
15-39-40-000-000-00012-0



PROJECT
LOCATION

BY		REVISION	
DATE		NO.	
811		CALL 48 HOURS BEFORE YOU DIG	
VERTICAL DATUM NAD 83		11-21-19	
DATE		PROJECT	
FILED		CREDIT	
THE MILCOR GROUP, INC.		CIVIL ENGINEERS	
10975 SE FEDERAL HIGHWAY		HOBE SOUND, FL 33455	
PH: (772) 223-8850		FAX: (772) 223-8851	
WWW.THEMILCORGROUP.COM		CERTIFICATE OF AUTHORIZATION: 28246	
LOCATION MAP		MC320	
MARTIN COUNTY, FLORIDA			
EXHIBIT			
B			

An aerial photograph of a large agricultural field, outlined with a bright cyan boundary. The field is divided into several rectangular sections, some of which appear to be planted with crops. To the left of the field is a body of water, and to the right is a road and some buildings. The field is surrounded by trees and other vegetation.

[illegible]

VERTICAL DATUM NAVD 88	
DATE	11-21-19
DATE	11-21-19
PROJECT	MOOSE
FILED	
COUNT 10/10/19	



**THE
MILCOR
GROUP,
INC.**

CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

PH. (772) 223-8850
FAX: (772) 223-8851

WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION: 28246

AERIAL

MC320

MARTIN COUNTY, FLORIDA

EXHIBIT

C

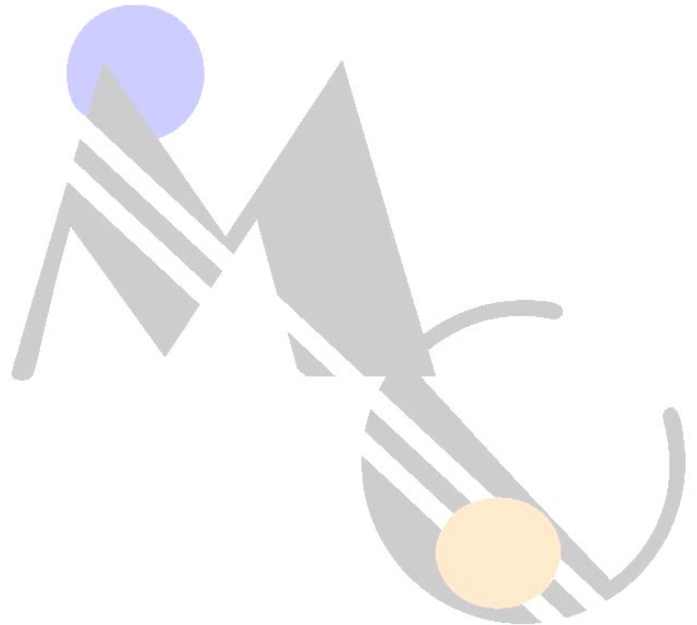
October 30, 2019

MC320 Major Final Site Plan

*Engineering
a Value-Driven
Sustainable
Environment*

ADEQUATE PUBLIC FACILITIES

A Certificate of Public Facilities Reservation is requested.



ENGINEERING PLANS AND SPECIFICATIONS

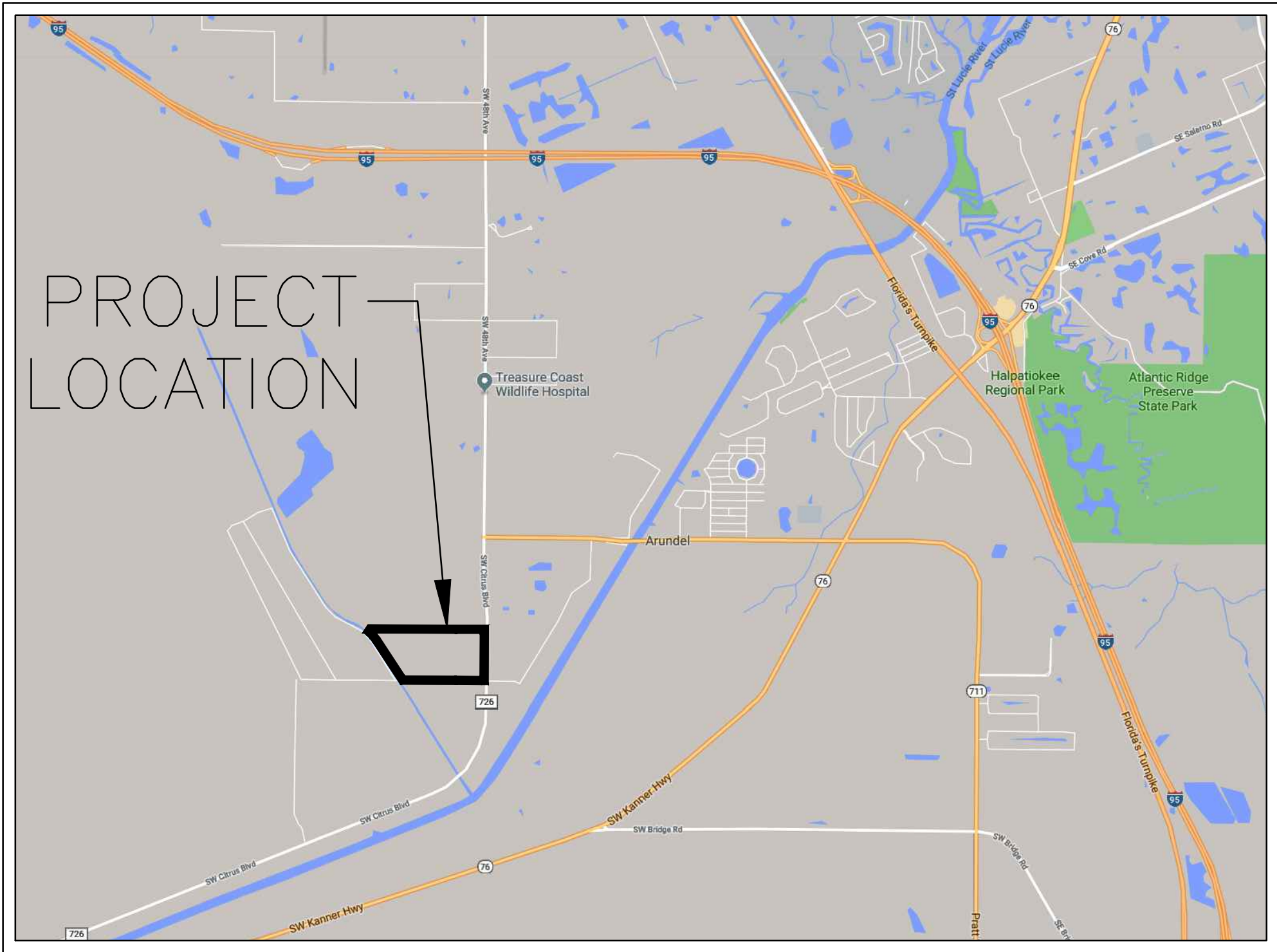
FOR

MC320

SECTION 14 & 15, TOWNSHIP 39 SOUTH, RANGE 40 EAST

MARTIN COUNTY, FLORIDA

NO.	DATE	REVISION	BY
△	2-27-20	REVISED PER COUNTY STAFF REPORT	DW
△	2-27-20	REVISED PER SFWMD & MARTIN COUNTY	DW



LOCATION MAP

SHEET INDEX

<u>SHEET NUMBER</u>	<u>SHEET TITLE/DESCRIPTION</u>
1	COVER
2-3	GRADING & DRAINAGE PLAN
4	CLEARING & EROSION CONTROL PLAN
5	DEWATERING PLAN



THE MILCOR
GROUP, INC.

