

Martin County Engineering Department,
Surveying & Mapping Division



**Subdivision Plat Review
Field Inspection Request**

Attention: Michael O'Brien, County Surveyor

Please complete the top portion of this form and e-mail michaelo@martin.fl.us. For fax (772) 288-5955 this form must be completed before the final Mylar or Bond Release is approved by the county Surveyor for recording.

Date ☐ 4/19/19 ☐

Subdivision No. ☐ M211-005 ☐

Surveyor ☐ Elizabeth A. Lindsay ☐

Subdivision Name ☐ RIVER ☐ AKS

Company ☐ Betsy Lindsay, Inc. ☐

Fax Number ☐

PLEASE CHECK ALL THAT APPLY ☐

Purpose of Inspection:

- ☐ Final Plat Application
☐ Bond Applications
☐ Other ☐ (I.E. Re-inspection?)

Items to Inspect

- ☐ Permanent Control Points have been set
☐ Permanent Reference Monuments have been set and flagged
☐ Lot and Tract corners have been set and flagged
☐ Other ☐

Request County survey crew inspects the above mentioned site anytime after ☐
(Field crews will not check corners that have not been flagged.)

Date ☐ 4/19/19 ☐

Time ☐ 5:00 ☐

Field Inspection 1

Reviewer ☐ Field Date ☐

Results ☐
☐
☐
☐
☐

Field Inspection 2

(If required)

Reviewer ☐

Field Date ☐

Results ☐
☐
☐

Martin County, Engineering Department, 2401 S.E. Monterey Road, Stuart, Florida 34996

Phone (772) 288-5418 Fax (772) 288-5955

HON. RUTH PIETRUSZEWSKI
REAL ESTATE

MARTIN COUNTY

ACCOUNT NUMBER: 7-38-41-000-000-00050.80000 2018
ASSESSED VALUE: 277,989 EXEMPTIONS: * NONE * TAX DISTRICT: 5005
TAXING AUTHORITY PHONE MILLAGE ASSESSED EXEMPTIONS TAXABLE TAXES
COUNTY-GENERAL FUND-OP 772-288-5504 6.5971 277,989 0 277,989 1,833.92
SCHOOL-GENERAL FUND 772-219-1200 4.1140 573,440 0 573,440 2,359.13
SCHOOL - DISCRETIONARY 772-219-1200 .7480 573,440 0 573,440 428.93
SCHOOL CAPITAL OUTLAY 772-219-1200 1.5000 573,440 0 573,440 860.16
SCHOOL ADDTL VOTER MIL 772-219-1200 .5000 573,440 0 573,440 286.72
CHILDRENS SERVICES ORDNCS 772-288-5758 .3618 277,989 0 277,989 100.58
FL-INLAND NAVIGATION DIST 561-627-3386 .0320 277,989 0 277,989 8.90
DISTRICT FIVE MSTU 772-288-5504 .0625 277,989 0 277,989 17.37
MSTU FIRE RESCUE UNINCORP 772-288-5504 2.6319 277,989 0 277,989 731.64
MSTU-PARKS & RECREATION 772-288-5504 .1615 277,989 0 277,989 44.90
MSTU UNINCORP STORMW/ROAD 772-288-5504 .5679 277,989 0 277,989 157.87
SOUTH FLORIDA WATER MANAGEMENT 561-686-8800 .2936 277,989 0 277,989 81.62
COUNTY ASSESSED: 277,989 SCHOOL ASSESSED: 573,440

EXEMPTION:NONE

LEVYING AUTHORITY
SANITATION/TRASH

772-221-1442

Non-Advalorem Taxes
PURPOSE

RATES/BASIS

AMOUNT

NON AD VALOREM ASSESSMENTS:

COMBINED TAXES & ASSESSMENTS TOTAL:

7,220.84

07 38 41

N1/2 OF NE1/4 OF NW1/4 (LESS R/W
, N 160' & LESS: BEG 2' S OF SE
COR LOT 11 OAK RIDGE PL 1, CONT
S 198', W 200', N 198' & E 200'
TO POB)

1404 SW MAPP RD R

7-38-41-000-000-00050.80000 2018
RIVER OAKS LLC
PO BOX 1833
PALM CITY, FL 34991

JAN 1-JAN 31	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON
7,076.42	7,148.63	7,220.84	APRIL 1, 2019

HON. RUTH PIETRUSZEWSKI
REAL ESTATE

MARTIN COUNTY

JAN 1-JAN 31	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON
7,076.42	7,148.63	7,220.84	APRIL 1, 2019
EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED
		5005	

VALUES AND EXEMPTIONS TAXES 6,911.74
COUNTY ASMT 277,989 WASTE 309.10
TOTAL 7,220.84

HON. RUTH PIETRUSZEWSKI
3485 SE WILLOUGHBY BLVD
STUART, FL 34994

07 38 41

N1/2 OF NE1/4 OF NW1/4 (LESS R/W
, N 160' & LESS: BEG 2' S OF SE
COR LOT 11 OAK RIDGE PL 1, CONT
S 198', W 200', N 198' & E 200'
TO POB)

7-38-41-000-000-00050.80000 2018
RIVER OAKS LLC
PO BOX 1833
PALM CITY, FL 34991

RECEIPT OF PAYMENT
RUTH PIETRUSZEWSKI 3470 1
05 03/21/2019 NORMAL 1 RA
2018 7-38-41-000-000-00050.80000
801 2018 0002134.0002 77,220.84
RIVER OAKS LLC

TUESDAY, JULY 6th, 1926.

Board of County Commissioners of Martin County, Florida, met in regular session this Tuesday, July 6th 1926, those present being H.N. Gaines, Chairman; W.A. Sells; J. T. Tilton, and Fred H. Powell, with J.R. Pomeroy, Clerk, T.H. Oetson, Attorney and L. N. Babcock, Sheriff. The meeting was called to order by the Chairman.

The hour having arrived for the opening of bids, the following bids were opened:

bid of Austin Machinery Company for their 1925 Insley Excavator, in accordance with advertisement for bids:

One only onehalf yard, four cylinder gas driven motor, crawler type excavator, complete F.O.B. factory Indianapolis, Ind., \$6450.00.

Certified check or \$129.00 attached.

bid of Arnischfeger Sales Corp., of Milwaukee, Wis., with local agency at 303 Peninsular Casualty Bldg., Jacksonville, Florida. for excavator, as per advertisement for bids:

1. only P.O.B. 1/2 yard capacity 4 cylinder gas driven motor, crawler type excavator, with bucket. Price F.O.B. factory, Milwaukee, Wisconsin, \$3348.00

Certified check for \$186.86 attached.

The above named bids were then laid aside for consideration on July 16, 1926.

The matter of the Justice of Peace District at Salerno, which came before the Board at June 22nd meeting was again discussed, and laid aside indefinitely.

Upon motion of Commissioner Tilton, seconded by Commissioner Sells, the Clerk was instructed to purchase a safe for the use of the County Supervisor of Registration.

Upon motion duly made, seconded and carried, the following roads were declared public county roads:

ROADS DECLARED

The following Road, having been duly advertised, according to law:

DESCRIPTION:

Description of a tract of land required for the construction of a county road from the northern boundary of Palm City to the St. Lucie County line, said tract of land to be 80 feet wide and lying 40 feet on each side of the center line, described as follows:

Beginning at a point on the 1/2 section line of Section 7, Township 28 South, Range 41 East and 1320 feet west of the East line of said Section, thence N 1° 07' W distance 938.1 feet to a point, thence by curve to left, radius 383.1 feet distance 600 feet to a point; thence S 88° 53' W distance 554.5 feet to a point, thence by a curve to the right, radius 383.1 feet distance 596.9 feet to a point, thence N 1° 35' E distance 375.2 to a point, thence by a curve to the left radius 383.1 feet distance 595.5 feet to a point, thence by a curve to the left radius 383.1 feet distance 565.6 feet to a point, thence S 89° 23' W distance 1922.1 feet to a point, thence by curve to the right radius 383.1 feet distance 554.8 to a point, thence N 1° 29' W distance 2272.9 feet to the St. Lucie County line. As per plat attached, this road to be known as the MURPHY ROAD. NOW MAP RD AND NO PROTEST HAVING BEEN filed against the establishment of said road, same is hereby declared a public county road by this Board.

The following road having been duly advertised, according to law:

DESCRIPTION:

Description of a tract of land required for the construction of a county road from the Bridge to the St. Lucie Inlet, said tract of land to be sixty six (66) feet wide and lying three (33) feet on each side of the center line, described as follows:

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LEGIBLE TYPEWRITTEN COMPLETE LEGAL IN OR 218/439 ATTACHED

beginning at a point on the center line of the Jensen Bridge extended 4453.0 feet east of the east end of the Jensen Bridge, thence run S 24° 40' E distance 684.2 feet to a point; thence by curve to the left radius 5730 feet distance 286.7 to a point; thence S 27° 20' E distance 1849.1 feet to a point, thence S 28° 10' E distance 1131.3 feet to a point, thence by curve to the left radius 2865.0 feet distance 229.1 feet to a point, thence S 32° 45' E distance 117.3 feet to a point, thence by curve to the left radius 2865.0 feet distance 300 feet to a point, thence S 26° 45' E distance 1358.5 feet to a point; thence by curve to the left radius 5730.0 feet distance 358.3 feet to a point, thence S 30° 20' E distance 185.4 feet to a point thence by curve to the right radius 5730.0 feet distance 325.0 feet to a point thence S 27° 15' E distance 1995.5 feet to a point, thence S 27° 30' E distance 1000.00 feet to a point, thence S 28° 00' E distance 1100.00 feet to a point, thence S 27° 15' E distance 1300.00 feet to a point, thence S 26° 25' E distance 2400.00 feet to a point, thence S 27° 35' E distance 4011.8 feet to a point thence by curve to the left radius 5730.0 feet distance 175.0 feet to a point; thence S 29° 20' E distance 1758.2 feet to a point, thence by curve to the left radius 1910.0 feet distance 111.0 feet to a point, thence S 32° 45' E distance 363.5 feet to a point, thence by curve to right radius 1910.0 feet distance 122.2 feet to a point, thence S 29° 05' E distance 1153.9 feet to a point, thence by curve to left radius 17189.0 feet distance 100.0 feet to a point, thence S 29° 27' E distance 251.5 feet to a point; thence by curve to left radius 5730.0 feet distance 466.7 feet to a point, thence S 34° 07' E distance 8.5 feet to a point, thence by curve to right radius 1432.5 feet distance 117.5 feet to a point, thence S 29° 25' E distance 981.7 feet to a point, thence by curve to right radius 2865.0 feet distance 122.5 feet to a point, thence S 26° 38' E distance 349.5 feet to a point, thence by curve to the left radius 2865.0 feet distance 116.6 feet to a point, thence S 29° 18' E distance 319.6 feet to a point, thence by curve to right radius 1146.3 feet distance 170.0 feet to a point, thence S 20° 48' E distance 316.3 feet to a point, thence by curve to left radius 573.0 feet distance 153.8 feet to a point, thence S 34° 13' E distance 181.5 feet to a point, thence by curve to the right radius 286.5 feet distance 144.6 feet to a point, thence by curve to the right radius 286.5 feet distance 144.6 feet to a point, thence S 5° 15' E distance 64.2 feet to a point, thence by curve to left radius 286.5 feet distance 159.5 feet to a point, thence S 37° 10' E distance 38.8 feet to a point, thence by curve to the right radius 1432.7 feet distance 104.2 feet to a point, thence S 35° 00' E distance 185.3 feet to a point, thence by curve to right radius 1432.7 feet distance 116.6 feet to a point, thence S 28° 20' E distance 214.6 feet to a point, thence by curve to the left radius 5730.0 feet distance 128.0 feet to a point; thence S 29° 30' E distance 237.2 feet to a point, thence by curve to right radius 1432.7 feet distance 105.4 feet to a point, thence S 25° 22' E distance 149.6 feet to a point, thence by curve to the right radius 323.1 feet distance 125.9 feet to a point, thence S 6° 39' E distance 105.1 feet to a point thence by curve to right radius 286.5 feet distance 191.8 feet to a point, thence S 46° 01' E distance 107.5 feet to a point, thence by curve to the right radius 323.1 feet distance 130.8 feet to a point thence S 26° 24' E distance 271.0 feet to a point, thence by curve to left radius 8594.4 feet distance 100.0 feet to a point, thence S 27° 01' E distance 941.2 feet to a point, thence by curve to right radius 1146.0 feet distance 183.3 feet to a point, thence S 17° 51' E distance 188.5 feet to a point, thence by curve to the right radius 573.0 feet distance 200.0 feet to a point thence S 2° 09' W distance 50.5 feet to a point thence by curve to left radius 1146.0 feet distance 103.5 feet to a point, thence S 2° 01' E distance 181.0 feet to a point, thence by curve to left radius 1146.0 feet distance 117.0 feet to a point, thence S 8° 52' E distance 344.7 feet to a point, thence by curve to left radius 1146.0 feet distance 185.3 feet to a point, thence S 6° 42' E distance 46.5 feet to a point, thence by curve to left radius 323.1 feet distance 147.9 feet to a point, thence S 18° 29' E distance 320.8 feet to a point, thence by curve to the right radius