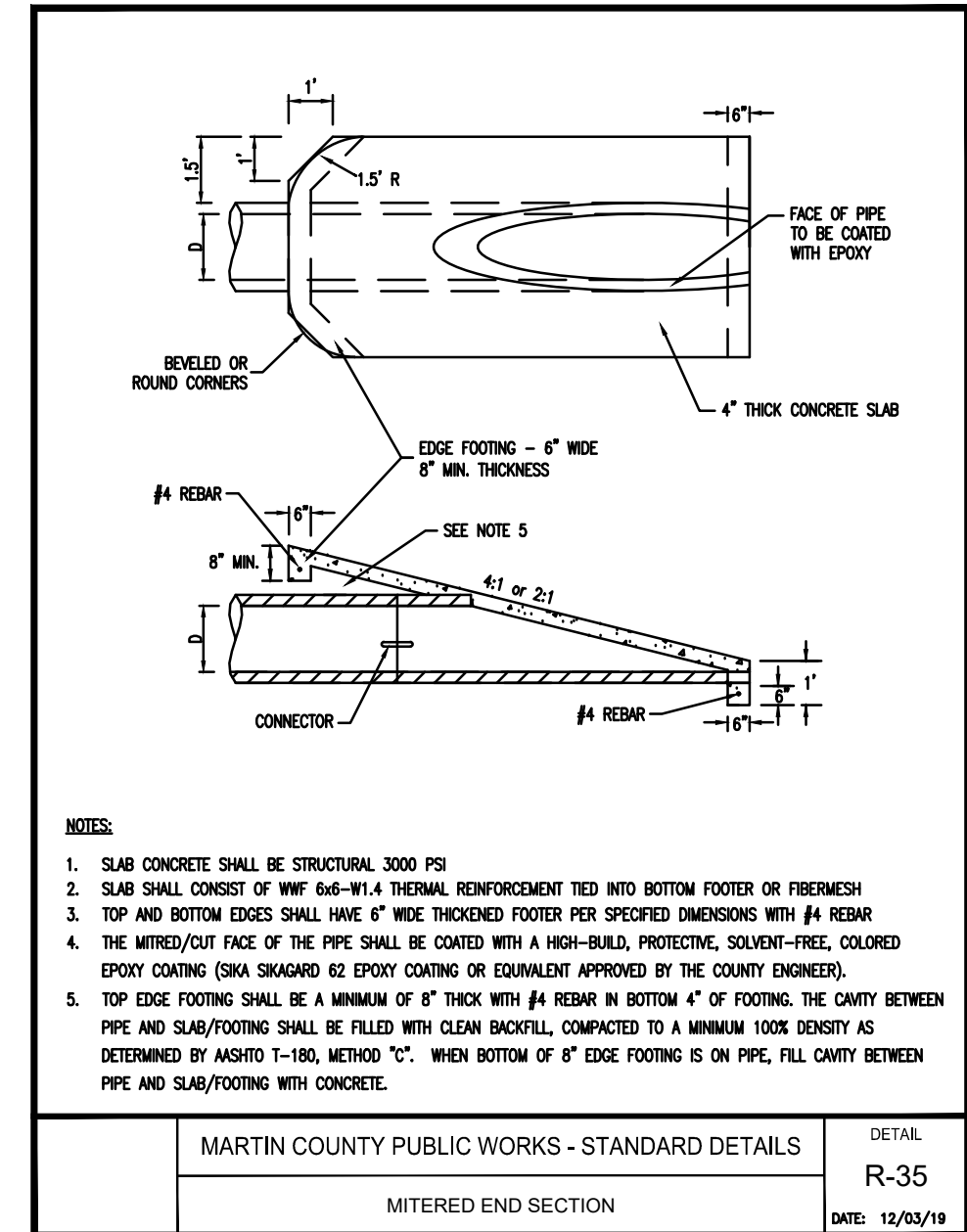
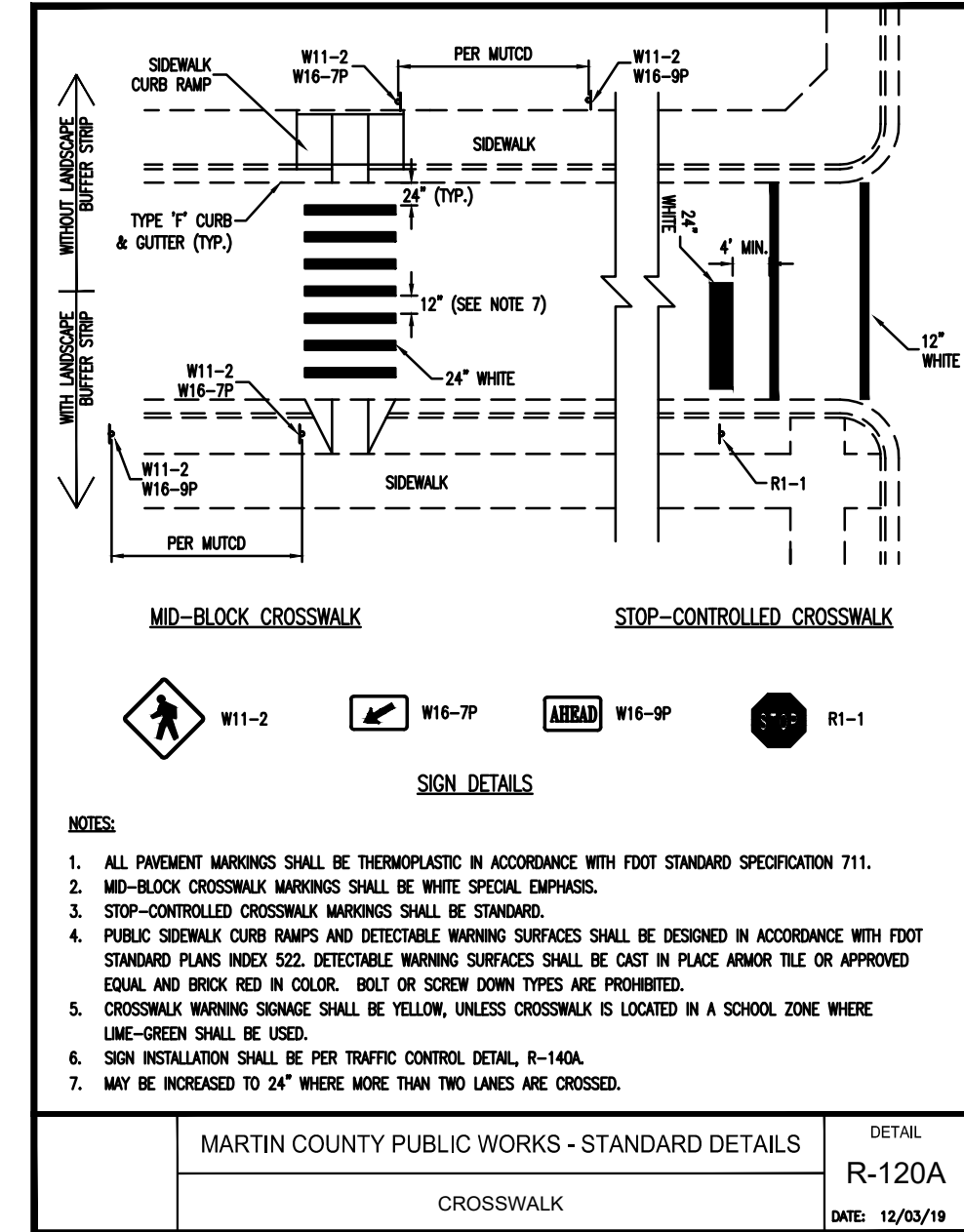
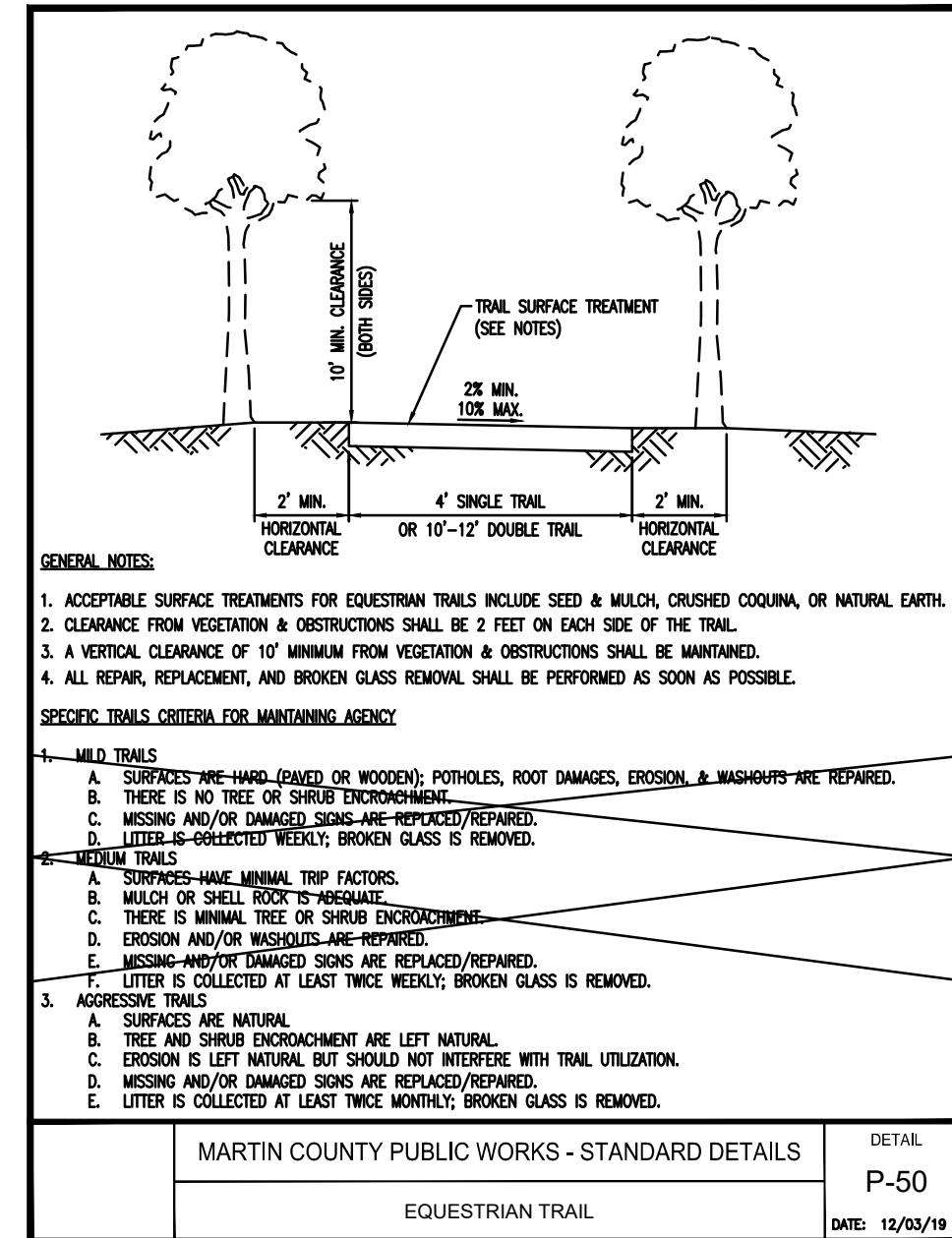
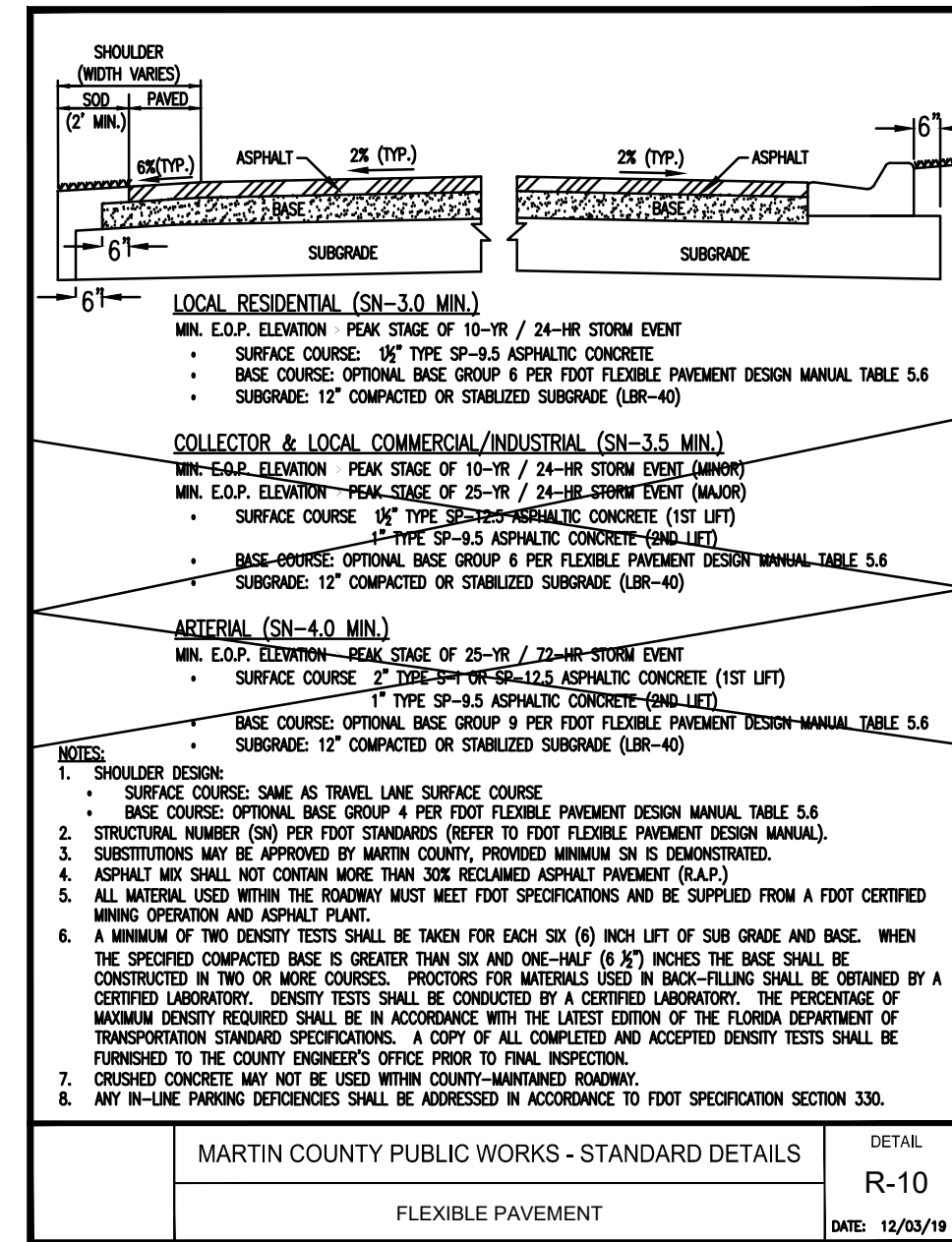
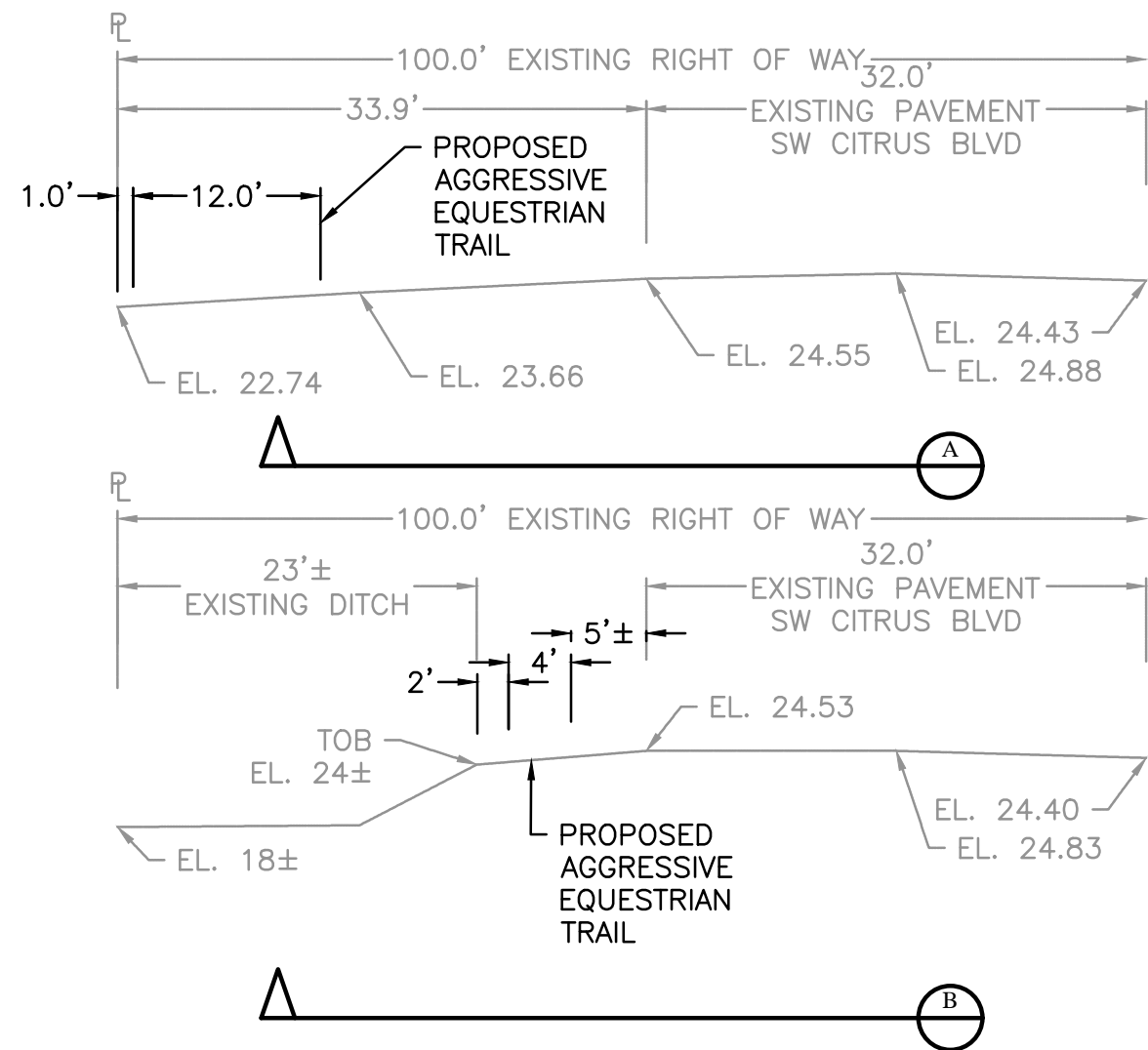
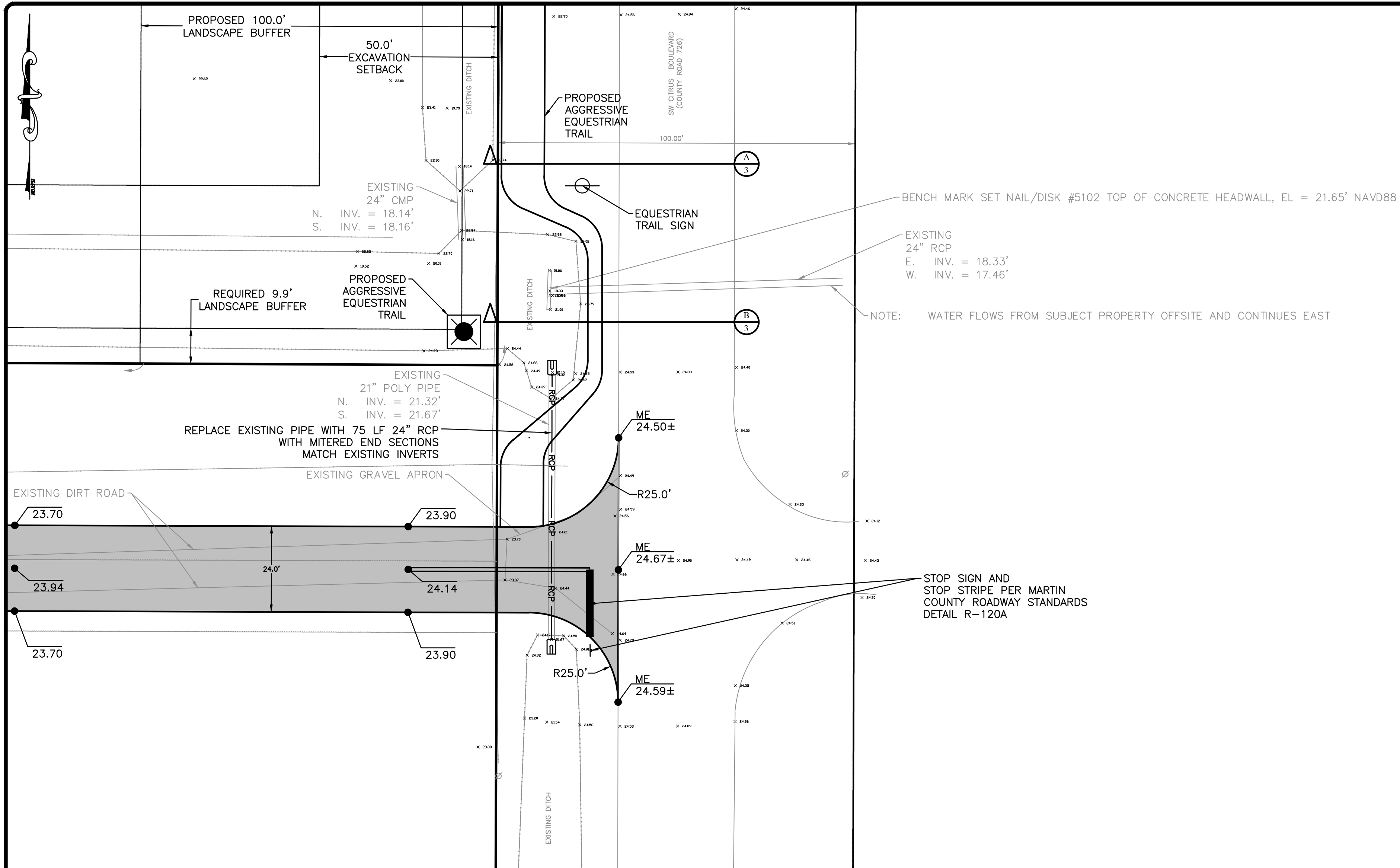
CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455-5006