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573.0 feet distance 148.6 feet to a point, thence S 3° 36' E distance 395.3 feet to a point, thence by curve to the left radius 573.0 feet distance 133.3 feet to a point, thence S 14° 56' E distance 1287.0 feet to a point, thence by curve to right radius 924.2 feet distance 123.6 feet to a point, thence S 7° 14' E distance 394.0 feet to a point, thence by curve to right radius 383.1 feet distance 147.7 feet to a point, thence S 14° 54' E distance 158.4 feet to a point, thence by curve to the left radius 573.0 feet distance 102.5 feet to a point, thence S 4° 59' E distance 197.1 feet to a point, thence by curve to right radius 573.0 feet distance 120 feet to a point, thence S 15° 39' E distance 173.6 feet to a point thence by curve to the left radius 573.0 feet distance 142.5 feet to a point, thence S 8° 25' E distance 273.6 feet to a point, thence by curve to the left radius 573.0 feet distance 140.0 feet to a point, thence S 11° 36' E distance 195.2 feet to a point, thence by curve to the left radius 573.0 feet distance 180.0 feet to a point, thence by curve to the left radius 573.0 feet distance 180.0 feet to a point, thence S 6° 24' E distance 381.1 feet to a point.

and no protest having been filed against the establishment of said road, same is hereby declared a public county road. X

THE FOLLOWING ROAD having been duly advertised, according to law:
A tract of land required for the construction of a county road known as the WARFIELD HIGHWAY said tract of land to be sixty-six feet wide and running parallel to and adjoining the right of way of the Florida Northern and Western Railway and on the north east side thereof:

Beginning at the north line of Section One, Township Forty South, Range Thirty eight East and running in a northwesterly direction to the Oklawaha County line. (plat attached to petition shows exact location).

and no protest having been filed against the establishment of said road same is hereby declared a public county road by this Board.

THE FOLLOWING ROAD having been duly advertised, according to law:
South thirty three (33) feet of Sections 16, 16, 17, 18 and the north thirty three (33) feet of sections 22, 21, 20, 19 Township 38 South, Range 40 East, and the south thirty three (33) feet of sections 13, 14, 15, 16, 17, 18 and north thirty three (33) feet of Sections 24, 23, 22, 21, 20, 19 Township 38 South, Range 39 East, and the south thirty three (33) feet of Sections 13, 14, 15, 16, 17, 18 and north thirty three (33) feet of 24, 23, 22, 21, 19 and north thirty three (33) feet of the NE 1/4 of Section 20, Township 38 S.R. 38 East, South 33 feet of Sections 13, 14, 15, 16, 17 & 18 and the north 33 feet of Sections 24, 23, 22, 21, 20 & 19 Township 38 S.R. 37 East.

MARTIN HWY

and no protest having been filed against the establishment of said road, same is hereby declared a public county road by this Board.

On motion of Commissioner Tilton, seconded by Commissioner Ellis, the following resolution was adopted:

WHEREAS it has been called to the attention of this Board by the Comptroller of the State of Florida, that the Million Dollars Bond issue Proceeds are not adequately protected by bonds, and WHEREAS the Seminole Bank has made application to the Board for appointment as official Depository for these funds, IT IS HEREBY

RESOLVED, That this Board make Recommendation to the Comptroller that he appoint the Seminole Bank the official Depository for the Funds of the proceeds of the Million Dollar Bond issue, providing the said bank sign the necessary agreement.

The Seminole Bank having duly signed and executed the following agreement:
DEPOSITORY AGREEMENT WITH BOARD

STATE OF FLORIDA,
MARTIN COUNTY.

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signed by J. H. Hilton, J. P. Pitmanford, J. L. Frederickson, et al. and J. P. Pitmanford, J. L. Frederickson, and J. J. Johnson were appointed a committee to view, and mark out the most suitable route for said proposed road.)

On motion of Commissioner Wells, seconded by Commissioner Hilton, the County Engineer and County Attorney was instructed to go to Tallahassee and appear before the Governor in regard to the matter of necessary changes to be made in the right of way of the State Road through Martin County.

A committee representing the Stuart City Commission appeared before the Board with report that the city is unable to furnish a right of way for the new State Highway from Messey Point State, but that they would be able and willing to pay for half of the expense, if the County would assume the other half.

The meeting was then adjourned to 1:30 P.M.

The Board of County Commissioners reconvened at 1:30 P.M. as per adjournment, with all present as of the forenoon.

ROAD DECLARED IN CM 1/113

ROAD REPORT

CM 1/93

The following Road Committee Report was received;

We, the undersigned Committee appointed by Honorable Body on the May 4th, 1926, with instructions to view and mark out the best route for a public road, described in the petition as follows, to wit:

Jensen Beach Road as per description attached. AKA OLD BEACH ROAD
PER OR 14/105
beg leave to report to your honors as follows:
That we, after first having subscribed to the oath required by law before entering on our duties make this our general report: That we proceeded to the said proposed location of the said public road upon the 9th day of May, 1926, and viewed and marked out the following as the best route for said proposed road. (Said road is to be 66 feet wide).

(The description attached is as follows:

Description of a tract of land required for the construction of a County Road from the Jensen Bridge to the St. Lucie Inlet, said tract of land to be sixty six (66) feet wide and lying thirty three (33) feet on each side of the center line, described as follows:

Beginning at a point on the center line of the Jensen Bridge extended 4493.0 feet east of the east end of the Jensen Bridge thence run S 24° 40' E distance 524.2 feet to a point; thence by curve to the left radius 5730 feet distance 266.7 to a point; thence S 27° 26' E distance 1349.1 feet to a point, thence S 28° 10' E distance 1131.3 feet to a point, thence by curve to the left radius 2365.0 feet distance 229.1 feet to a point, thence S 32° 45' E distance 117.3 feet to a point thence by curve to the left radius 2365.0 feet distance 300 feet to a point thence S 26° 45' E distance 1358.5 feet to a point; thence by curve to the left radius 5730.0 feet distance 358.3 feet to a point thence S 30° 20' E distance 165.4 feet to a point thence by curve to the right radius 5730.0 feet distance 325.0 feet to a point thence S 27° 15' E distance 1995.5 feet to a point thence S 27° 30' E distance 1000.0 feet to a point, thence S 28° 00' E distance 1100.0 feet to a point thence S 27° 15' E distance 1300.0 feet to a point thence S 26° 25' E distance 2400.0 feet to a point, thence S 27° 35' E distance 1011.8 feet to a point, thence by curve to the left radius 5730.0 feet distance 175.0 feet to a point; thence S 29° 20' E distance 1758.2 feet to a point, thence by curve to the left radius 1910.0 feet distance 111.0 feet to a point, thence S 32° 45' E distance 385.5 feet to a point, thence by curve to right radius 1910.0 feet distance 122.2 feet to a point, thence S 29° 05' E distance 1143.9 feet to a point, thence by curve to left radius 17189.0 feet distance 100.0 feet

to a point, thence S 29° 27' E distance 231.6 feet to a point; thence by curve to left radius 5730.0 feet distance 466.7 feet to a point, thence S 34° 07' E distance 5.5 feet to a point thence by curve to right radius 1432.5 feet distance 117.5 feet to a point, thence S 29° 27' E distance 951.7 feet to a point, thence by curve to right radius 2865.0 feet distance 122.5 feet to a point, thence S 26° 53' E distance 349.5 feet to a point, thence by curve to the left radius 2865.0 feet distance 116.6 feet to a point, thence S 29° 13' E distance 319.6 feet to a point, thence by curve to right radius 1143.3 feet distance 170.0 feet to a point, thence S 20° 43' E distance 319.3 feet to a point thence by curve to left radius 573.0 feet distance 133.8 feet to a point, thence S 34° 11' E distance 151.5 feet to a point, thence by curve to the right radius 256.5 feet distance 144.6 feet to a point, thence S 5° 15' E distance 64.2 feet to a point, thence by curve to left radius 256.5 feet distance 159.5 feet to a point, thence S 37° 10' E distance 35.5 feet to a point, thence by curve to the right radius 1432.7 feet distance 104.2 feet to a point, thence S 33° 00' E distance 153.3 feet to a point, thence by curve to right radius 1432.7 feet distance 116.6 feet to a point, thence S 28° 20' E distance 214.6 feet to a point, thence by curve to the left radius 5730.0 feet distance 125.0 feet to a point; thence S 29° 35' E distance 237.2 feet to a point, thence by curve to right radius 1432.7 feet distance 105.4 feet to a point thence S 25° 22' E distance 149.5 feet to a point, thence by curve to the right radius 383.1 feet distance 125.9 feet to a point, thence S 6° 39' E distance 105.1 feet to a point thence by curve to right radius 256.5 feet distance 191.5 feet to a point, thence S 46° 01' E distance 107.5 feet to a point, thence by curve to the right radius 383.1 feet distance 130.5 feet to a point thence S 26° 24' E distance 271.0 feet to a point thence by curve to left radius 2594.4 feet distance 100.0 feet to a point, thence S 27° 01' E distance 941.2 feet to a point thence by curve to right radius 1146.0 feet distance 153.3 feet to a point, thence S 17° 51' E distance 162.5 feet to a point, thence by curve to the right radius 573.0 feet distance 200.0 feet to a point thence S 2° 09' W distance 30.5 feet to a point thence by curve to left radius 1146.0 feet distance 103.3 feet to a point, thence S 3° 01' E distance 151.0 feet to a point, thence by curve to left radius 1146.0 feet distance 117.0 feet to a point, thence S 8° 52' E distance 344.7 feet to a point, thence by curve to left radius 1146.0 feet distance 195.3 feet to a point thence S 10° 35' E distance 327.6 feet to a point, thence by curve to the right radius 573.0 feet distance 110.5 feet to a point, thence S 7° 35' E distance 76.5 feet to a point thence by curve to the right radius 383.1 feet distance 153.3 feet to a point, thence S 16° 16' W distance 356.2 feet to a point, thence by curve to left radius 1146.0 feet distance 191.3 feet to a point, thence S 6° 42' W distance 4.6 feet to a point, thence by curve to left radius 383.1 feet distance 157.9 feet to a point, thence S 15° 27' E distance 320.3 feet to a point, thence by curve to the right radius 573.0 feet distance 142.3 feet to a point, thence S 3° 36' E distance 395.3 feet to a point, thence by curve to the left radius 573.0 feet distance 133.3 feet to a point, thence S 14° 56' E distance 1287.0 feet to a point, thence by curve to right radius 924.2 feet distance 123.5 feet to a point, thence S 7° 16' E distance 394.0 feet to a point, thence by curve to right radius 383.1 feet distance 147.7 feet to a point, thence S 14° 54' W distance 162.4 feet to a point, thence by curve to the left radius 573.0 feet distance 102.5 feet to a point thence S 4° 39' W distance 197.1 feet to a point, thence by curve to right radius 573.0 feet distance 120 feet to a point thence S 16° 39' W distance 171.6 feet to a point thence by curve to the left radius 573.0 feet distance 142.5 feet to a point, thence S 2° 24' W distance 273.6 feet to a point, thence by curve to the left radius 573.0 feet distance 140.0 feet to a point, thence S 11° 36' E distance 195.2 feet to a point, thence by curve to the left radius 573.0 feet distance 120.0 feet to a point, thence S 6° 24' W distance 381.1 feet to a point.