PH: (772) 223-8850
FAX: (772) 223-8851
WEB:
WWW.THEMILCORGROUP.COM
CERTIFICATE OF AUTHORIZATION:
28246

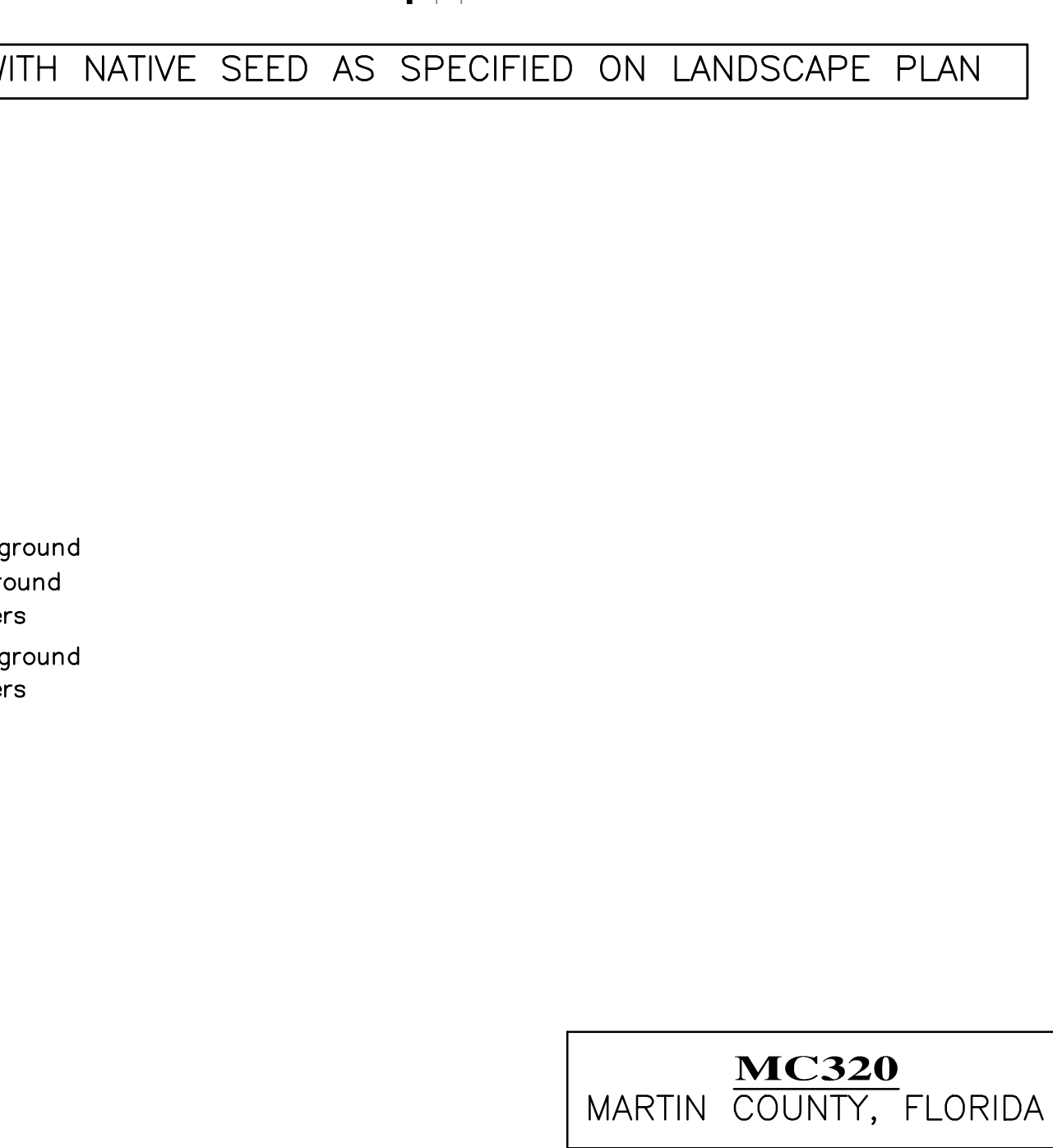
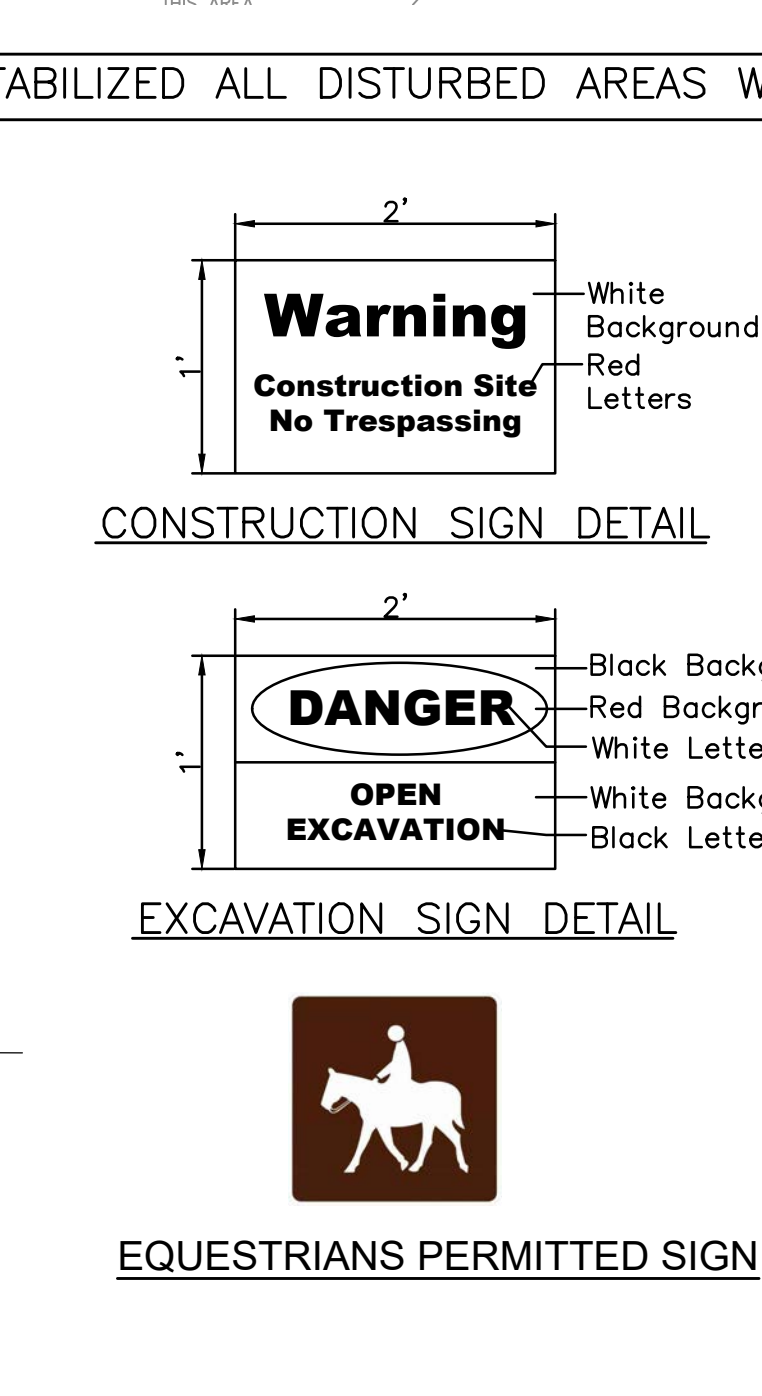
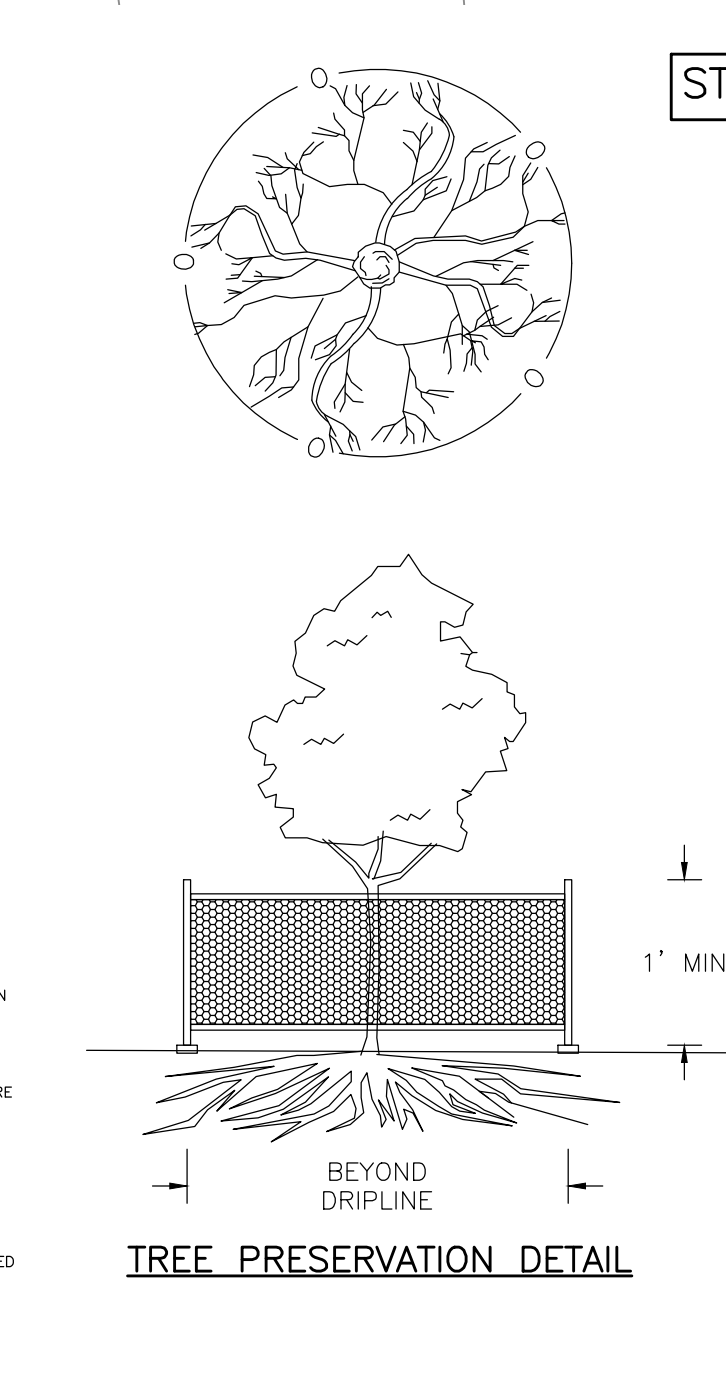
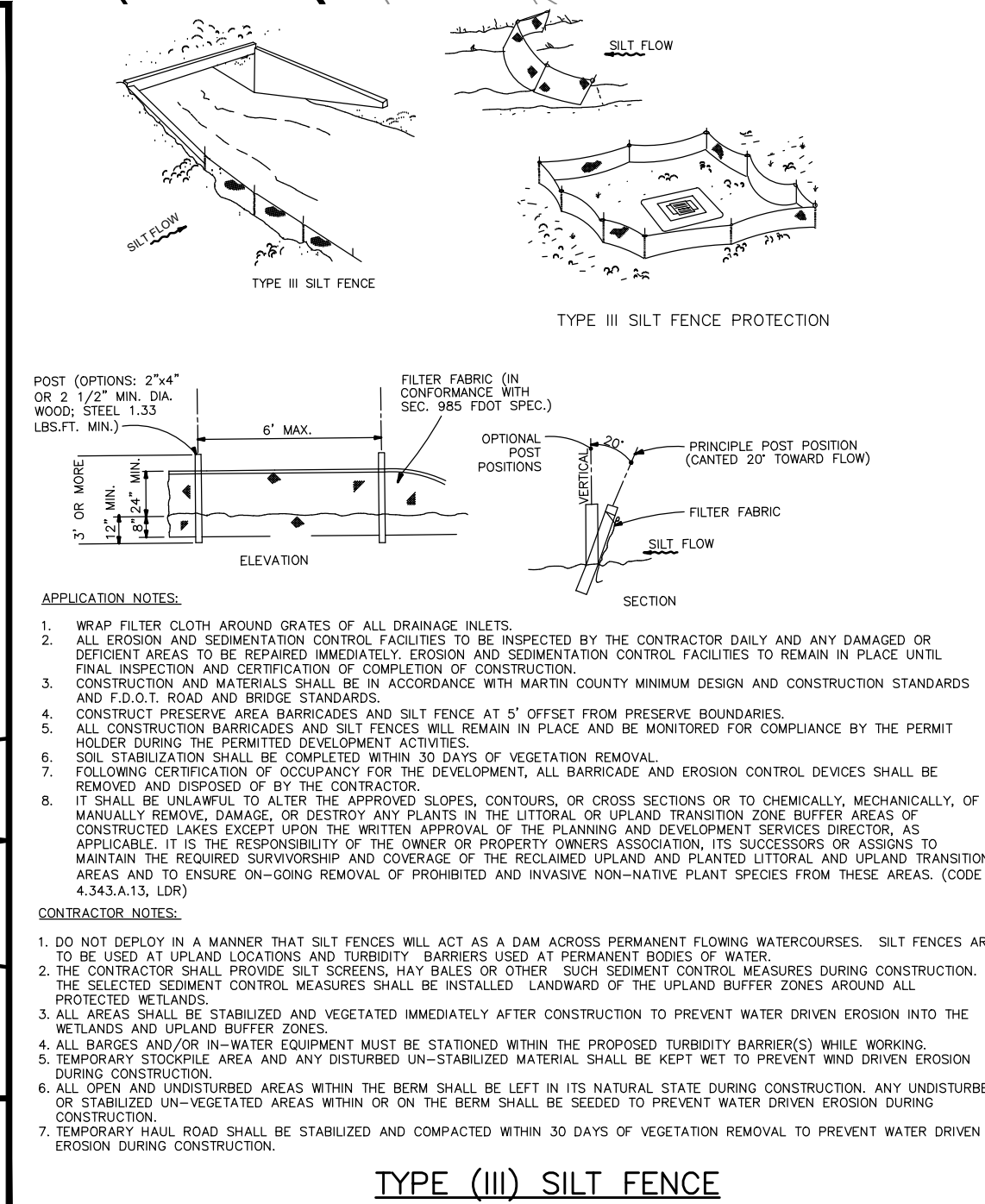
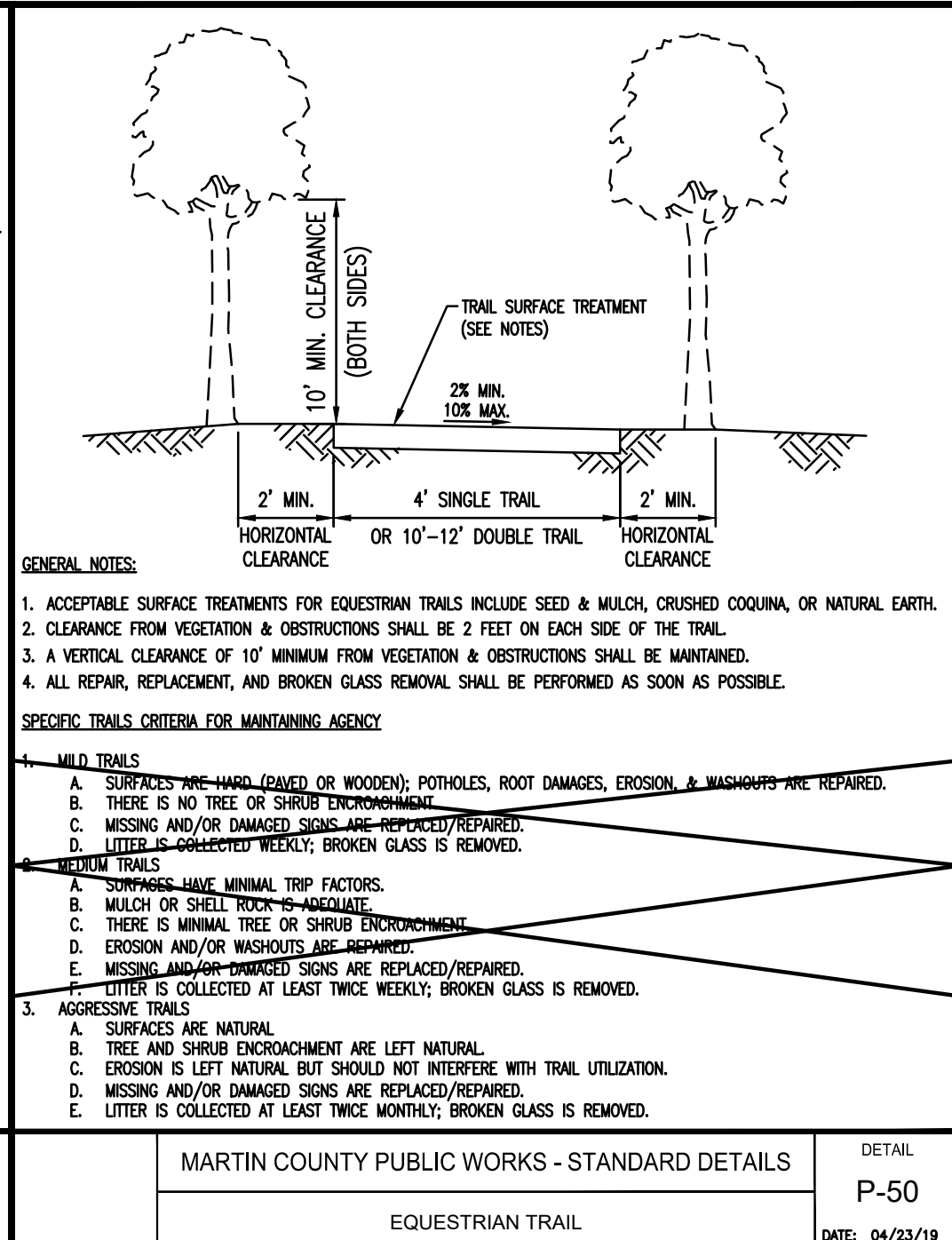
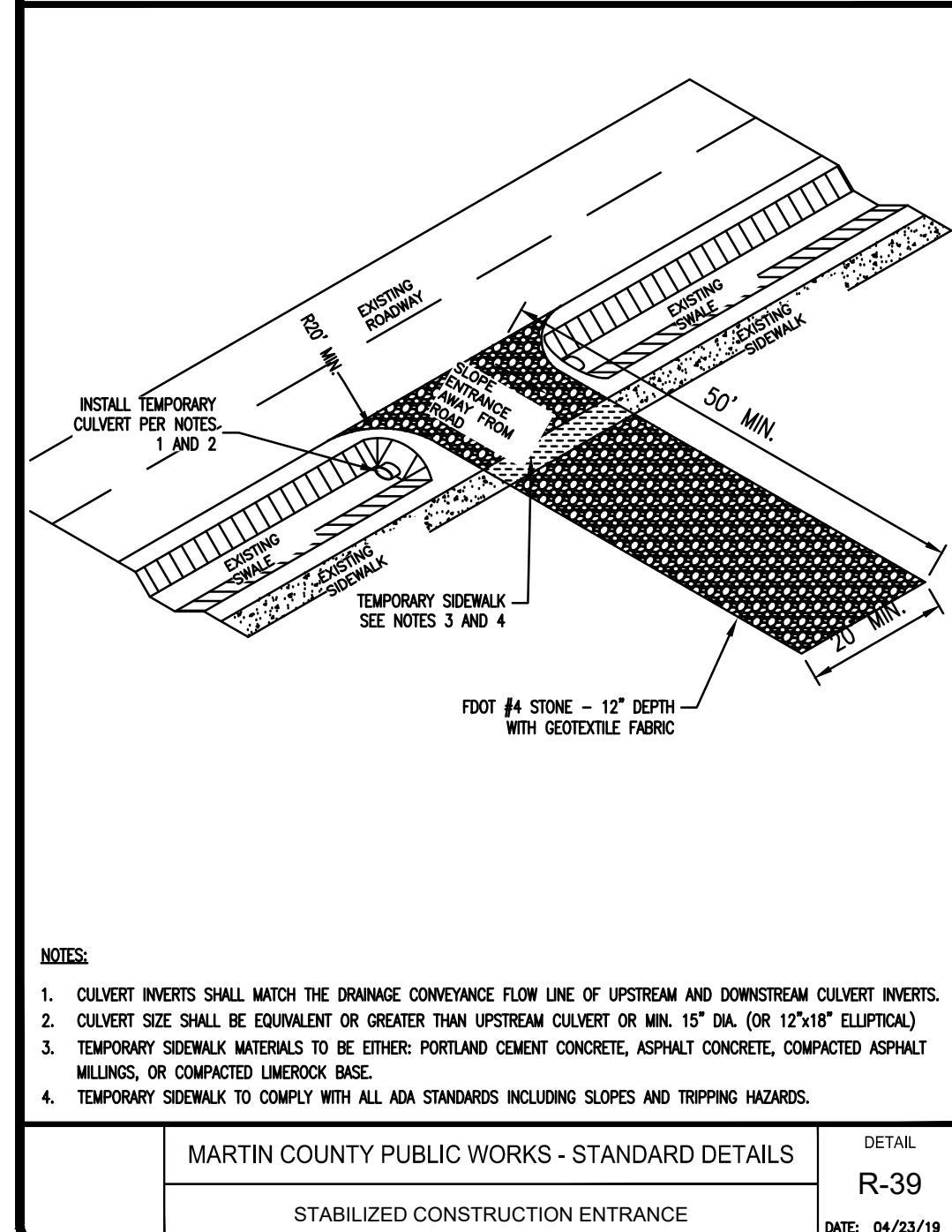
MC320
MARTIN COUNTY, FLORIDA