That the line of stakes be set back to the west twenty (20) feet for the center line of the road as per the county engineer's plat.

* SEE CM 1113 FOR MISSING COURSES

Therefore Devin performed the duties required by law under the appointment of your honors we may be discharged.

A.L. Fredericksen

A.P. Pitchford

A.W. Johnson

and this report was approved and the proposed road ordered posted and advertised according to law, and if no legal protest is filed said road will be declared a public county road at the regular meeting of this board July 8, 1926.)

The County Engineer was instructed to post each end of the Olympia ridge at unsafe and place one sign at each highway crossing.

The County Engineer was instructed to advertise for bids for clearing and grading, separately, on the Warfield highway, also advertise for bids for clearing and grading the Jensen road highway.

After further discussing the matter of the right of way from the Jersey Point bridge for the new State highway, on motion duly made, seconded and carried, the County attorney was instructed to co-operate with the City of Stuart in working out a mutual plan for securing the right of way and report to this board at their next meeting.

Notary Public bond of Marion Leach was approved.

There being no further business to come before the board at this time, the meeting was adjourned to Friday, May 14, 1926.

ATTEST:

J.P. Pomeroy
Clerk

H.N. Gaines
CHAIRMAN

FRIDAY MAY 14, 1926.

The Board of County Commissioners of Martin County, Florida, met in adjourned session, this the 14th day of May, those present being, H.N. Gaines, Chairman; Carroll Duncombe; A.L. Hilton and A.A. Wells, members and J.P. Pomeroy, Clerk, J.A. Retzen, Attorney and W.A. Abcock, Sheriff. The following proceedings were had:

County Surveyor West appeared before the Board and tendered a map of the eastern part of the County, without charge, and same was accepted with thanks.

Upon motion of Commissioner Duncombe, seconded by Commissioner Hilton, the sum of Five hundred dollars was advanced to the Stuart Abstract & Title Co. for work in securing records in connection with right of way of State highway.

The Stuart Abstract Company, by their representative Mr. Morris, verbally agreed to secure deeds, or any binding settlements satisfactory to the Board of County Commissioners, they to receive from the Board of County Commissioners, a fee of ten dollars for each deed secured by them. If the agreement with owners of property is not satisfactory to the board then no fee is to be paid by the board. This a plan to right of way for the State Highway north of the St. Lucie River only.

The following list of inspectors for election for the June 8, 1926 Primary Election was selected and a pointed.

INSPECTORS OF ELECTION FOR JUNE 8, 1926, PRIMARY.

Precinct No. 1 JENSEN.

Arnold Taube, Clerk
Mary Taube, Margaret C. Ricou and L.D. Jones, inspectors
T.F. Gardner, Deputy Sheriff.

VOTING PLACE:

66105

BOOK 14 PAGE 105

This Quit-Claim Deed, Executed this 25th day of November

A. D. 1958 by

MARTIN COUNTY, a political subdivision of the State of Florida
~~a corporation existing under the laws of~~
~~business of~~
and having its principal place of

first party, to C. B. ARBOGAST, and EVA D. ARBOGAST, his wife,

whose postoffice address is Box 277, Stuart, Florida

second party:

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

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

That portion of the Old Beach Road on Hutchinson Island described in the Commissioners Minute Book 1, page 93, et seq, Martin County, Florida, public records which is located in Government Lot 5, less the North 1000 feet thereof; Government Lot 6, Section 31, Township 37 South, Range 42 East, and Government Lot 1, Section 32, Township 37 South, Range 42 East, less the South 300 feet thereof.

ROAD REPORT

CM 1/113

ROAD DE CLARE

7/6/19

1958 NOV 25 PM 3:17



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

CORPORATE SEAL

In Witness Whereof the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: *Dorothy Pierce*
Dorothy Pierce, Secretary
Signed, sealed and delivered in the presence of

By *E. J. Arnold*
E. J. Arnold, Chairman
Board of County Commissioners
of Martin County, Florida

STATE OF FLORIDA
COUNTY OF MARTIN

HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

E. J. ARNOLD and Dorothy Pierce

Chairman

Secretary

well known to me to be the said first party, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of November A. D. 1958



Letti Zarits
Notary Public, State of Florida, expires at large
on the 1st day of January, A. D. 1960.
So And E. J. Arnold, Chairman, N. N. F.

127105

QUIT-CLAIM DEED

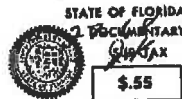
THIS QUIT CLAIM DEED, Executed this 2/24 day of
January, A. D. 1957 by

MARTIN COUNTY, a political subdivision of the
State of Florida, first party, to

MARY E. MALONEY, second party;

WITNESSETH, That the said first party, for and in
consideration of the sum of \$1.00, in hand paid by the second
party, the receipt whereof is hereby acknowledged, does here-
by remise, release and quit-claim unto the said second party
forever all the right, title, interest, claim and demand
which the said first party has in and to the following des-
cribed lot, piece or parcel of land situate, lying and being
in the County of Martin, State of Florida, to-wit:

All that portion of the following described
road right-of-way lying and being in the
North 200 feet of the South 700 feet of
Government Lot 3 in Section 30, Township
37 South, Range 42 East:



BOOK 218 PAGE 439

2-27-68

1138

That part of the following described road right-of-way lying north of the south line of Government Lot 1, Section 31, Township 37 South, Range 42 East, and south of the South line of Government Lot 1, Section 24, Township 37 South, Range 41 East, which road right-of-way is described in County Commissioners Minute Book 1, Public Records of Martin County, Florida, Pages 113, 114, and 115, to-wit:

Description of a tract of land required for the construction of a county road from the Jensen Bridge to the St. Lucie Inlet, said tract of land to be sixty six (66) feet wide and lying thirty three (33) feet on each side of the center line, described as follows: Beginning at a point on the center line of the Jensen Bridge extended 4493.0 feet east of the east end of the Jensen Bridge, thence run S 24°40' E distance 684.2 feet to a point; thence by curve to the left radius 5730 feet distance 266.7 to a point; thence S 27°20' E distance 1849.1 feet to a point, thence S 28°10' E distance 1131.3 feet to a point; thence by curve to the left radius 2865.0 feet distance 229.1 feet to a point, thence S 32°45' E distance 117.3 feet to a point, thence by curve to the left radius 2865.0 feet distance 300 feet to a point, thence S 26°45' E distance 1358.5 feet to a point; thence by curve to the left radius 5730.0 feet distance 358.3 feet to a point, thence S 30°20' E distance 185.4 feet to a point thence by curve to the right radius 5730.0 feet distance 325.0 feet to a point thence S 27°15' E distance 1995.5 feet to a point, thence S 27°30' E distance 1000.00 feet to a point, thence S 28°00' E distance 1100.00 feet to a point, thence S 27°15' E distance 1300.00 feet to a point, thence S 26°25' E distance 2400.00 feet to a point, thence S 27°35' E distance 1011.8 feet to a point thence by curve to the left radius 5730.0 feet distance 175.0 feet to a point; thence S 29°20' E distance 1758.2 feet to a point, thence by curve to the left radius 1910.0 feet distance 111.0 feet to a point, thence S 32°45' E distance 383.5 feet to a point, thence by curve to right radius 1910.0 feet distance 122.2 feet to a point, thence S 29°05' E distance 1153.9 feet to a point, thence by curve to left radius 17189.0 feet distance 100.0 feet to a point, thence S 29°27' E distance 251.6 feet to a point; thence by curve to left radius 5730.0 feet distance 466.7 feet to a point, thence S 34°07' E distance 8.5 feet to a point, thence by curve to right radius 1432.5 feet distance 117.5 feet to a point, thence S 29°25' E distance 981.7 feet to a point, thence by curve to right radius 2865.0 feet distance 122.5 feet to a point, thence S 26°58' E distance 349.5 feet to a point, thence by curve to the left radius 2865.0 feet distance 116.6 feet to a point, thence S 29°18' E distance 319.6 feet to a point, thence by curve to right radius 1146.3 feet distance 170.0 feet to a point, thence S 20°48' E distance 315.3 feet to a point, thence by curve to left radius 573.0 feet distance 133.8 feet to a point, thence S 34°11' E distance 181.5 feet to a point, thence