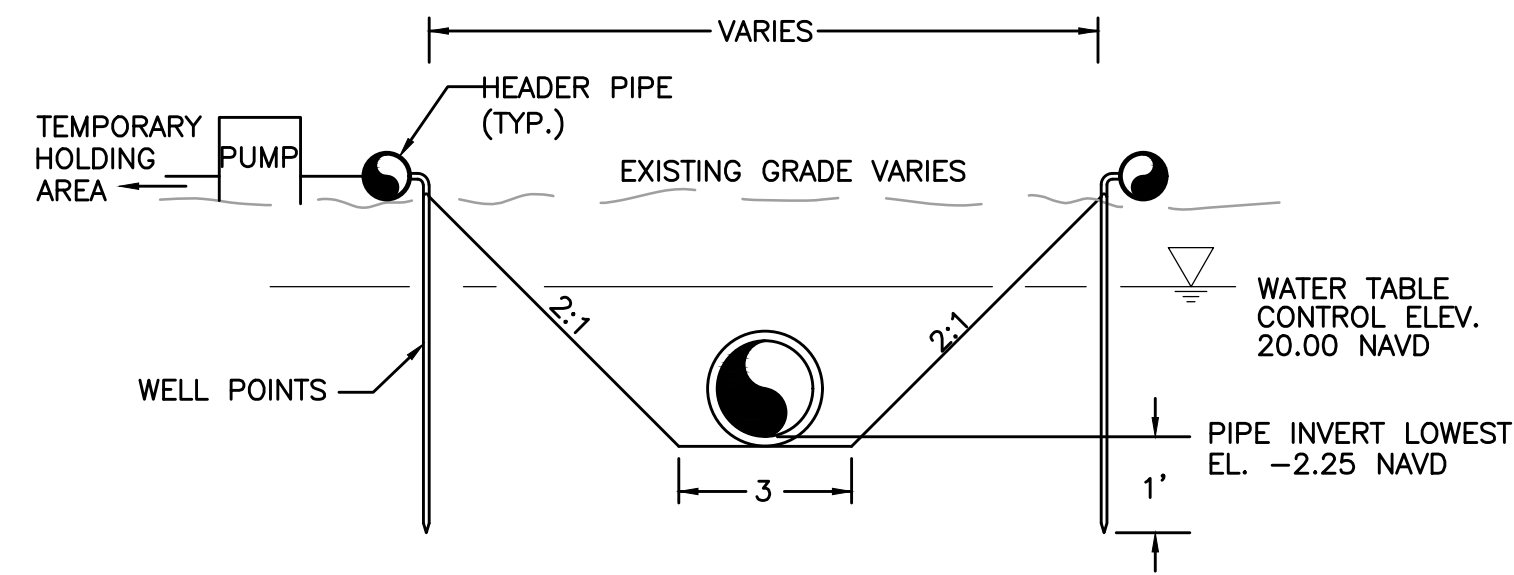
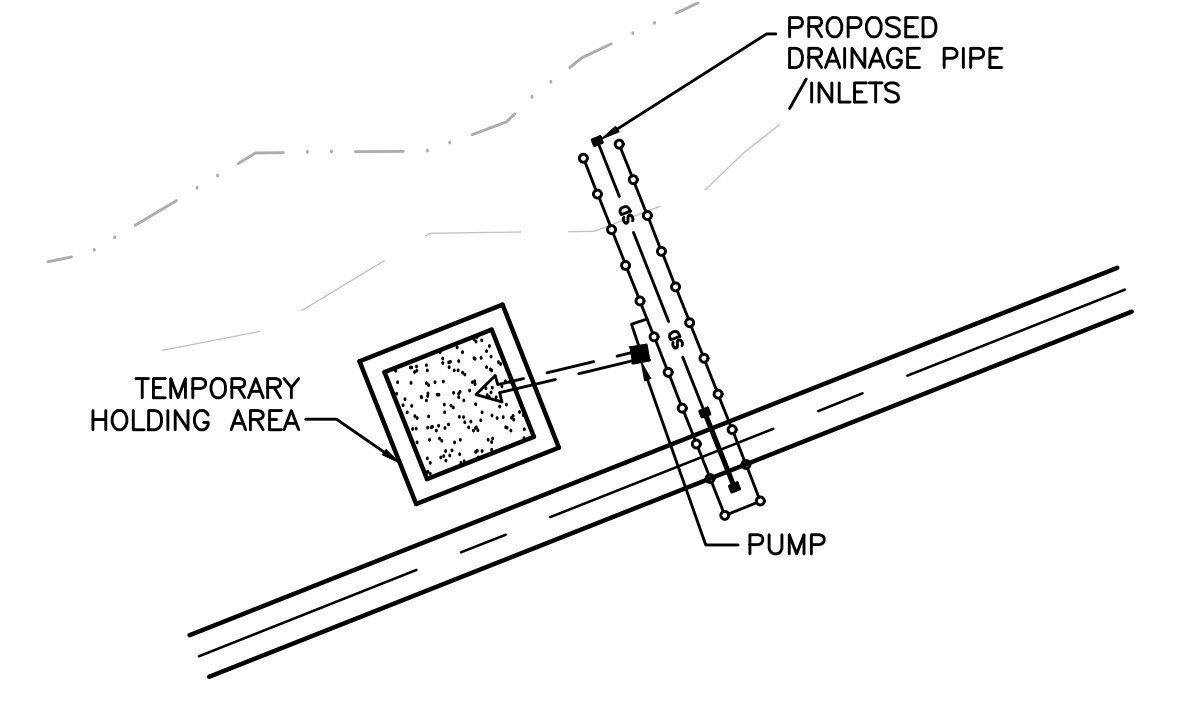
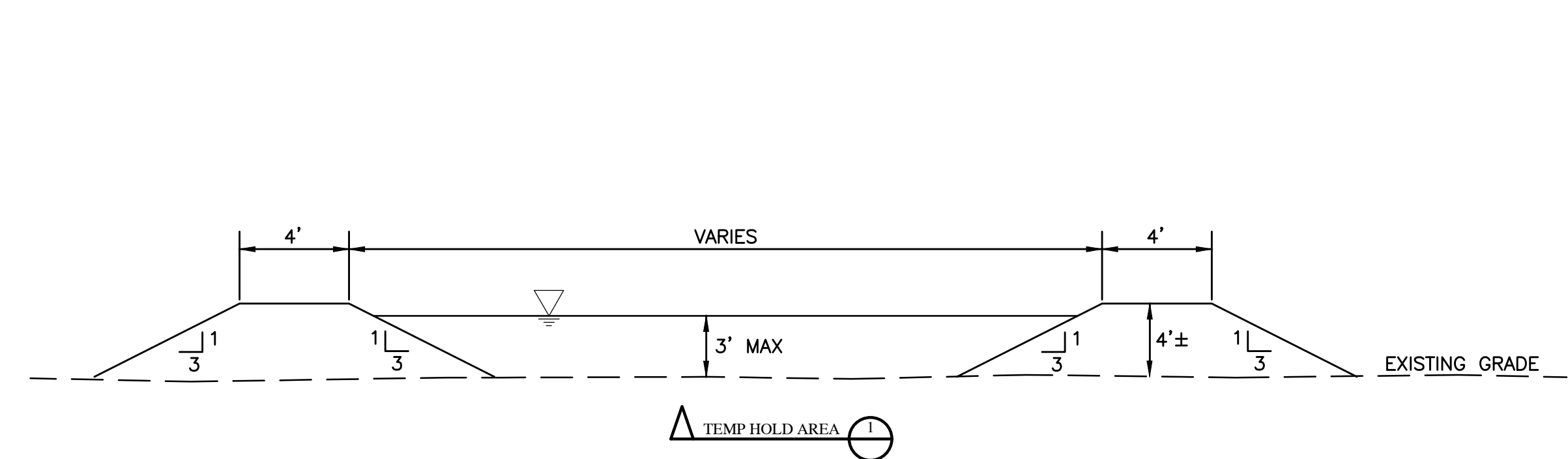
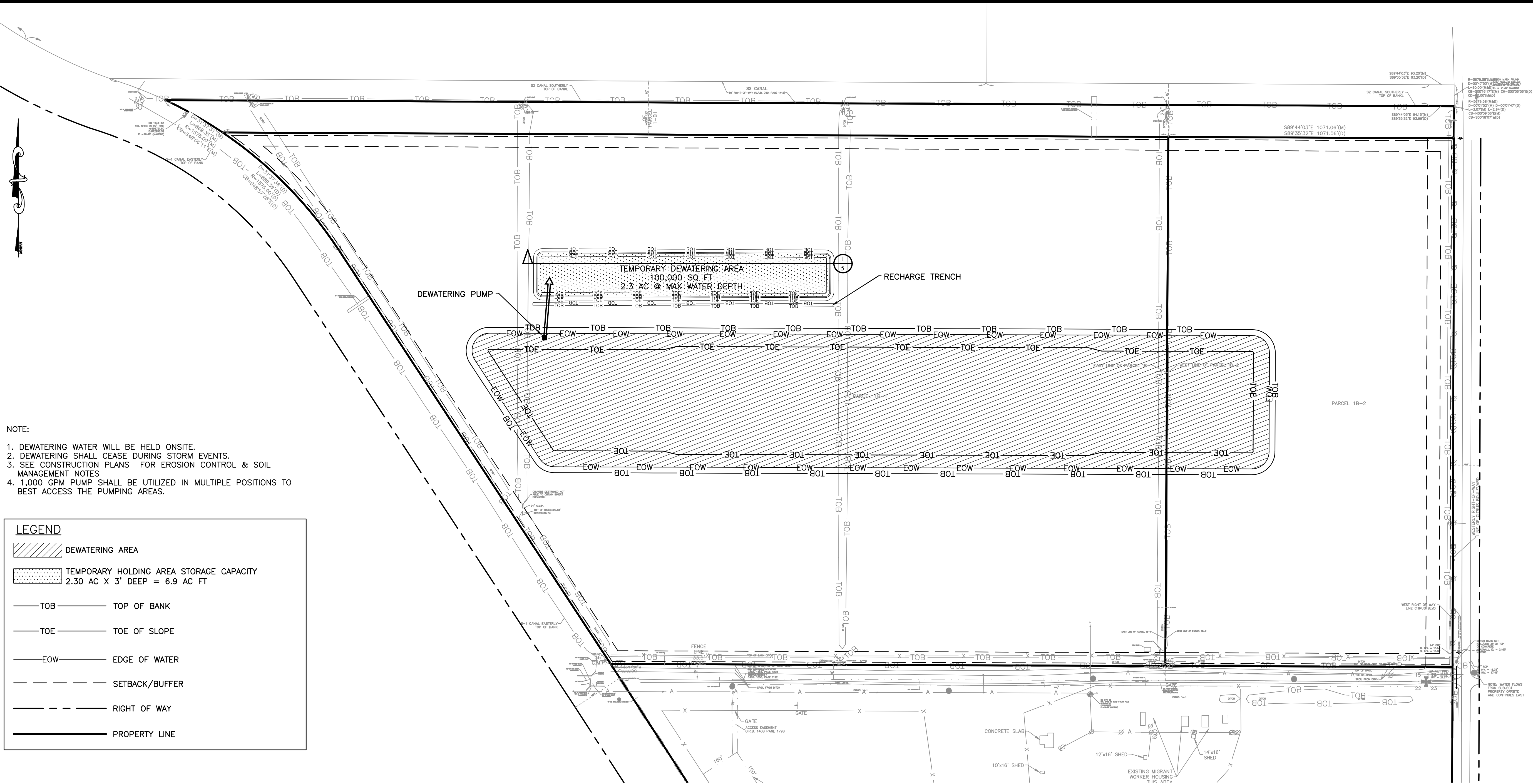






CALL 48 HOURS BEFORE YOU DIG 811	
40 20 0 20 40	VERTICAL DATUM NAVD 88 (IN FEET) 1 inch = 20 ft.
DRAWN: 9-6-2019 PROJECT: MO609	FILE: BASE.dwg
THE MILCOR GROUP, INC. CIVIL ENGINEERS 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455 725 SE PORT ST LUCIE BLVD UNIT 104 PORT ST. LUCIE, FL 34984 PH: (772) 223-8850 FAX: (772) 223-8851 WWW.THEMILCORGROUP.COM	
CERTIFICATE OF AUTHORIZATION: 28246	
GRADING AND DRAINAGE PLAN	MC320 MARTIN COUNTY, FLORIDA
SHEET NO. 3	

[illegible]



Lake Area Management Plan

**SW Greenridge Street & SW Citrus Boulevard
Palm City, Martin County, Florida
Parcel ID's: 15-39-40-000-000-00010-0 (±126.35 acres)
& 15-39-40-000-000-00012-0 (±48.03)**

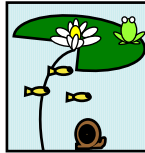
Prepared For:

Martin County
Growth Management Department

Prepared By:

Jennifer Acevedo

Jennifer Acevedo



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

Revised April 24, 2020

Introduction

The following Lake Area Management Plan (LAMP) is provided to augment the littoral and upland transitional zone planting plan associated with the creation of on-site lake (± 32.97 acres) with 67,310 linear feet of shoreline as measured at the proposed control elevation. The subject property is located at corner of SW Greenridge St. and SW Citrus Blvd., Palm City, Martin County, Florida. The subject property is further located in Section 15, Township 39 E, and Range 40 E and is identified by the Martin County Property Appraiser as Parcel ID number's 15-39-40-000-000-00010-0 (± 126.35 acres) & 15-39-40-000-000-00012-0 (± 48.03). See Appendix A, Figures 1 and 2.

Littoral and upland transitional zone plantings are mandated to include a minimum of ten square feet per linear foot of shoreline created with one (1) tree for each 500 square feet. Based on this the Lake will require 67,310 square feet of littoral and upland transitional zone plantings with 135 trees in each zone. In accordance with the Martin County Land Development (LDR) Code 4.348.C. sufficient vegetation shall be installed to achieve a minimum of 80% coverage. See Appendix A Figure 3 for the littoral and upland transitional area planting plan.

Plant Material

The upland transitional zone and littoral planting zone within and adjacent to the constructed lake will be planted with native material in accordance with the planting plan and associated detail sheets. Modifications to the proposed plant installation material can be completed only after receiving written permission from the Martin County Growth Management Department or their assigns. Plants will be installed in accordance with spacing and hydrological zone reference as depicted on the approved final site plan/planting plan. Planting of the littoral and upland transitional zone will be done no later than 30 days after the completion of the lake excavations. To assist with establishment of plants a 6" layer of topsoil shall be added as necessary.

Temporary irrigation will be installed for 45 days after the initial plantings, if necessary, to ensure survival of the plantings. Monitoring will be conducted by an Environmental Professional with experience in restoration ecology.

An Environmental Professional familiar with littoral and upland transitional zone plant installation shall oversee the installation activity.