HANDWRITTEN PORTION
OF LEGAL IN
CM 1/114

by curve to the right radius 286.5 feet distance 144.6 feet to a point, thence S 5°15' E distance 64.2 feet to a point, thence by curve to left radius 286.5 feet distance 159.5 feet to a point, thence S 37°10' E distance 38.8 feet to a point, thence by curve to the right radius 1432.7 feet distance 104.2 feet to a point, thence S 33°00' E distance 183.3 feet to a point, thence by curve to right radius 1432.7 feet distance 116.6 feet to a point, thence S 28°20' E distance 214.6 feet to a point, thence by curve to the left radius 5730.0 feet distance 125.0 feet to a point; thence S 29°35' E distance 237.2 feet to a point, thence by curve to right radius 1432.7 feet distance 105.4 feet to a point, thence S 25°22' E distance 149.6 feet to a point, thence by curve to the right radius 383.1 feet distance 125.9 feet to a point, thence S 6°39' E distance 105.1 feet to a point thence by curve to right radius 286.5 feet distance 191.8 feet to a point, thence S 46°01' E distance 107.5 feet to a point, thence by curve to the right radius 383.1 feet distance 130.8 feet to a point thence S 26°24' E distance 271.0 feet to a point, thence by curve to left radius 8594.4 feet distance 100.0 feet to a point, thence S 27°01' E distance 941.2 feet to a point, thence by curve to right radius 1146.0 feet distance 183.3 feet to a point, thence S 17°51' E distance 168.5 feet to a point, thence by curve to the right radius 573.0 feet distance 200.0 feet to a point thence S 2°09' W distance 50.5 feet to a point thence by curve to left radius 1146.0 feet distance 103.3 feet to a point, thence S 3°01' E distance 181.0 feet to a point, thence by curve to left radius 1146.0 feet distance 117.0 feet to a point, thence S 8°52' E distance 344.7 feet to a point, thence by curve to left radius 1146.0 feet distance 195.3 feet to a point, S 10°38' E distance 327.6 feet to a point, thence by curve to the right radius 537.0 feet distance 110.5 feet to a point, thence S 7°35' E distance 76.5 feet to a point, thence by curve to the right radius 383.1 feet distance 158.3 feet to a point, thence S 16°16' W distance 356.2 feet to a point, thence by curve to left radius 1146.0 feet distance 191.3 feet to a point, thence S 6°42' W distance 4.6 feet to a point, thence by curve to left radius 383.1 feet distance 167.9 feet to a point, thence S 18°29' E distance 320.8 feet to a point, thence by curve to the right radius 573.0 feet distance 148.8 feet to a point, thence S 3°36' E distance 395.3 feet to a point, thence by curve to the left radius 573.0 feet distance 133.3 feet to a point, thence S 14°56' E distance 1287.0 feet to a point, thence by curve to right radius 924.2 feet distance 123.5 feet to a point, thence S 7°16' E distance 394.0 feet to a point, thence by curve to right radius 383.1 feet distance 147.7 feet to a point, thence S 14°54' W distance 100.4 feet to a point, thence by curve to the left radius 573.0 feet distance 102.5 feet to a point, thence S 4°39' W distance 197.1 feet to a point, thence by

curve to right radius 573.0 feet, distance 120 feet to a point, thence S 16°39' W distance 171.6 feet to a point, thence by curve to the left radius 573.0 feet distance 142.5 feet to a point, thence S 8°24' W distance 273.6 feet to a point, thence by curve to the left radius 573.0 feet distance 140.0 feet to a point, thence S 11°36' E distance 195.2 feet to a point, thence by curve to the left radius 573.0 feet distance 180.0 feet to a point, thence S 6°24' W distance 381.1 feet to a point.

ALSO, all right, title and interest in and to any and all rights-of-way Grantors may possess in any part of the first above described parcel of land except that parcel of land lying 53 feet East and West of the Base line of Survey according to the Right-of-Way Map of Section 8904-102, State Road A1A, as filed in the office of the Clerk of the Circuit Court of Martin County, Florida.

375

instrument and she acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 8th day of April, A. D. 1948.

(Notarial Seal)

Herman J. Herbert, Jr.
Notary Public, for the State of New York
Residing in Nassau County
Nassau County Clerk's No. 316
Commission expires March 30, 1949.

Filed and recorded this 23rd day of April, A. D. 1948, at 11:43 A. M.

(Circuit Court Seal)

Record Verified

J. R. Pomeroy, Clerk Circuit Court
Martin County, Florida

By: *Elizabeth M. Patten* D.C.

* * * * *

File No. 30979

QUIT CLAIM DEED

DEED BOOK 43/375 L

THIS DEED, Executed this 20th day of April, A. D. 1948, by Jackson E. Colee and Laura Colee, his wife, of the County of Cambria, and State of Pennsylvania, parties of the first part, and Martin County, a political subdivision of the State of Florida, party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of one dollar and other valuable considerations, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have remised, released and quit claimed, and by these presents do remise, release, and quit-claim unto the said party of the second part, and its successors and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida to-wit:

The East fifty (50) feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 38 South,
Range 41 East.

(10¢ Fla. Doc. Stamp Affixed)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto' belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and delivered in presence of:

B. J. Reams
Marie Moeller

Jackson E. Colee (L.S.)
Laura Colee (L.S.)

State of Pennsylvania
County of Cambria

I Hereby Certify, that on this day before me, an officer duly authorized to take acknowledgments, personally appeared Jackson E. Colee and Laura Colee, his wife, to me well known to be the individuals described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

And I Further Certify, That the said Laura Colee, known to me to be the wife of the said Jackson E. Colee, on a separate and private examination, taken and made by and before me, separately and apart from her said husband, did acknowledge that she executed the said instrument freely and voluntarily and without any compulsion, apprehension or fear of or from her said husband.

Witness my hand and official seal at Johnstown, County of Cambria and State of Pennsylvania, this 20th day of April, A. D. 1948.

(Notarial Seal)

Marie Moeller
Notary Public
My commission expires Jan. 2 1949.
D. 1948, at 10:00 A. M.

Filed and recorded this 24th day of April, A. D. 1948, at 10:00 A. M.

(Circuit Court Seal)

J. R. Pomeroy, Clerk Circuit Court
Martin County, Florida

By: *Elizabeth M. Patten* D.C.

Record Verified

166286

EASEMENT

Section 7RWO/~~SW~~/~~SW~~ 2421Township 38, SER No. 1Range 41, E

Pole No. _____

April 2, 1970

FLORIDA POWER & LIGHT COMPANY
Miami, Florida

Gentlemen:

In consideration of the payment to me us by you of \$ 1.00 and other good and valuable consideration which I we have received, I we and those holding through me us, grant and give to you and your successors the right to install and maintain wires, poles, guy stubs, guy wires and anchors for electric transmission and distribution lines and the necessary appurtenances for such lines, and the right to permit the attachment of conduits, wires or cables of any other Company or person; also, the right to cut, trim and keep clear all trees, brush and undergrowth that might endanger the proper construction, operation and maintenance of said lines, on my our property described as follows:

The South 6 ft. ~~of the N. 1/2 of the N.E. 1/4 of the~~
N.W. 1/4, less the N. 160 ft., Sect. 7, Twp 38, S., Rge 41, E, Martin
County Fla.

This instrument was prepared by
[Signature]
FLORIDA POWER & LIGHT COMPANY
DRAWER 367, STUART, FLORIDA

TWO WITNESSES
REQUIRED BY FLORIDA LAW

In the presence of:

[Signature]
[Signature]
[Signature]

[Signature] (SEAL)
[Signature] (SEAL)

(SEAL)
(SEAL)

STATE OF FLORIDA AND COUNTY OF Martin

I, a Notary Public in and for the County and State aforesaid, do hereby certify that

and *[Signature]* known to me, personally appeared before me and acknowledged the execution of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 6th day of Apr. 1970

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 18, 1971
CHIEF CLERK W. B. BRYAN

My Commission expires: 19

334 PAGE 170

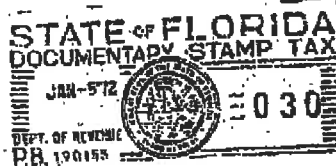
Notary Public, State of Florida at Large

FORM 17355 REV. 3/62



STATE OF FLORIDA

MARTIN
COUNTY



[Signature]
DOROTHY PIERCE
CLERK OF CIRCUIT COURT
N.J.

FILED FOR RECORD
MARTIN COUNTY, FLA.
1972 JAN -5 AM 10:28

166286

EASEMENT

RWO/~~510/210~~ 2421
ER No. 1
Pole No. _____

Section 7
Township 38, S
Range 41, E
April 2, 1970

FLORIDA POWER & LIGHT COMPANY
Miami, Florida

Gentlemen:

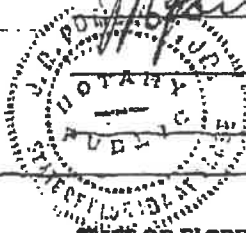
In consideration of the payment to me us by you of \$ 1.00 and other good and valuable consideration which I we have received, I we and those holding through me us, grant and give to you and your successors the right to install and maintain wires, poles, guy stubs, guy wires and anchors for electric transmission and distribution lines and the necessary appurtenances for such lines, and the right to permit the attachment of conduits, wires or cables of any other Company or person; also, the right to cut, trim and keep clear all trees, brush and undergrowth that might endanger the proper construction, operation and maintenance of said lines, on my our property described as follows:

The South 6 ft. _____ of the N. 1/2 of the N.E. 1/4 of the N.W. 1/4, less the N. 160 ft., Sect. 7, Twp 38, S., Rge 41, E, Martin County Fla.

This instrument was prepared by
[Signature]
FLORIDA POWER & LIGHT COMPANY
DRAWER 867, STUART, FLORIDA

TWO WITNESSES
REQUIRED BY FLORIDA LAW.

In the presence of:

[Signature]
[Signature]


[Signature] (SEAL)
[Signature] (SEAL)

(SEAL)
(SEAL)

STATE OF FLORIDA AND COUNTY OF Martin

I, a Notary Public in and for the County and State aforesaid, do hereby certify that

and Shiragene C. Holman known to me, personally appeared before me and acknowledged the execution of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 6th day of Apr. 1970

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 18, 1978
BONDED THROUGH ERIC W. DISTENFELD

My Commission expires: _____ 19 _____

OR 300K 334 PAGE 170

[Signature]
Notary Public, State of Florida at Large

FORM 1732B REV. 5/62

347
347
Index Office Equipment Co., Inc.

File No. 23023

COUNTY OF MARTIN DEED NO. 355

STATE OF FLORIDA

through the

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTOR

to

JACKSON E. COLEE

(1) of the City West Palm Beach, County of Palm Beach, State of Florida, GRANTEE
WITNESSETH:

WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificate hereinafter described was offered for sale on the 1st day of November, 1943, in the County of Martin and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of One Hundred & 85/100 DOLLARS (\$100.85) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold; and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, his heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of Martin, State of Florida, as referred to, identified and described by State and County tax sale certificates, to-wit:

(4) No.	Date	DESCRIPTION	Sec.	Tp.	Rg.	Ac.	Amount Rec'd
1008	7/7/30	NE 1/4 of NW 1/4, containing 40 acres;	7	38	41		\$100.85
3657	8/7/33						

(10¢ Fla. Doc. Stamp affixed)

RESERVING unto the State of Florida easement for State Road Right of Way Two Hundred (200) feet wide, lying equally on each side of the center line of any State Road existing on the date of this deed through so much of any parcel herein described as is within One Hundred (100) feet of said center line.

(5) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and his heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.

(6) IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names, and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the 26th day of JAN, 1944.

STATE OF FLORIDA

BY:

Spessard L. Holland GOVERNOR (SEAL)

J. M. Lee COMPTROLLER (SEAL)

J. Edwin Larson TREASURER (SEAL)

J. Tom Watson (SEAL)

Nathan Mayo ATTORNEY GENERAL (SEAL)

Commissioner of AGRICULTURE (SEAL)

As and Composing the
TRUSTEES OF THE INTERNAL IMPROVEMENT
FUND OF THE STATE OF FLORIDA.

(SEAL)
TRUSTEES INTERNAL
IMPROVEMENT FUND

(Seal affixed)

(SEAL)
DEPARTMENT OF
AGRICULTURE

(Seal affixed)

I hereby certify that the above and foregoing is a true and correct copy of the original as filed for record this the 25th

day of February, 1944, A. D. 1944

(Circuit Court Seal)

Clark Carroll Court Clerk
Martin County

Deputy Clerk

Record Verified

Old Republic National Title Insurance Company

COMMITMENT Schedule A

Effective Date:
February 4, 2015 @ 11:00 PM

Agent's File Reference:
B14-477

Premium
\$ TBD

1. Policy or Policies to be issued: Proposed Amount of Insurance:
OWNER'S: ALTA Owner's Policy (6/17/06). (With Florida Modifications) \$800,000.00
Proposed Insured: Kennedy Homes, LLC, a Florida limited liability company
MORTGAGEE: ALTA Loan Policy (6/17/06). (With Florida Modifications) \$
Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE.
3. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:
James Holman
4. The land referred to in this Commitment is described as follows:

The North one half of the Northeast one quarter of the Northwest one quarter of Section 7, Township 38 South, Range 41 East, less and except the North 160 feet thereof and less and except the East 50 feet thereof.

Also less and except: That part of the North one half of the Northeast one quarter of the Northwest one quarter of Section 7, Township 38 South, Range 41 East, Martin County, Florida described as follows: Commence at the Southeast corner of Lot 11, Oak Ridge Plat No. 1, recorded in Plat Book 12, Page 39, Martin County, Florida public records and run South 0 degrees 31' 00" West along a line which is parallel to and 50.00 feet West of the East line of the Northwest one quarter of said Section 7 for 2.00 feet to the Point of Beginning for the following described parcel: Thence continue South 0 degrees 31' 00" West along said parallel line for 198.00 feet; thence run North 89 degrees 38' 23" West for 200.00 feet; thence run North 0 degrees 31' 00" East for 198.00 feet to a

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

Issuing Agent:

Independence Title Insurance Agency, Inc.
205 NE 5th Terrace
Delray Beach, FL 33444

Agent No.: 14663



Agent's Signature
Ronald L. Platt
President

1147

✓

Old Republic National Title Insurance Company
COMMITMENT
Schedule A (Continued)

Agent's File Reference:
B14-477

point on a line which is 2.00 feet South of and parallel to the South line of Oak Ridge Plat No. 1; thence run South 89 degrees 38' 23" East along said parallel line for 200.00 feet to the point of beginning.

Old Republic National Title Insurance Company

COMMITMENT Schedule B-I

Agent's File Reference:
B14-477

- I. The following are the requirements to be complied with:
1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
 2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
 - A. Warranty Deed from James Holman, joined by spouse, if married, or non-homestead language, to the proposed purchaser(s).
 3. A search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
 4. Proof of payment of taxes for the year 2014 must be furnished, and any tax certificates issued with respect thereto must be canceled by the clerk of the court.
 5. Satisfactory evidence must be furnished establishing that Kennedy Homes, LLC, a Florida limited liability company is duly organized, validly existing, and in good standing under the laws of Florida (at date of acquisition of the interest or lien on the insured property and at the present time, or at date of purchase and at date of sale).

Old Republic National Title Insurance Company

COMMITMENT Schedule B-II

Agent's File Reference:
B14-477

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
 2.
 - a. General or special taxes and assessments required to be paid in the year 2015 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements, or claims of easements, not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
 3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
 4. Rights of the lessees under unrecorded leases.



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

RIVER OAKS (F/K/A HOLMAN SUBDIVISION) PLAT

Applicant:	River Oaks, LLC
Property Owner:	River Oaks, LLC
Agent for the Applicant:	Betsy Lindsay, Inc., Elizabeth Lindsay
County Project Coordinator:	Catherine Riiska, MS, PWS, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	M211-005
Record Number:	DEV2019010017
Report Number:	2019_0529_M211-005_DRT_Staff_FINAL.docx
Application Received:	01/29/2019
Transmitted:	01/30/2019
Staff Report Issued:	03/08/2019
Joint Workshop:	03/14/2019
Resubmittal Received:	04/22/2019
Transmitted:	04/23/2019
Staff Report Issued:	05/29/2019
Joint Workshop:	06/13/2019

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B. Project description and analysis

This is a request by River Oaks, LLC, for approval of a plat, consistent with the approved final site plan of a residential, minor development consisting of twenty-one (21) lots on 14.9 acres resulting in a gross residential density of 1.41 units per acre. The subject site consists of two parcels located on SW Mapp Road approximately 750 feet north of SW Murphy Road, as shown in Section E, Figure 1.

The project consists of twenty-one (21) single family lots with supporting infrastructure conforming to the development standards for the current R-2B zoning district. Based upon the presence of wetlands and rare and unique upland habitat, the project includes preservation of the 2.48 acres of wetland and 4.7 acres of upland to include 3.1 acres of rare and unique upland. Access will be provided via SW Mapp Road and water and wastewater services will be provided via Martin County Utilities.

The River Oaks residential subdivision development was approved on June 1, 2018, via a Development Order as recorded in the Public Records of Martin County beginning on Book 3024, Page 161. The plat 1151

of this development shall be consistent with the approved final site plan and with the requirements of Division 21, Article 4, Land Development Regulations, Martin County, Fla. (2018).

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	Catherine Riiska	288-5667	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Catherine Riiska	288-5667	Non-Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjolholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5928	Non-Comply
M	Engineering	Michelle Cullum	288-5512	N/A
N	Addressing	Emily Kohler	288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	288-5692	N/A
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	N/A
P	Fire Prevention	Doug Killane	288-5633	N/A
P	Emergency Management	Dan Wouters	219-4942	N/A
Q	ADA	Judy Lamb	221-1396	N/A
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Catherine Riiska	288-5667	Exemption

D. Review Board action

In accordance with Section 10.5.A.2., Land Development Regulations (LDR), Martin County, Fla. (2016), this application for a Plat shall be considered by the Board of County Commissioners (BCC) at a public meeting.

Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

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

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

07-38-41-000-000-0005.0-80000	1404 SW Mapp Rd
07-38-41-000-000-0005.1-70000	1350 SW Mapp Rd
Existing Zoning:	R-2B, Single Family Residential
Future land use:	FLU-LDR, Future Land Use Low Density Res 5/Acre
Gross area of site:	649,063 square feet
Residential development:	
Single family units:	21

This aerial map shows a residential area in San Jose, California. A red rectangle highlights the 'Subject Site' located on SW MONTEREY RD. The map includes labels for various streets such as SW MONTEREY RD, SW MARTIN DOWNS BLVD, and SW MONTEREY BLVD. The subject site is situated between SW MONTEREY RD and SW MARTIN DOWNS BLVD.

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

Unresolved Issues:

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

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

Unresolved Issues:

Item #1:

Surety

Pursuant to Section 4.913., LDR, Martin County, Fla. (2002), before a plat shall be recorded in the public records all improvements and infrastructure required shall have been constructed and approved by the County Engineer. In lieu of the completion of the required improvements and infrastructure prior to plat recordation, security may be posted in a form acceptable to the BCC to insure such completion.

Remedy/Suggestion/Clarification:

As previously requested, the required security must run for the period stipulated in Section 4.913., LDR, utilizing the dates established by the approval of the final site plan.

Thank you for submitting a draft surety bond as Exhibit B to the contract for construction. However, it identifies, in paragraph 3 on page 1, that the bond would be void on the date that the improvements are due to be completed, which is not consistent with the code requirements or paragraph 2 of the contract for construction, which require the surety to be for a term no shorter than 15 months after the infrastructure completion due date.

Please submit a revised draft surety that meets the term requirements.

(RESPONSE) Please refer to the email (copy attached) from Michelle Cullum, dated July 5, 2019. Per her email and attachment thereto, the dates provided on the performance bond are to match the development order timeframe, and once the development is complete and accepted, a Maintenance Surety Bond with a Commitment will replace the Performance Bond and Contract for the 15 month warranty period. The attached draft contract and surety documents have been revised accordingly.

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

Commercial Design

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 SECTION 4.871.B. (2016)

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

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. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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

Environmental

Findings of Compliance:

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

Landscape

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a 21 lot subdivision within this phase.

The plat documents are consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

K. Determination of compliance with transportation requirements - Engineering Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

L. Determination of compliance with county surveyor - Engineering Department

Unresolved Issues:

Item #1:

A legend of all symbols and abbreviations must be shown. [DOACS, Chapter 5J-17.051, Ch 177.091.(29), Prt 1, F. S.]

Remedy/Suggestion/Clarification:

1. Unused Abbreviations Remaining including: A.E.; COM MIN; P.T.; S.R.
2. Missing Abbreviations including: EASE; (C); (M); (P)
3. Boundary Corners erroneously defined as PCPs.
4. PCP symbol not properly defined.

(RESPONSE) Revised per comments

Item #2:

The plat must show the following: Permanent reference monuments (P.R.M.) must be placed at each corner or change in direction on the boundary of the lands being platted and must not be more than 800 feet apart unless inaccessible. Permanent control points (P.C.P.) must be set at the intersection of the centerline of the right-of-way at the intersection of all streets and shown on the plat.

Remedy/Suggestion/Clarification:

1. Add PCP at the West end of SW Pinewood Way abutting Lot 11.
2. PCP washers should be stamped "PCP".
3. PCP symbol not properly defined (see Item #1).
4. If Mag nails will be used in lieu of PK Nails, please update Legend accordingly.

(RESPONSE) Revised per comments

Item #3:

Plat certification and consent language must be provided in substantial conformance to ... [Resolution No. 02-6.1]

Remedy/Suggestion/Clarification:

1. Fix County Approval Signature Line: Dates (Not previously Addressed).
2. Fix Typo in Public Flow-Through Drainage Easement Dedication.
Should read: "...WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN..."

(RESPONSE) Revised per comments

Item #4:

Address inconsistencies between Closure Report and Plat.

Remedy/Suggestion/Clarification:

1. Lot 21: Inconsistent distances and square footage. (RESPONSE) new closure report attached.
2. Upland Preserve Tract 2: Inconsistent distances, acreage and square footage including Detail "A"; Appears to include Open Tract 3 in the Closure Report. (RESPONSE) new closure report attached.)
3. Missing Open Tract 3 from the Closure Report. (RESPONSE) new closure report attached

Item #5:

Add missing Tract corners for Open Tracts 1, 2, & 3, Dry Retention Areas 1 & 2, and Wetland Preserve Tract. (RESPONSE) we have added monument symbols to the open tracts. We will not be setting monuments for the preserve tracts and dry retention areas.

Item #6:

Remove or otherwise clarify the Calculated distance of 675.55 feet along the Eastern Boundary of the Plat. (RESPONSE) this distance was to the section corner. It has been removed.

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

Engineering requirements are reviewed in conjunction with the Final Site Plan, with which this plat must be consistent. There are no changes proposed to the Final Site Plan, pursuant to Section 10.1.F, LDR, 1156

Martin County, Fla. (2016). Therefore, the Engineering Reviewer was not required to review this application.

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

Addressing

Unresolved Issues:

Item #1:

Street Naming

Please change the street type for the north/south road from SW Pinewood Way to SW Pinewood Ct.

(RESPONSE) Revised Way to Court.

Electronic Files

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

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

Wellfield and Groundwater Protection

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

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

Fire Prevention

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

Emergency Preparedness

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

1157

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

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

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

Martin County Health Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

Martin County School Board

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

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

Review Ongoing

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

The standards for a Certificate of Adequate Public Facilities Exemption (Article 5, LDR) for development and alterations or expansions to approved developments that do not create additional impacts on public facilities are met:

Development that does not create additional impact on public facilities includes:

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

Exempted development will be treated as committed development for which the county assures concurrency.