Planting specifications for the Lake are as follows:

Lake Plant List – Typical 10' X 50' Section							
135 Sections to be Installed							
Zone	Type	Common Name	Scientific Name	Quantity- One Typical Section	Unit- (gal)	Spacing- off center (o.c.)	Total Number of Plants to be Installed
Littoral	Tree	Bald Cypress	<i>Taxodium distichum</i>	1 per section – species to vary per section	15	10' o.c.	135
Littoral	Tree	Red Maple	<i>Acer rubrum</i>	1 per section – species to vary per section	15	10' o.c.	
Littoral	Tree	Dahoon Holly	<i>Ilex cassine</i>	1 per section – species to vary per section	15	10' o.c.	
Total Trees = 135 trees							
Littoral	Groundcover	Arrowhead	<i>Sagittaria latifolia</i>	23	1	2' o.c.	3,105
Littoral	Groundcover	Pickerselweed	<i>Pontederia cordata</i>	23	1	2' o.c.	3,105
Littoral	Groundcover	Maidencane	<i>Panicum hemitomon</i>	23	1	2' o.c.	3,105
Littoral	Groundcover	Native rush	<i>Eleocharis spp.</i>	24	1	2' o.c.	3,240
Littoral	Groundcover	Saw Grass	<i>Cladium jamaicense</i>	23	1	2' o.c	3,105
Total Groundcover=15,660 groundcover plants							
Upland/Transitional	Tree	Laurel Oak	<i>Quercus laurifolia</i>	1 per section – species to vary per section	15	10' o.c.	135
Upland/Transitional	Tree	Slash Pine	<i>Pinus elliotttii</i>	1 per section – species to vary per section	15	10' o.c.	
Total Trees = 135 trees							
Upland/Transitional	Shrub	Saw Palmetto	<i>Serona repens</i>	6	3	5' o.c.	810
Upland/Transitional	Shrub	Beauty Berry	<i>Callicarpa americana</i>	6	3	5'o.c.	810
Upland/Transitional	Shrub	Cocoplum	<i>Chrysobalanus icaco</i>	7	3	5' o.c.	945
Total Midstory = 2,565 shrubs							
Upland/Transitional	Groundcover	Sand Cordgrass	<i>Spartina bakeri</i>	40	1	2' o.c.	5,400
Upland/Transitional	Groundcover	Muhly Grass	<i>Muhlenbergia capillaris</i>	40	1	2' o.c.	5,400
Upland/Transitional	Groundcover	Dwarf Fakahatchee Grass	<i>Tripsacum floridana</i>	36	1	2'o.c.	4,860
Total groundcover = 15,120 groundcover plants							

Maintenance of Littoral and Upland Transitional Zones

Littoral and upland transitional zone planting areas as shown on the approved final site plan/planting plan will be kept free of nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council. The property owner shall be responsible for conducting maintenance of littoral and upland transitional zone in accordance with this LAMP. Exotic removal will be conducted through manual removal or the application of appropriate herbicides approved for in water use. All manual eradication will be conducted through hand clearing and non-native material will be disposed of off-site.

The criterion for eradication will be the 100% removal of viable exotic vegetation after maintenance activities. If initial activity is not successful in achieving this criterion, additional treatment will be required. Transportation of exotic vegetation out of the maintenance area will be conducted in a fashion to minimize the distribution of seed. All herbicide application will be conducted under the supervision of a Florida Department of Agriculture (FDA) licensed applicator, licensed for the application of aquatic herbicides. All herbicides applied within the lake system must be properly labeled for use in accordance with FDA regulations. All herbicide applied in the maintenance area must contain a visible tracer dye in the mix to facilitate observation of treated vegetation.

The vegetative success criteria for the littoral and upland transitional area includes the requirement for 80 percent coverage of desirable vegetation by the end of the second year (after installation), aerial coverage of exotic vegetation at zero percent, and aerial coverage of nuisance species limited to five percent. After two years, the littoral and upland transitional zones will meet the vegetative success criteria of 80 percent coverage of desirable vegetation.

Littoral and Upland Transitional Zone Alteration Provision

It shall be prohibited to alter the approved slopes, contours, or cross-sections of the upland transitional zone or littoral zone after initial planting has occurred without the permission of the Growth Management Department or his assigns.

Regular maintenance as outlined above is allowed within the upland transitional zone and littoral zone. However, it is the responsibility of the owner, developer, or its successors or assigns to maintain the required survivorship and native plant coverage of the upland transitional zone and the littoral shelf.

Littoral and Upland Transitional Zone Monitoring

The littoral and upland transitional zones will be monitored on a yearly basis with reports to be submitted to the county within 30 days of completion of monitoring activities. Monitoring will be conducted for a period of three years. Property owner shall be responsible for conducting monitoring.

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, and upon proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

Water Management Procedures

To ensure the continued viability and health of the littoral and transitional area plantings the lake will be held at or near the prescribed control level elevation in accordance with the applicable approved permit. In order to avoid siltation and/or eutrophication, practices such as pumping water and the discharge of turbid waste will be avoided. As per Florida's Storm Water Regulatory Program, Best Management Practices (BMP's) will be used both during and after construction to minimize erosion and sedimentation and to properly manage runoff for both storm water quality and quantity. Additionally, the littoral and upland transitional area planting will act to stabilize the area, limiting siltation and the probability of eutrophication. Areas of the lake without littoral or transitional area plantings will be stabilized with appropriate vegetation. The system will be operated and maintained in perpetuity in accordance with approved permits.

Appendix A

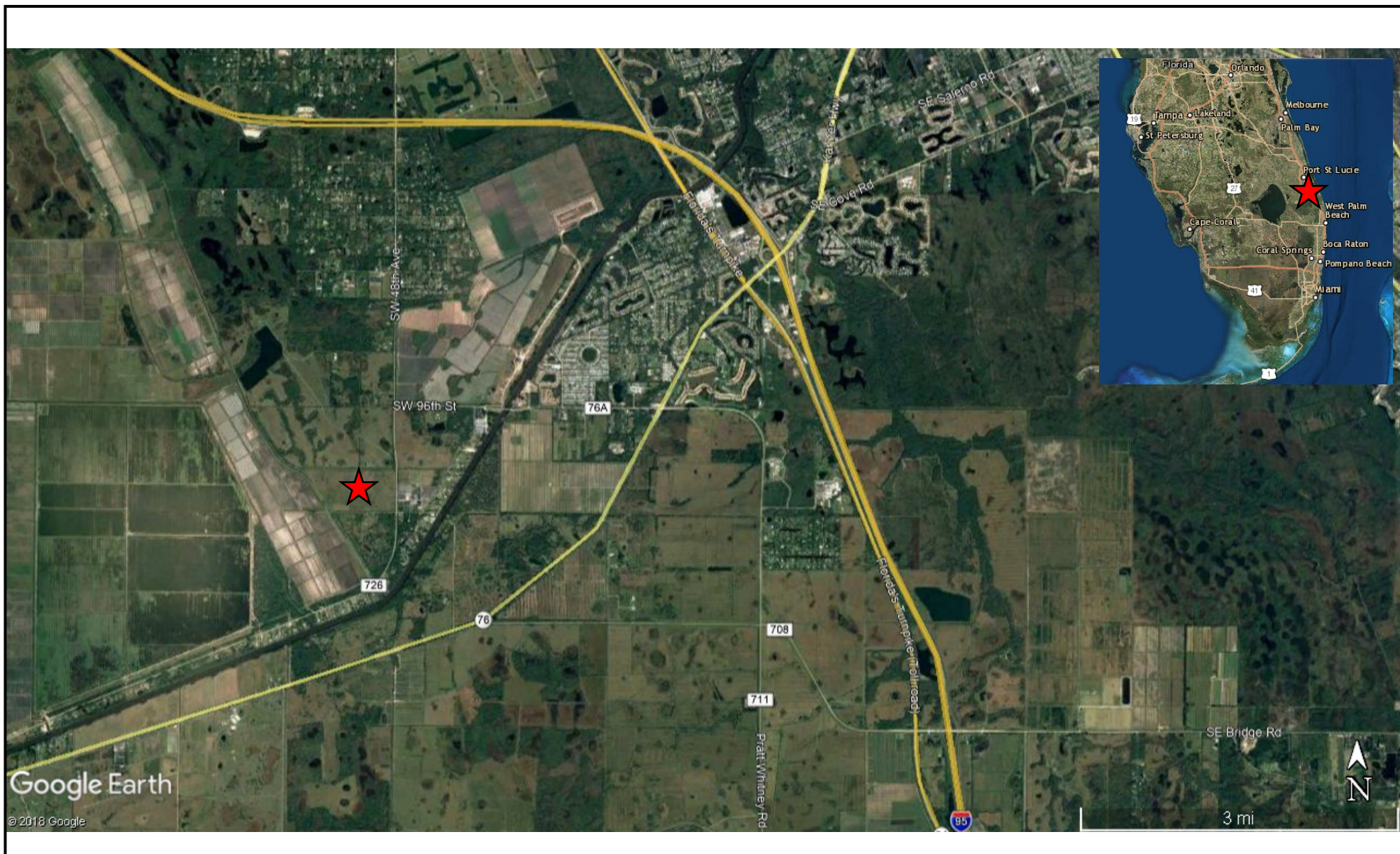
Figure 1 – Location Map

Figure 2 – Site Map

Figure 3 – Lake Littoral and Upland Transitional Area Planting Plan

Appendix A

Site Maps




**Aquatic
RESEARCH**
Monitoring, Equipment,
& Deployment, LLC
AquaticResearchFL.com


Environmental Consulting Department

Location Map

SW Greenridge Street & SW Citrus Boulevard
Palm City, Martin County, Florida
PIN: 15-39-40-000-000-00010-0 & 15-39-40-000-000-00012-0

Figure 1

Image: Google Earth





Site Map

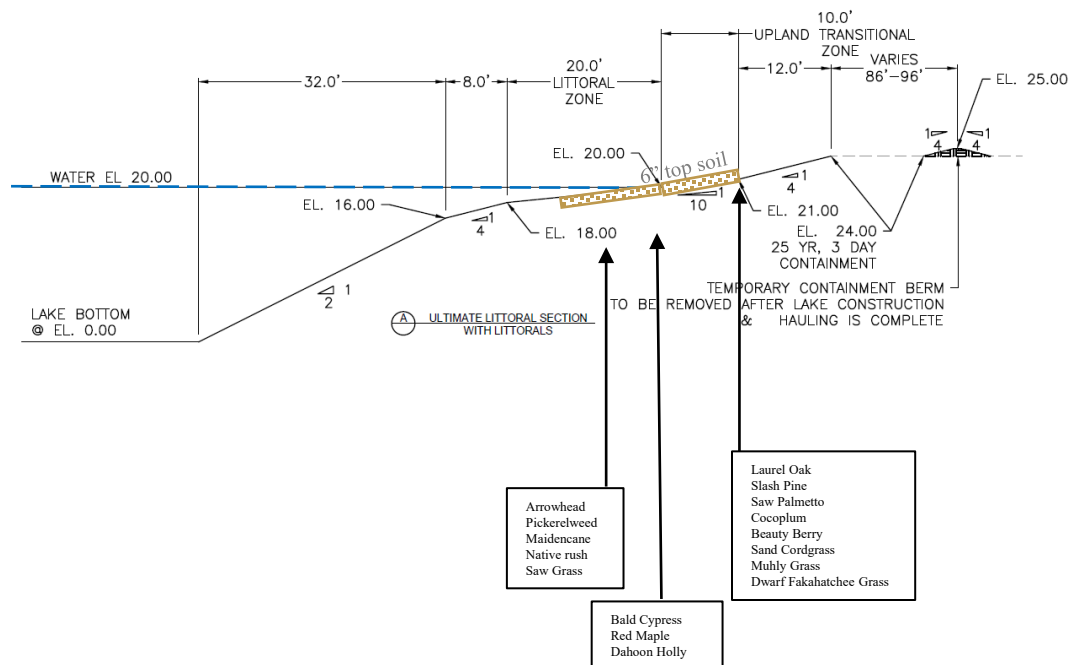
SW Greenridge Street & SW Citrus Boulevard
Palm City, Martin County, Florida
PIN: 15-39-40-000-000-00010-0 & 15-39-40-000-000-00012-0

Figure 2

Image: Google Earth
Data: Martin County Property Appraisers
Site Plan: Milcor Group Inc



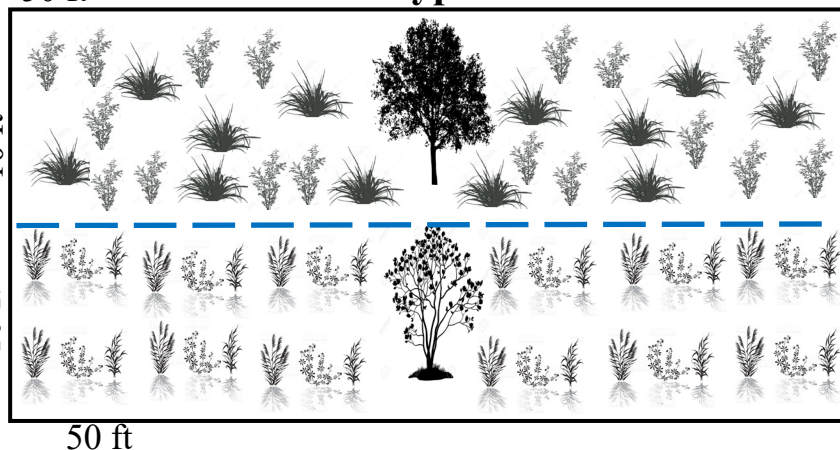
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Total groundcover = 15,120 groundcover plants							