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 1158

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:

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

Item #3:

Three (3) copies 24" x 36" of the approved plat.

Item #4:

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

Item #5:

Original executed Declarations of Covenants and Restrictions for the homeowner's association.

Item #6:

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

Item #7:

One (1) digital file copy of the plat in AutoCAD 2010-2017 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.

Item #8:

One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #9:

Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current cost estimate labeled Exhibit A and corresponding surety labeled as Exhibit B.

V. Local, State, and Federal Permits

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

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public 1159

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:	\$13,600.00	\$13,600.00	\$0.00
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: River Oaks, LLC
Don R. Mancil
8530 SW Jayme Way
Palm City, FL 34990
772-800-2453

Agent: Betsy Lindsay, Inc.
Elizabeth A. Lindsay
7997 SW Jack James Dr
Stuart, FL 34997
772-286-5753
blindsay@betsylinday.com

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



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

RIVER OAKS (F/K/A HOLMAN SUBDIVISION) PLAT

Applicant:	River Oaks, LLC
Property Owner:	River Oaks, LLC
Agent for the Applicant:	Betsy Lindsay, Inc., Elizabeth Lindsay
County Project Coordinator:	Catherine Riiska, MS, PWS, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	M211-005
Record Number:	DEV2019010017
Report Number:	2019_0529_M211-005_DRT_Staff_FINAL.docx
Application Received:	01/29/2019
Transmitted:	01/30/2019
Staff Report Issued:	03/08/2019
Joint Workshop:	03/14/2019
Resubmittal Received:	04/22/2019
Transmitted:	04/23/2019
Staff Report Issued:	05/29/2019
Joint Workshop:	06/13/2019

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E. Location and site information

Parcel number(s) and address:
07-38-41-000-000-0005.0-80000 1404 SW Mapp Rd
07-38-41-000-000-0005.1-70000 1350 SW Mapp Rd
Existing Zoning: R-2B, Single Family Residential
Future land use: FLU-LDR, Future Land Use Low Density Res 5/Acre
Gross area of site: 649,063 square feet
Residential development:
Single family units: 21

Figure 1: Location Map



Figure 2: Subject Site 2018 Aerial with Site Plan Overlay



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

Unresolved Issues:

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

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

Unresolved Issues:

Item #1:

Surety

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Remedy/Suggestion/Clarification:

As previously requested, the required security must run for the period stipulated in Section 4.913., LDR, utilizing the dates established by the approval of the final site plan.

Thank you for submitting a draft surety bond as Exhibit B to the contract for construction. However, it identifies, in paragraph 3 on page 1, that the bond would be void on the date that the improvements are due to be completed, which is not consistent with the code requirements or paragraph 2 of the contract for construction, which require the surety to be for a term no shorter than 15 months after the infrastructure completion due date.

Please submit a revised draft surety that meets the term requirements.

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

Commercial Design

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 SECTION 4.871.B. (2016)

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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Environmental

Findings of Compliance:

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

Landscape

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013].The applicant has proposed construction of a 21 lot subdivision within this phase.

The plat documents are consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

K. Determination of compliance with transportation requirements - Engineering Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

L. Determination of compliance with county surveyor - Engineering Department

Unresolved Issues:

Item #1:

A legend of all symbols and abbreviations must be shown. [DOACS, Chapter 5J-17.051, Ch 177.091.(29), Prt 1, F. S.]

Remedy/Suggestion/Clarification:

1. Unused Abbreviations Remaining including: A.E.; COM MIN; P.T.; S.R.
2. Missing Abbreviations including: EASE; (C); (M); (P)
3. Boundary Corners erroneously defined as PCPs.
4. PCP symbol not properly defined.

(RESPONSE) Revised per comments

Item #2:

The plat must show the following: Permanent reference monuments (P.R.M.) must be placed at each corner or change in direction on the boundary of the lands being platted and must not be more than 800 feet apart unless inaccessible. Permanent control points (P.C.P.) must be set at the intersection of the centerline of the right-of-way at the intersection of all streets and shown on the plat.

Remedy/Suggestion/Clarification:

1. Add PCP at the West end of SW Pinewood Way abutting Lot 11.
2. PCP washers should be stamped "PCP".
3. PCP symbol not properly defined (see Item #1).
4. If Mag nails will be used in lieu of PK Nails, please update Legend accordingly.

(RESPONSE) Revised per comments

Item #3:

Plat certification and consent language must be provided in substantial conformance to ... [Resolution No. 02-6.1]

Remedy/Suggestion/Clarification:

1. Fix County Approval Signature Line: Dates (Not previously Addressed).
2. Fix Typo in Public Flow-Through Drainage Easement Dedication.
Should read: "...WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN..."

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1. Lot 21: Inconsistent distances and square footage. (RESPONSE) new closure report attached.
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Add missing Tract corners for Open Tracts 1, 2, & 3, Dry Retention Areas 1 & 2, and Wetland Preserve Tract. (RESPONSE) we have added monument symbols to the open tracts. We will not be setting monuments for the preserve tracts and dry retention areas.

Item #6:

Remove or otherwise clarify the Calculated distance of 675.55 feet along the Eastern Boundary of the Plat. (RESPONSE) this distance was to the section corner. It has been removed.

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

Engineering requirements are reviewed in conjunction with the Final Site Plan, with which this plat must be consistent. There are no changes proposed to the Final Site Plan, pursuant to Section 10.1.F, LDR, 1166

Martin County, Fla. (2016). Therefore, the Engineering Reviewer was not required to review this application.

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

Addressing

Unresolved Issues:

Item #1:

Street Naming

Please change the street type for the north/south road from SW Pinewood Way to SW Pinewood Ct.

(RESPONSE) Revised Way to Court.

Electronic Files

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

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

Wellfield and Groundwater Protection

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

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

Fire Prevention

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

Emergency Preparedness

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

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

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

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

Martin County Health Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

Martin County School Board

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

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

Review Ongoing

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

The standards for a Certificate of Adequate Public Facilities Exemption (Article 5, LDR) for development and alterations or expansions to approved developments that do not create additional impacts on public facilities are met:

Development that does not create additional impact on public facilities includes:

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

Exempted development will be treated as committed development for which the county assures concurrency.

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 1168

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:

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

Item #3:

Three (3) copies 24" x 36" of the approved plat.

Item #4:

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

Item #5:

Original executed Declarations of Covenants and Restrictions for the homeowner's association.

Item #6:

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

Item #7:

One (1) digital file copy of the plat in AutoCAD 2010-2017 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.

Item #8:

One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #9:

Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current cost estimate labeled Exhibit A and corresponding surety labeled as Exhibit B.

V. Local, State, and Federal Permits

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

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public 1169

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:	\$13,600.00	\$13,600.00	\$0.00
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: River Oaks, LLC
Don R. Mancil
8530 SW Jayme Way
Palm City, FL 34990
772-800-2453

Agent: Betsy Lindsay, Inc.
Elizabeth A. Lindsay
7997 SW Jack James Dr
Stuart, FL 34997
772-286-5753
blindsay@betsylinday.com

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

Unresolved Issues:

Item #1:

Surety

Remedy/Suggestion/Clarification:

As previously requested, the required security must run for the period stipulated in Section 4.913., LDR, utilizing the dates established by the approval of the final site plan.

Thank you for submitting a draft surety bond as Exhibit B to the contract for construction. However, it identifies, in paragraph 3 on page 1, that the bond would be void on the date that the improvements are due to be completed, which is not consistent with the code requirements or paragraph 2 of the contract for construction, which require the surety to be for a term no shorter than 15 months after the infrastructure completion due date.

Please submit a revised draft surety that meets the term requirements.

Please refer to the email (copy attached) from Michelle Cullum, dated July 5, 2019. Per her email and attachment thereto, the dates provided on the performance bond are to match the development order timeframe, and once the development is complete and accepted, a Maintenance Surety Bond with a Commitment will replace the Performance Bond and Contract for the 15 month warranty period. The attached draft contract and surety documents have been revised accordingly.

From: [Michelle Cullum](#)
To: [Scott Montgomery](#)
Cc: [Stephanie Piche](#); [Jana Cox](#)
Subject: RE: Contract for Completion & Surety - River Oaks
Date: Friday, July 05, 2019 9:06:55 AM
Attachments: [Contract for Construction of Req'd Improvements REV with Surety and atta....pdf](#)

Hi Scott,

The dates on the Contract are correct; however, the dates on the Performance Surety Bond are not. This is a Performance bond, so it coincides with the development timeframe. Once the development is complete and accepted, a Maintenance Surety Bond with a Commitment will replace Performance Bond and Contract for the 15 month warranty period.

I marked the dates on the attachment on page 10. Please let me know if you have any questions.

Thank you,

Michelle Cullum, P.E.
Development Review Administrator
Public Works Department
Martin County Board of County Commissioners
772-288-5512 (office)

From: Scott Montgomery [mailto:scott@ccmaengineers.com]
Sent: Wednesday, July 03, 2019 11:18 AM
To: Michelle Cullum; Stephanie Piche
Subject: FW: Contract for Completion & Surety - River Oaks

Hi Michelle or Stephanie,

Referring to Maureen Saltzer's email below, could you take a quick look at the wording and dates in the draft surety to the contract, primarily page 10 with respect to the 15 months beyond the two-year completion date?

Thank You.

Regards,

Scott T. Montgomery, P.E.
C. Calvert Montgomery & Associates, Inc.
P.O. Box 92
Stuart, FL 34995
(772) 287-3636

From: Maureen Saltzer <maureen@mancils.com>

Sent: Friday, June 28, 2019 5:42 PM

To: Scott Montgomery <scott@ccmaengineers.com>; Elizabeth A. Lindsay
<blindsay@betsy Lindsay.com>

Subject: Contract for Completion & Surety - River Oaks

After the staff workshop and conversations with Scott, I *think* this is the form and dates that the county wants to see on the surety.

Scott, is it possible to run this by someone to make SURE this will be acceptable before Betsy turns it in with the other changes?

Also, do either of you know if the first part of this (the contract) needs to be signed now (I know the surety is just a draft) or if this all goes in unsigned at this point and is executed as part of the post-approval process?

Thank you.

Maureen Saltzer
Director of Marketing & Business Development
Mancil's Complete Sitework
8530 Jayme Way
Palm City FL 34990
Direct Line: 772-800-2453
Office Phone: 772-288-0951
Email: Maureen@Mancils.com
Website: www.mancils.com



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

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

**CONTRACT FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS
AND INFRASTRUCTURE FOR**

THIS CONTRACT, made and entered into this _____ day of _____, 20____, by and between River Oaks, LLC, hereinafter referred to as Developer, and Martin County, a political subdivision of the State of Florida, hereinafter referred to as County.

W I T N E S S E T H:

WHEREAS, the Developer has made application to County for approval and recordation of the plat of River Oaks (F/K/A Holman Subdivision); and

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

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

NOW THEREFORE, the Developer and County agree as follows:

1. By June 1, 2020, Developer shall complete the required improvements and infrastructure for the above referenced project pursuant to the final site plan approved on June 1, 2018, and construction plans accepted by the County Engineer or his designee, hereinafter referred to as the County Engineer. The itemized list of required improvements and infrastructure is more particularly set forth in Exhibit A, attached hereto and made a part hereof.

2. The Developer shall supply the County with security, in a form acceptable to the Board of County Commissioners, in the amount of \$ 689,042.25. Said security is attached as Exhibit B, which represents one hundred percent (100%) of the estimated cost of the completion of the required improvements and infrastructure as submitted by a professional engineer licensed in the State of Florida and accepted by the County Engineer and as shown on Exhibit A. The expiration date for any security provided shall be no

sooner than fifteen (15) months after the completion date for the required improvements as set forth in Paragraph 1 above, which is comprised of the warranty period plus three months.

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

4. Release of Security

- a. Upon receipt of the Engineer's Certification of Construction Completion and a request to release up to ninety percent (90%) of the posted security, the County Engineer will perform a site acceptance inspection of the constructed improvements and infrastructure with the Developer's Engineer. Should it be determined that all improvements and infrastructure are complete and acceptable to the County Engineer, up to ninety percent (90%) of the posted security shall be released accordingly. At the request of the Developer's Engineer in the form of a reduction schedule, partial releases may be authorized by the County Engineer up to ninety percent (90%) of the posted security as work is completed and accepted. The remaining ten percent (10%) shall be held as warranty security.
- b. In the event Developer's Engineer and the County Engineer agree that certain "punchlist" items remain outstanding, one-hundred (100%) of the value of said "punchlist" items shall be added to the ten percent (10%) and included as warranty security.
- c. The warranty security shall be held for the additional fifteen (15) months from the date of the site acceptance by the County Engineer, at which time the Developer's Engineer shall request its release and the County Engineer will perform a final inspection. If all improvements and infrastructure, including "punchlist" items, are free of defects due to faulty field engineering, 1175

construction, workmanship, or materials, the warranty security shall be released by the County Engineer.

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

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

Don R. Mancil, Jr.

Name

8530 S □ Jayme □ ay

Address

Palm City FL 34990

City, State and Zip

772-288-0951

Telephone

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

was approved by the Board of County Commissioners.

Exhibit A – Engineer’s Opinion of Probable Cost

Exhibit B –Security Form (sample forms are available by requested or located at www.martin.fl.us)

[For an individual acting in his own right]

OWNER/DEVELOPER

WITNESSES:

OWNER(S):

Name _____

Name _____

Name _____

Name _____

Name _____

Name _____

Date: _____

Address: _____

STATE OF _____]
COUNTY OF _____]

The foregoing Contract for Construction of Required Improvements and Infrastructure is acknowledged before me this ____ day of _____, 20__, by _____ and _____ . He or she () is / are personally known to me or () has / have produced _____ as identification.

[NOTARY STAMP]

NOTARY PUBLIC

Name _____

My Commission Expires: _____

COUNTY

ATTEST

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Carolyn Timmann, Clerk of the
Circuit Court and Comptroller

, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Krista A. Storey
Senior Assistant County Attorney

OWNER/DEVELOPER

WITNESSES:

Name _____

Name _____

CORPORATION:

River Oaks, LLC

Name of Corporation

By: _____

Name _____

Title: _____

Attest:

Secretary

Date: _____

Address: _____

STATE OF _____]
COUNTY OF _____]

I hereby certify that on this day, before me, an officer duly authorized in the aforesaid State and County to take acknowledgments, personally appeared _____ and _____ President and Secretary of _____, a _____ corporation on behalf of the corporation, to me known to be the persons described herein and who executed the foregoing Contract for Required Improvements and Infrastructure and acknowledged before me that he executed same. Witness my hand and official seal in the County and State last aforesaid this ____ day of _____, 20____.

[NOTARY STAMP]

NOTARY PUBLIC

Name: _____

My Commission Expires: _____

COUNTY

ATTEST

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

Marsha Ewing, Clerk

Chairman

**APPROVED AS TO FORM AND
CORRECTNESS**

Krista A. Storey
Senior Assistant County Attorney

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EXHIBIT A



**MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE COST**

PROJECT NAME: River Oaks Subdivision

PHASE/PARCEL/PLAT: _____

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
EARTHWORK/SITEWORK				
a) Mobilization	1	LS	\$8,000.00	8,000.00
b) Clearing, grading and grubbing	5.0	AC	\$3,000.00	15,000.00
c) Excavation (cut)	6,310	CY	\$7.00	44,170.00
d) Embankment (fill)	6,310	CY	\$12.50	78,875.00
e) Sod and seed/mulch	8,245	SY	\$2.00	16,490.00
f) Concrete disposal	0.0	TN	\$60.00	0.00
g) Erosion control	1	LS	\$31,500.00	31,500.00
h) Fencing/railing	0	LS	\$0.00	0.00
i) Materials testing	1	LS	\$9,000.00	9,000.00
			Subtotal	203,035.00
ROADWORK				
a) Asphalt milling, 1" avg.	1,792	SY	\$1.50	2,688.00
b) Stabilized subgrade, roll in place	4,141	SY	\$3.00	12,423.00
c) Stabilized subgrade, Type B, 12" thick	0	SY	\$7.50	0.00
d) Paving base, optional base group 6	3,423	SY	\$12.50	42,787.50
e) Paving base, optional base group 9	0	SY	\$15.50	0.00
f) Paving base, other	0	SY	\$21.00	0.00
g) Asphaltic concrete, SP-9.5, 1-1/2" thick	730	SY	\$15.00	10,950.00
h) Asphaltic concrete, SP-9.5, 2 1/2" thick	2,617	SY	\$25.00	65,425.00
i) Asphaltic concrete, SP-9.5, 3" thick	0	SY	\$30.00	0.00
j) Asphalt overlay, SP-9.5 (<= 150 tons)	135.0	TN	\$150.00	20,250.00
k) Asphalt overlay, SP-9.5 (> 150 tons)	0.0	TN	\$120.00	0.00
l) Pervious asphalt or concrete	0	SY	\$60.00	0.00
m) Concrete curb & gutters	2,479	LF	\$14.25	35,325.75
q) Sidewalk, 6' wide	1,384	LF	\$25.00	34,600.00
r) Maintenance of traffic (M.O.T.)	1	LS	\$6,870.00	6,870.00
			Subtotal	231,319.25
DRAINAGE				
a) Inlets / Manholes (<10' depth)	15	EA	\$3,000.00	45,000.00
b) Inlets / Manholes (10' or > depth)	0	EA	\$4,000.00	0.00
c) Control structures	1	EA	\$6,000.00	6,000.00
d) Endwalls	0	CY	\$700.00	0.00
e) Rip-rap	0	CY	\$80.00	0.00
f) Storm culvert, 15" dia. or equiv.	586	LF	\$28.00	16,408.00
g) Storm culvert, 18" dia. or equiv.	953	LF	\$34.00	32,402.00
h) Storm culvert, 24" dia. or equiv.	0	LF	\$48.00	0.00
i) Storm culvert, 30" dia. or equiv.	0	LF	\$65.00	0.00

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MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

j) Storm culvert, 36" dia. or equiv.	0	LF	\$88.00	0.00
k) Storm culvert, 48" dia. Or equiv.	0	LF	\$125.00	0.00
l) Exfiltration trench	0	LF	\$100.00	0.00
			Subtotal	99,810.00
UTILITIES				
a) Water main, 4"	0	LF	\$13.00	0.00
b) Water main, 6"	582	LF	\$17.50	10,185.00
c) Water main, 8"	436	LF	\$23.50	10,246.00
d) Water main, 10"	0	LF	\$31.25	0.00
e) Water main, 12"	0	LF	\$40.00	0.00
f) Water service, single	5	EA	\$790.00	3,950.00
g) Water service, double	8	EA	\$930.00	7,440.00
h) Fire hydrant assembly	3	EA	\$3,600.00	10,800.00
i) Sewer main, 8" gravity (<=8' depth)	697	LF	\$28.00	19,516.00
j) Sewer main, 8" gravity (<8'-12' depth)	367	LF	\$43.00	15,781.00
k) Sewer main, 8" gravity (<12'-16' depth)	0	LF	\$88.00	0.00
l) Sewer main, 8" gravity (<16'-20' depth)	0	LF	\$104.00	0.00
m) Sewer main, force, (4")	0	LF	\$13.50	0.00
n) Sewer manhole (<=8' depth)	5	EA	\$2,900.00	14,500.00
o) Sewer manhole (<8'-12' depth)	1	EA	\$3,850.00	3,850.00
p) Sewer manhole (<12'-16' depth)	0	EA	\$5,500.00	0.00
q) Sewer manhole (<16'-20' depth)	0	EA	\$8,800.00	0.00
r) Sewer lateral, single	5	EA	\$900.00	4,500.00
s) Sewer lateral, double	8	EA	\$1,100.00	8,800.00
t) Lift Station	0	EA	\$0.00	0.00
u) Directional drill (<= 6" dia.)	0	LF	\$50.00	0.00
v) Directional drill (8"-10" dia.)	100	LF	\$88.00	8,800.00
w) Directional drill (12" or > dia.)	0	LF	\$140.00	0.00
			Subtotal	\$118,368.00
TRAFFIC				
a) Signage	1	LS	\$1,900.00	1,900.00
b) Striping	1	LS	\$7,565.00	7,565.00
c) Control devices (signals)	0	EA	\$0.00	0.00
			Subtotal	\$9,465.00
SURVEY				
a) Setting P.C.P.'s	1	LS	\$1,000.00	1,000.00
b) Setting and replacing all P.R.M.'s	1	LS	\$1,000.00	1,000.00
c) Setting all lot corners	1	LS	\$2,500.00	2,500.00
			Subtotal	\$4,500.00



MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

MISCELLANEOUS

a)	Paver Brick Cross-walk	1	LS	\$4,125.00	4,125.00
b)	15" M.E.S.	2	EA	\$1,155.00	2,310.00
c)	18" M.E.S.	4	EA	\$1,265.00	5,060.00
d)	Armor Tile Detectable Warnings	2	EA	\$400.00	800.00
e)	Relocate Exist. Wd. PP (FPL)	1	LS	\$5,000.00	5,000.00
f)	Wet Tap Water Main	1	LS	\$5,250.00	5,250.00
Subtotal					\$22,545.00
TOTAL ESTIMATED COST OF IMPROVEMENTS					<u>\$689,042.25</u>

Disclaimer

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

Prepared by:

Scott T. Montgomery
Professional Engineer's Name


Professional Engineer's Signature / Seal

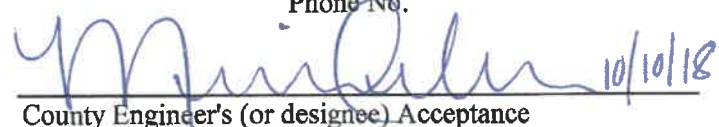
#45954
P.E. No.

September 10, 2018
Date

C. Calvert Montgomery & Assoc., Inc. #00160
Firm's Name and Licensed Business No. (if applicable)

P.O. Box 92, Stuart, FL 34995
Firm's Address

772-287-3636
Phone No.