50 ft Overview of Typical Lake Section

Upland Plantings
10ft x 50ft
135 Sections Required

Littoral Plantings
10ft x 50ft
135 Sections Required



Legend

- Upland Trees (1 per Section)
- Upland Shrub (19 per Section)
- Represents 10 Upland Groundcover (116 per Section)
- Littoral Trees (1 per Section)
- Represents 10 Littoral Emergent Vegetation (116 per Section)



Lake Planting Plan
SW Greenridge Street & SW Citrus Boulevard
Palm City, Martin County, Florida
PIN: 15-39-40-000-000-00010-0 & 15-39-40-000-000-00012-0

Figure 3
Site Plan: Milcor Group Inc
Data: Aquatic Research Monitoring,
Equipment, & Deployment, LLC





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
MC320, LLC	8530 SW Jayme Way Palm City FL 34990

(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
MC320 LLC	8530 SW Jayme Way Palm City FL 34990	Applicant
RJM Development	8530 SW Jayme Way Palm City FL 34990	1/3 of MC320
LP&G Holdings, LLC	4156 SW Moore Street Palm City FL 34990	2/3 of MC320
SEE ATTACHED		

(If more space is needed attach separate sheet)

Disclosure of Interest Affidavit

Item 2 (continued from Page One)

Name	Address	Interest
Don R. Mancil, Jr.	8530 SW Jayme Way Palm City FL 34990	100% of RJM Development
Paul & Lehr Filipe	4156 SW Moore Street Palm City FL 34990	50% of LP&G Holdings
Giaquinto Family LLC	429 Carlls Path Deer Park NY 11729	50% of LP&G Holdings
Giovanni Giaquinto	429 Carlls Path Deer Park NY 11729	100% of Giaquinto Family LLC

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

(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*
M211-05 River Oaks	Don R. Mancil, Jr. 8530 SW Jayme Way Palm City FL 34990	6/4/19	Plat	P
M211-05 River Oaks	Paul & Lehr Filipe 4156 SW Moore St. Palm City FL 34990	6/4/19	Plat	P

(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

[Signature]

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 17TH day of JUNE 2019, by DON R. MANCILL, JR., who is personally known to me or have produced _____ as identification.

[Signature]

Notary Public, State of _____

(Notary Seal)

Print Name: _____

My Commission Expires: _____



Sheryl Kramer
Commission # GG169234
Expires: December 18, 2021
Bonded thru Aaron Notary

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

SECTION 14 & 15, TOWNSHIP 39 SOUTH, RANGE 40 EAST

PARCEL NUMBER

15-39-40-000-000-00010-0

15-39-40-000-000-00012-0

PARCEL 1B-1

A parcel of land lying in portions of Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows: To wit: COMMENCE at the Southwest corner of Section 7 of said Township and run North 00°11'13" East along the West line of said Section 7, a distance of 2648.87 feet to the West one quarter corner of said Section 7; thence North 00°12'01" East along said west line, a distance of 2647.72 feet to the Southwest corner of Section 6; thence North 00°16'38" East along the West line thereof, a distance of 2649.62 feet to the West one quarter corner of said Section 6; thence North 00°08'10" East along the West line of said Section 6, a distance of 124.72 feet to a point; thence South 89°48'10" East, a distance of 5278.52 feet to the West line of Section 5; thence South 89°48'10" East, a distance of 2079.83 feet to the Southwest corner of lands conveyed to Mr. Michael Zarrella as recorded in ORB 164, Page 258, public records of Martin County, Florida; thence continue South 89°48'10" East along the South line of said Zarrella property, a distance of 2805.71 feet to the Southeast corner of said property; thence continue South 89°48'10" East, a distance of 208.72 feet to the Easterly right-of-way line of the S-1 Canal and the Westerly property line of lands conveyed to Mr. William J. Matheson as recorded in ORB 340, Page 1231, public records of Martin County, Florida; thence Southerly along the East right-of-way line of said S-1 Canal the following courses and distances: Thence South 22°54'28" East along the West line of said Matheson property a distance of 491.65 feet to the East line of Section 5; thence continue South 22°54'28" East along the West line of said Matheson property, a distance of 2625.68 feet to the South line of Section 4 and the Northwest corner of lands conveyed to Charles O. Melear and Jimmy E. Melear as recorded in ORB 220, Page 348, public records of Martin County, Florida; thence South 22°45'48" East along the West line of said Melear property, a distance of 4256.91 feet to the Northwest corner of Parcel 1 of lands conveyed to Melear Bros. Dairy, Inc. as recorded in ORB 334, Page 198; thence continue South 22°45'48" East along said Melear Bros. Dairy, Inc. property, a distance of 1460.24 feet to the South line of Section 9; thence continue South 22°45'48" East a distance of 531.88 feet; thence South 32°45'17" East a distance of 2259.06 feet to the beginning of a curve concave to the Northeast, having a radius of 1766.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 26°27'40", a distance of 815.60 feet to the intersection with the East line of said Section 16; thence continue along the above mentioned curve, through a central angle of 11°18'13", a distance of 348.41 feet to the South line of said Melear Bros. Dairy, Inc. property and the North right-of-way line of the S-2 Canal; thence continue along the above mentioned curve, through a central angle of 01°07'57", a distance of 34.91 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius of 1575.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 06°52'53", a distance of 189.16 feet to the POINT OF BEGINNING; thence continue along the above mentioned curve, through a central angle of 31°37'36", a distance of 869.38 feet; thence South 33°08'39" East along the East right-of-way line of the S-1 Canal, a distance of 1855.52 feet to a point; thence South 89°39'36" East, departing the S-1 Canal right-of-way, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 3056.23 feet to the East line of said Section 15; thence South 89°34'48" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 14, a distance of 98.82 feet to the Westerly right-of-way line of said Citrus Boulevard; thence North 00°19'04" East along said Citrus Boulevard right-of-way a distance of 2098.84 feet to the beginning of a curve concave to the West, having a radius of 5679.58 feet; thence Northerly along the arc of said curve, through a central angle of 00°01'47", a distance of 2.94 feet to the South right-of-way line of the S-2 Canal and a point 80.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O.R.B. 554, Page 361, Martin County Public Records; thence North 89°35'32" West, non-tangent to the aforementioned curve, a distance of 4828.68 feet to the POINT OF BEGINNING.

LESS the North 120.00' feet of the above described parcel.

AND LESS the following described parcel of land:

Being a parcel of land lying in Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 15; thence North 00°26'49" East, along the East line of said Section 15, a distance of 55.00 feet to the POINT OF BEGINNING of the herein described parcel; thence South 89°39'36" West, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 977.55 feet; thence North 00°28'24" East, a distance of 1982.98 feet to the intersection with a line that is 200.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O.R.B. 554, Page 361, Martin County, Florida, Public Records; thence South 89°35'32" East, parallel with said South line, a distance of 1071.06 feet to the Westerly right-of-way line of Citrus Boulevard; thence South 00°19'04" West, along said West line a distance of 1981.83 feet to the intersection with a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of said Section 14; thence North 89°34'48" West, along said parallel line, a distance of 98.82 feet to the POINT OF BEGINNING of the herein described parcel.

PARCEL 1B-2

Being a parcel of land lying in Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 15; thence North 00°26'49" East, along the East line of said Section 15, a distance of 55.00 feet to the POINT OF BEGINNING of the herein described parcel; thence North 89°39'36" West, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 977.55 feet; thence North 00°28'24" East, a distance of 1982.98 feet to the intersection with a line that is 200.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O.R.B. 554, Page 361, Martin County Public Records; thence South 89°35'32" East, parallel with said South line, a distance of 1071.06 feet to a point on the Westerly Right-of-Way of Citrus Boulevard (County Road 726); thence along said right-of-way line South 00°19'03" West a distance of 1981.83 feet; thence departing said right-of-way North 89°35'21" West, a distance of 98.91 feet to the POINT OF BEGINNING of the herein described parcel.

All references to the S-1 and S-2 Canals and Rights-of-Ways thereof in the above described lands are as recorded in Official Record Book 769, Page 1412, Public Records, Martin County, Florida.

REVISION		DATE
NO.		DATE
811		
VERTICAL DATUM NAD 83	D.M.	11-21-19
DRAWN	PROJECT	NO. 0009
FILED	CHECK	DATE
THE MILCOR GROUP, INC.		
CIVIL ENGINEERS 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455 PH: (772) 223-8850 FAX: (772) 223-8851 WWW.THEMILCORGROUP.COM CERTIFICATE OF AUTHORIZATION: 28246		
LEGAL DESCRIPTION	PROJECT	
MARTIN COUNTY, FLORIDA		
EXHIBIT		
A		

April 17, 2020

Via: US Mail First Class

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

Subject: MC320 Major Final Site Plan (M226-001) MC320, LLC requests approval of a Major Final Site Plan for the development of a sand mining operation resulting in the construction of an approximate 33-acre lake on an approximate 174-acre parcel. Included is a request for a Certificate of Public Facilities Reservation.

Location: The site is located on the west side of SW Citrus Boulevard approximately three-quarters of a mile south of SW 96th Street in Palm City Farms.

Dear Property Owner:

As a landowner within 1,000 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, May 7, 2020

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, May 19, 2020

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996
Thursday, August 15, 2019

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor.

P:\Projects\M06 - Mancils\M0609 MC320 (Palm City Mine)\Permitting\Martin Co\Major Final site plan\LAP& BOCC Noticing\LPA & BOCC notification template letter.docx

An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business days prior to the LPA or BCC meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

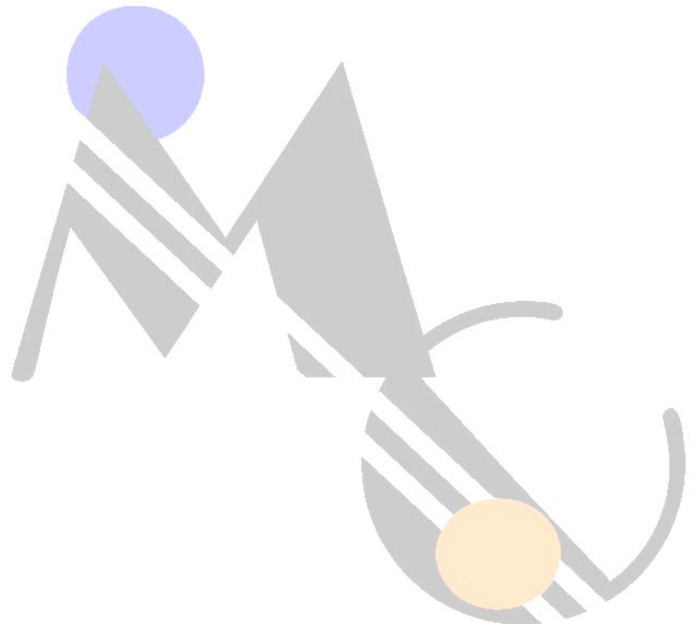
For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Sincerely,
The MilCor Group, Inc.



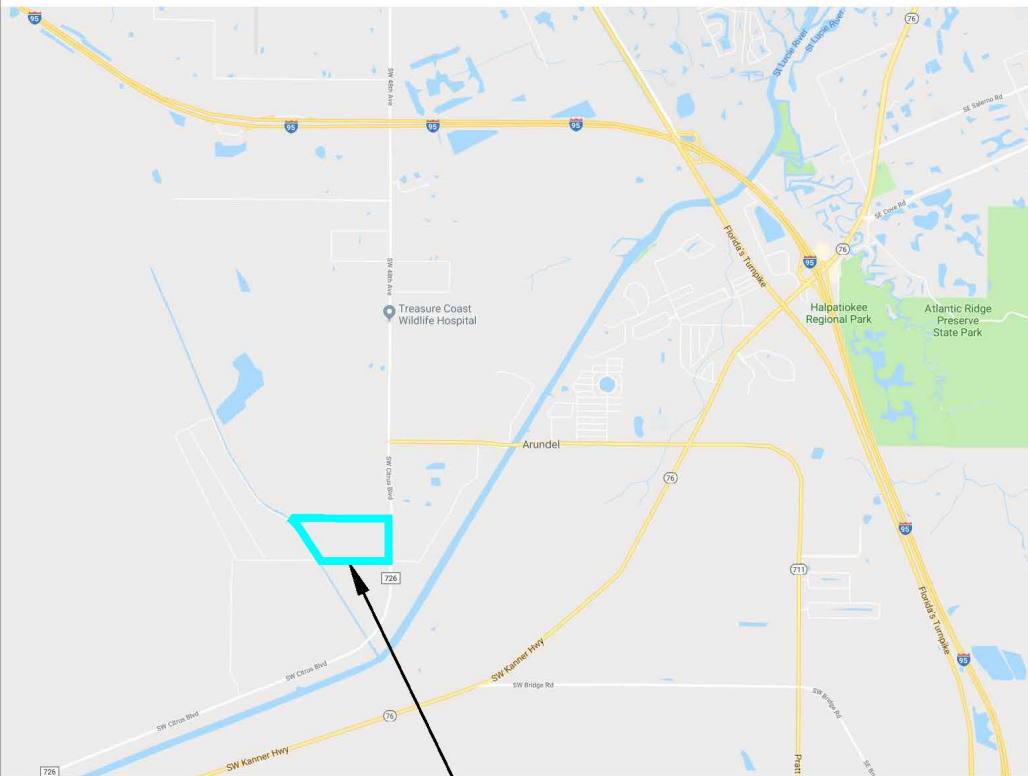
Melissa G. Corbett, P.E.
President

Attachment: Location Map





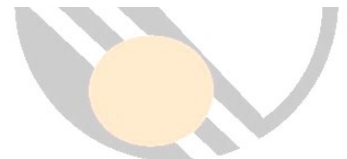
SECTION 14 & 15, TOWNSHIP 39 SOUTH, RANGE 40
EAST
PARCEL NUMBER
15-39-40-000-000-00010-0
15-39-40-000-000-00012-0



PROJECT
LOCATION

\\nas01\maps\15394000000000010-00012-0\15394000000000010-00012-0.dwg, PRINTED BY: Dore ON Thu, Nov 21 2019

<p>811</p> <p>CALL 811 BEFORE YOU DIG</p>	
<p>VERTICAL DATUM: NAVD 83</p> <p>DATE: 11-21-19</p> <p>SCALE: 1"=100'</p> <p>PROJECT: SW 11th St</p> <p>FILE: 15394000000000010-00012-0.dwg</p>	<p>THE MILCOR GROUP, INC.</p> <p>CIVIL ENGINEERS</p> <p>10975 SE FEDERAL HIGHWAY</p> <p>HOBE SOUND, FL 33455</p> <p>PH: (772) 223-8860</p> <p>FAX: (772) 223-8861</p> <p>WWW.THEMILCORGROUP.COM</p> <p>CERTIFICATE OF AUTHORIZATION: 28248</p>
<p>LOCATION MAP</p>	<p>MC320</p> <p>MARTIN COUNTY, FLORIDA</p>
<p>EXHIBIT</p> <p>B</p>	



Classifieds

To Advertise, visit: **classifieds.tcpalm.com**

■ Classifieds Phone: **772.283.5252**
 ■ Classifieds Email: **tcpalmclass@gannett.com**
 ■ Hours: **Monday - Friday 8:00am - 5:30pm**

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Treasure Coast reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Treasure Coast shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

Your Source

Public Notices

for the latest...

Bids and Proposals

CITY OF FORT PIERCE FORT PIERCE, FLORIDA

REQUEST FOR PROPOSALS NO. 2020-005

Sealed proposals will be received by the City of Fort Pierce, Fort Pierce, Florida, in the Purchasing Division, until: **3:00PM, MONDAY, MAY 11, 2020**

for furnishing:

BANKING SERVICES

in accordance with detailed specifications available upon request in the Purchasing Division, City Hall, 100 N. U.S. 1, Fort Pierce, Florida. Copies of the documents are available electronically from the Purchasing Division by e-mail request to lhubbard@cityoffortpierce.com, or on the web site of the City of Fort Pierce (<http://www.cityoffortpierce.com/187/Purchasing>) and Demandstar.com (www.demandstar.com).

The City of Fort Pierce encourages Minority/Women Business Enterprise participation.

CITY OF FORT PIERCE
Latonya Hubbard,
Purchasing Agent
Pub April 21 & 28, 2020
TCN4156016

Notice To Creditors

IN THE CIRCUIT COURT OF THE: 197# JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION

FILE NO.
432020CP000269CPAXMX

IN RE: ESTATE OF GORDON ROBERT PATERSON JR., Deceased

NOTICE OF ADMINISTRATION

The administration of the Estate of GORDON ROBERT PATERSON JR., deceased, File Number 432020CP000269CPAXMX is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is Probate Division, 100 SE Ocean Blvd STE 300, Stuart, FL 34994. The estate is intestate. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All interested persons on whom a copy of the Notice of Administration is served must file objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court by filing a petition or other pleading requesting relief with this Court in accordance with the Florida Probate Rules. WITHIN THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.2155 WATHIN THE TIME REQUIRED BY LAVV, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

ALL OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

Attorney for Personal Representative:
/s/ DANA SETNOR METZGER, ESQ.
Florida Bar No. 0864978
1513 N.W. 178th Way
Pembroke Pines, Florida 33029
(954) 274-6024
dmetzger@setnormetzger.com

Personal Representative:
PATRICIA BARBIERI
12096 SW 143rd Lane
Miami, FL 33186
Pub: April 14, 21, 2020 TCN 4148779

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA PROBATE DIVISION
File No. 562020CP000378

IN RE: ESTATE OF MARIJANE ELOISE BURCH
A/K/A MARIJANE E. BURCH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marijane Eloise Burch a/k/a Marijane E. Burch, deceased, whose date of death was March 1, 2020, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is P.O. Box 700, Fort Pierce, Florida 34954. The names and addresses of the personal representative and the per-

sonal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with Jonathan M. Burch this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 14, 2020.

Attorney for Personal Representative:

Renée Marquis-Abrams
Attorney for Personal Representative:
Florida Bar Number: 0984220
Neill Griffin Marquis, PLLC
P. O. Box 1270,
Fort Pierce, Florida 34954
Telephone: (772) 464-8200
Fax: (772) 464-2566
E-Mail:
rmarquis@neillgriffin.com
Secondary E-Mail:
sspee@neillgriffin.com
Personal Representative:
Jonathan M. Burch
2616 Newport Drive
Fort Pierce, Florida 34982

Publish: 04/14, 21, 2020
TCN4147897

Public Notices

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA ***** NOTICE OF PUBLIC HEARINGS

Subject: Request by NNA Kansas West, LLC (K048-002) for a zoning district change from the current PUD-C, Commercial Planned Unit Development District and R-3A, Liberal Multi-Family District to LI, Limited Industrial District or the most appropriate zoning district for an approximate 11.54-acre parcel. Included in this application is a request for a Certificate of Public Facilities Exemption.

Location: The site is located on the south east corner of the Florida Turnpike and SW Kanner Highway, the site also fronts SW Old Kansas Avenue in Stuart.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, May 7, 2020

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**

Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, May 19 2020

Place: John F. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996

Persons interested in being heard on this matter who are unable to attend the LPA meeting may email written comments to LPA-PublicComment@martin.fl.us. Please include the item number you'd like to comment on in the email subject line and your name in the body of the email. Comments received at this email address prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting.

Persons interested in being heard on this matter who are unable to attend the BCC meeting may submit written comments through the website at <http://www.martin.fl.us/BCCPublicComment>. Comments submitted through the website that are received prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting. All public comments must comply with the Board's adopted Rules of Procedure.

Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than

three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 320-3131. Persons using a TTY device, please call 711 Florida Relay Services.

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

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, Principal Planner, pwalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 17TH DAY OF APRIL, 2020.
Pub: April 21, 2020
TCN4146882

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA NOTICE OF PUBLIC HEARINGS

Subject: MC320 Major Final Site Plan (M226-001) MC320, LLC requests approval of a Major Final Site Plan for the development of a sand mining operation resulting in the construction of an approximate 33-acre lake on an approximate 174-acre parcel. Included is a request for a Certificate of Public Facilities Reservation.

Location: The site is located on the west side of SW Citrus Boulevard approximately three-quarters of a mile south of SW 96th Street in Palm City Farms.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**

Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, May 7, 2020

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**

Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, May 19, 2020

Place: John F. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996

Persons interested in being heard on this matter who are unable to attend the LPA meeting may email written comments to LPA-PublicComment@martin.fl.us. Please include the item number you'd like to comment on in the email subject line and your name in the body of the email. Comments received at this email address prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting.

Persons interested in being heard on this matter who are unable to attend the BCC meeting may submit written comments through the website at <http://www.martin.fl.us/BCCPublicComment>. Comments submitted through the website that are received prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting. All public comments must comply with the Board's adopted Rules of

Procedure.

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

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

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, Principal Planner, pwalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 17TH DAY OF APRIL 2020
Publish: Stuart News
Publish Date: April 21, 2020
TCN4146800

BEFORE THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA NOTICE OF PUBLIC HEARING

Subject: Showcase PUD Zoning Agreement and Master Site Plan (C140-006). Cove/Salerno Partners, LLC -- Request for a zoning district change from the current RE-1/2A Rural Estate District to the Planned Unit Development District (PUD) with a Certificate of Public Facilities Exemption, and a concurrent request for approval of the Showcase Planned Unit Development Agreement, Master Site Plan and Phasing Plan with Deferral of Public Facilities Reservation. The Showcase development, consisting of 88 townhome units and 79 detached single family units is on 47 acres.

Location: The project is located on an approximate 47-acre undeveloped parcel that fronts SE Salerno Road to the north and SE Cove Road to the south just east of SW Kanner Highway in Stuart.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**

Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, May 7, 2020

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**

Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, May 19, 2020

Place: John F. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996

Persons interested in being heard on this matter who are unable to attend the LPA meeting may email written comments to LPA-PublicComment@martin.fl.us. Please include the item number you'd like to comment on in the email subject line and your name in the body of the email. Comments received at this email address prior to the conclusion of the public comment portion of the applicable matter will be read into

the record at the public meeting.

Persons interested in being heard on this matter who are unable to attend the BCC meeting may submit written comments through the website at <http://www.martin.fl.us/BCCPublicComment>. Comments submitted through the website that are received prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting. All public comments must comply with the Board's adopted Rules of Procedure.

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

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For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, Principal Planner, pwalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. THIS NOTICE DATED THIS 17TH DAY OF APRIL, 2020.
Publish: Stuart News
Publish Date: April 21, 2020
TCN4146789

Notice of Rule Development and of Public Workshop

The School Board of Martin County, Florida, gives notice of the development of policies, as shown below, and that it will hold a rule development workshop to which all persons are invited to participate in this meeting by watching the live-streamed meeting.

DATE and TIME: Tuesday, May 5, 2020 @ 3:00 PM.

PLACE: School Board meeting room, 500 East Ocean, Stuart, Florida 34994 (live-streamed).

PURPOSE: To explain the policies being developed and to respond to questions or comments.

Number	Title
5500	Student Conduct & 2019-2020 Code of Student Conduct
Authority:	F.S 784.081, 1006.07, 1006.13

A draft copy of the policies being developed may be obtained without cost at the office of the Superintendent, Laurie J. Gaylord, or on the district's website, www.martin.schools.org.

Any person who decides to appeal a decision with respect to a matter considered at the workshop is hereby advised that, for such purpose, such person may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based.

As a result of the public health emergency that exists

in the State of Florida arising out of the coronavirus; and in light of the guidelines established by the Centers for Disease Control for the protection of all members of the community; and in order to continue to perform essential functions in a manner consistent with law and School Board policy; and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management – COVID -19 – Local Government Public Meetings);

The School Board of Martin County gives notice that it will hold a Workshop on Tuesday, May 5, 2020, starting at 3pm; using communication media technology. The members of the School Board may be present at 500 SE Ocean Boulevard, Stuart, FL 34994 in the School Board Meeting Room and/or participating by telephonic conference technology, and/or participating by other communication media technology. All persons are invited to participate in this meeting by watching the live-streamed meeting.

The public meeting access point is available following CDC guidelines at 500 SE Ocean Boulevard, Stuart, FL 34994. The public may offer public comments by appearing in person. Such persons will be placed in areas outside the meeting room and invited into the meeting room at the appropriate time, while maintaining the CDC requirements of social distancing, which is currently defined as not more than 10 individuals in a space and maintaining a distance of at least 6-feet between each individual. The public may also offer public comments by emailing comments to the following email address: mcspdbliccomment@martinschools.org. All emails must contain the name of the submitted. All emails received by 12:00p.m. on May 5, 2020, will be provided to all School Board members prior to the meeting and will be appended to the meeting minutes. The public is advised this email address will be used solely for obtaining public comments for the Board Meeting and should not be used for other purposes or questions.

Anyone who needs a special accommodation to participate in this meeting may contact the Office of the Superintendent at 772-219-1200 ext. 30222 at least 48 hours before the meeting. The agenda can be accessed on the Internet at <http://www.martinschools.org>. By Mrs. Laurie J. Gaylord, Superintendent of Schools
Pub April 21, 2020
TCN4156443

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JOHNATHAN JAMAL BRADLEY located at P.O. Box 244, in the County of St. Lucie, City of Fort Pierce, Florida 34950 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Fort Pierce, Florida, this 17th day of April, 2020.

Bradley, Johnathan Jamal
Pub: April 21, 2020 TCN 4158164

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of

Band Together Shirts Inc. located at 3283 SE Pinto Street, in the County of St. Lucie, City of Port St. Lucie, Florida 34984 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Port St. Lucie, Florida, this 17th day of April, 2020.
Band Together Shirts Inc
Pub April 21, 2020
TCN4158333

Need Help

Finance

trusted choices...

Business Opportunity

Liquor Licenses-Martin, St. Lucie, Palm Beach counties. Favorable financing available! No transfer fees, Bar, restaurant or liquor store! Payments begin in Oct. 561-777-4735

Adopt Me

Pets

all your favorites...

Domestic Pets

Black Lab Puppies, dew claws removed, & dewormed, vets checked & shots - \$1,000
Ready 4/22! 863-697-1028

Certification of Sign Posting

Project Number: M226-001 MC320 LLC

Application: DEV2019110011

This certifies that a sign has been posted per Martin County Land Development Regulations 10.6 Article 10 L.D.R. on Citrus Boulevard at the development site – PCN 15-39-40-000-000-00010-0, 15-39-40-000-000-00012-0





Sign exceeds 12 square feet. Lettering is at least 8" in height for Notice of Development Application/Project # and at least 4" inches in height.

Certified by 
Maureen Saltzer

Date: 12/18/19





WANDA SUE SMART
Commission # GG 200367
Expires April 25, 2022
Bonded Thru Budget Notary Services

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