County Engineer's (or designee) Acceptance

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EXHIBIT B

PERFORMANCE SURETY BOND

Bond No. _____

KNOWN ALL MEN BY THESE PRESENTS:

That River Oaks, LLC as Principal, and North American Specialty Insurance, as Surety, are held and firmly bound unto Martin County Board of County Commissioners, Stuart, Florida, as Obligees, in the sum of \$689,042.25, for the payment of which sum, well and truly to be made, the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

This bond is delivered to Obligees pursuant to Section 4.913B of the Martin County Land Development Code ("Section 4.913B") and the terms of the Minor Development Final Site Plan Approval between the Obligees and the Principal dated June 1, 2018, a copy of which is attached as Exhibit A and incorporated into this bond by reference. As a condition precedent to the Obligees' agreement(s), approval(s), and/or acceptance(s) set forth in Exhibit A, the Principal is required to deliver a good and sufficient bond to warrant and ensure the performance of the work specified in Exhibit A, and to indemnify and save harmless the Obligees from any and all damages and costs caused by the failure to complete the work and/or project in the manner and within the time period described in Exhibit A.

The condition of this obligation is such that if the Principal fully performs its obligations to complete the work described in Exhibit A within **two years from June 1, 2018 as** evidenced by written approval of the Obligees in the form required by Section 4.913B, then this bond shall be void. Otherwise, this bond remains in full force and effect.

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

The Surety and the Principal jointly and severally agree that, as an alternative to requiring the Surety to perform and complete the work described in Exhibit A upon the

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

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

SURETY

[INSERT NAME OF SURETY]

PRINCIPAL

[INSERT NAME OF PRINCIPAL]

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

Power of Attorney Must be Attached

Date: Nov. 27 2018

Martin County Growth Management

RE: PLAT OF RIVER OAKS

This letter is to serve as my authorization for Elizabeth A. Lindsay, P.L.S., of Betsy Lindsay, Inc., to act as my agent to acquire plat approval for the plat of RIVER OAKS.



Don R. Mancil, Jr., manager
River Oaks LLC
PO Box 1833
Palm City FL 34991

State of Florida)
 ss.:
County of Martin)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements personally appeared Don. R. Mancil, Jr., [☒] who is personally known to me or [☐] who produced a driver's license as identification and executed this document.


Notary Public

WANDA SUE SMART
Commission # GG 200387
Expires April 26, 2022
Bonded Thru Budget Notary Services

Printed Name: _____
Commission Expires: _____

**CERTIFICATE OF AUTHORITY OF
MANAGERS TO ACT ON BEHALF OF RIVER OAKS, LLC**

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

01. The Company is a duly formed, validly existing limited liability company in good standing under the laws of the State of Florida.
02. The Company is a manager managed limited liability company.
03. As shown on the records of the Division of Corporations of the office of Secretary of State of the State of Florida as shown on the attached Exhibit 1, the managers of the Company are Don R. Mancil and Paul D. Filipe.
04. The minutes of the Company reflect that the managers of the Company are Don R. Mancil and Paul D. Filipe.
05. 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, or by other applicable law.
06. There are no provisions in the Operating Agreement or law which prevents either of the managers, Don R. Mancil or Paul D. Filipe, from individually representing the Company in the processing of the plat of River Oaks (F/K/A Holman Subdivision) under Martin County, Florida Project Number M211-005.

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

River Oaks, LLC, a Florida limited liability company by all of its members


Don R. Mancil
March 18, 2019


Paul D. Filipe
March 18, 2019

Inst. # 2765012
 Bk: 3071 Pg: 205 Pages: 1 of 2
 Recorded on: 7/15/2019 10:09 AM Doc: SAT
 Carolyn Timmann
 Clerk of the Circuit Court & Comptroller
 Martin County, FL
 Rec Fees: \$18.50



This document has been prepared
 by and is to be returned to:

ROBERT A. BURSON, P.A.

By: Robert A. Burson, Esquire
 Florida Bar# 217638

Mailing Address:

Post Office Box 1620
 Stuart, Florida 34995-1620

Street Address:

900 East Ocean Blvd., Suite C-120
 Stuart, Florida 34994
 (772) 286-1616

RAB File Number: 19-045

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

The undersigned as the owner and holder of a certain mortgage deed identified below, hereby acknowledges full payment and satisfaction of said note and mortgage deed, and surrenders the same as canceled, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

The note and mortgage deed are identified as follows:

01. Original Mortgagor: **Eileen G. Enterprises, LLC**, a Florida limited liability company
02. Subsequent Mortgagor: **River Oaks, LLC**, a Florida limited liability company
03. Original mortgagee: **Potsdam LLC**, a Florida limited liability company
04. Date of signing: December 21, 2017
05. Recorded in Official Records Book 2966. Page 2861, Martin County, Florida, public records
06. Modified in Official Records Book 3009, page 284; Martin County, Florida, public records; and
07. Further modified by Loan Assumption Agreement in Official Records Book 3009, page 293, of the public records of Martin County, Florida;
08. Original principal sum of \$300,000 and increased by modification to \$360,000.00
09. Encumbers the following property:

That part of the North one half of the Northeast one quarter of the Northwest one quarter of Section 7, Township 38 South, Range 41 East, Martin County, Florida described as follows:

Commence at the Southeast corner of Lot 11, Oak Ridge Plat No. 1, recorded in Plat Book 12, Page 39, Martin County, Florida public records and run South 0° 31' 00" West along a line which is parallel to and 50.00 feet West of the East line of the Northwest one quarter of said Section 7 for 2.00 feet to the Point of Beginning for the following described parcel: Thence continue South 0° 31' 00" West along said parallel line for 198.00 feet; thence run North 89° 38' 23" West for 200.00 feet; thence run North 0° 31' 00" East for 198.00 feet to a point on a line which is 2.00 feet South of and parallel to the South line of Oak Ridge Plat No. 1; thence run South 89° 38' 23" East along said parallel line for 200.00 feet to the point of beginning;

IN WITNESS WHEREOF the undersigned has executed this Satisfaction of Mortgage on the date set forth below.

POTSDAM LLC

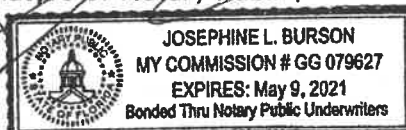
By: Stephen Fry
Its Manager
July 15, 2019

STATE OF FLORIDA
COUNTY OF MARTIN

Subscribed and acknowledged before me on July 15, 2019, by Stephen Fry, as manager of Potsdam LLC, a Florida limited liability company, on behalf of said company and he is personally known to me.

(Signature of Notary Public)

(Notary Seal)



(Print, type, or stamp commissioned name of Notary Public)

Handwritten: JLP 5/9/2021

**CONTRACT FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS
AND INFRASTRUCTURE FOR**

THIS CONTRACT, made and entered into this _____ day of _____, 20____, by and between River Oaks, LLC, hereinafter referred to as Developer, and Martin County, a political subdivision of the State of Florida, hereinafter referred to as County.

W I T N E S S E T H:

WHEREAS, the Developer has made application to County for approval and recordation of the plat of River Oaks (F/K/A Holman Subdivision); and

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

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

NOW THEREFORE, the Developer and County agree as follows:

1. By June 1, 2020, Developer shall complete the required improvements and infrastructure for the above referenced project pursuant to the final site plan approved on June 1, 2018, and construction plans accepted by the County Engineer or his designee, hereinafter referred to as the County Engineer. The itemized list of required improvements and infrastructure is more particularly set forth in Exhibit A, attached hereto and made a part hereof.
2. The Developer shall supply the County with security, in a form acceptable to the Board of County Commissioners, in the amount of \$ 689,042.25. Said security is attached as Exhibit B, which represents one hundred percent (100%) of the estimated cost of the completion of the required improvements and infrastructure as submitted by a professional engineer licensed in the State of Florida and accepted by the County Engineer and as shown on Exhibit A. The expiration date for any security provided shall be no

sooner than fifteen (15) months after the completion date for the required improvements as set forth in Paragraph 1 above, which is comprised of the warranty period plus three months.

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

4. Release of Security

- a. Upon receipt of the Engineer's Certification of Construction Completion and a request to release up to ninety percent (90%) of the posted security, the County Engineer will perform a site acceptance inspection of the constructed improvements and infrastructure with the Developer's Engineer. Should it be determined that all improvements and infrastructure are complete and acceptable to the County Engineer, up to ninety percent (90%) of the posted security shall be released accordingly. At the request of the Developer's Engineer in the form of a reduction schedule, partial releases may be authorized by the County Engineer up to ninety percent (90%) of the posted security as work is completed and accepted. The remaining ten percent (10%) shall be held as warranty security.
- b. In the event Developer's Engineer and the County Engineer agree that certain "punchlist" items remain outstanding, one-hundred (100%) of the value of said "punchlist" items shall be added to the ten percent (10%) and included as warranty security.
- c. The warranty security shall be held for the additional fifteen (15) months from the date of the site acceptance by the County Engineer, at which time the Developer's Engineer shall request its release and the County Engineer will perform a final inspection. If all improvements and infrastructure, including "punchlist" items, are free of defects due to faulty field engineering, 1191

construction, workmanship, or materials, the warranty security shall be released by the County Engineer.

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

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

Don R. Mancil, Jr.

Name

8530 SW Jayme Way

Address

Palm City FL 34990

City, State and Zip

772-288-0951

Telephone

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

was approved by the Board of County Commissioners.

Exhibit A – Engineer’s Opinion of Probable Cost

Exhibit B –Security Form (sample forms are available by requested or located at www.martin.fl.us)

[For an individual acting in his own right]

OWNER/DEVELOPER

WITNESSES:

OWNER(S):

Name _____

Name _____

Name _____

Name _____

Name _____

Name _____

Date: _____

Address: _____

STATE OF _____]
COUNTY OF _____]

The foregoing Contract for Construction of Required Improvements and Infrastructure is acknowledged before me this ____ day of _____, 20__, by _____ and _____ . He or she () is / are personally known to me or () has / have produced _____ as identification.

[NOTARY STAMP]

NOTARY PUBLIC

Name _____
My Commission Expires: _____

COUNTY

ATTEST

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

Carolyn Timmann, Clerk of the
Circuit Court and Comptroller

, Chair

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

Krista A. Storey
Senior Assistant County Attorney

OWNER/DEVELOPER

WITNESSES:

Name _____

Name _____

CORPORATION:

Name of Corporation
By: _____
Name _____
Title: _____
Attest: _____

Secretary
Date: _____
Address: _____

STATE OF _____]
COUNTY OF _____]

I hereby certify that on this day, before me, an officer duly authorized in the aforesaid State and County to take acknowledgments, personally appeared _____ and _____ President and Secretary of _____, a _____ corporation on behalf of the corporation, to me known to be the persons described herein and who executed the foregoing Contract for Required Improvements and Infrastructure and acknowledged before me that he executed same. Witness my hand and official seal in the County and State last aforesaid this ____ day of _____, 20__.

[NOTARY STAMP]

NOTARY PUBLIC

Name: _____
My Commission Expires: _____

COUNTY

ATTEST

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

Marsha Ewing, Clerk

Chairman

**APPROVED AS TO FORM AND
CORRECTNESS**

Krista A. Storey
Senior Assistant County Attorney

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EXHIBIT A



**MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE COST**

PROJECT NAME: River Oaks Subdivision

PHASE/PARCEL/PLAT: _____

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
EARTHWORK/SITEWORK				
a) Mobilization	1	LS	\$8,000.00	8,000.00
b) Clearing, grading and grubbing	5.0	AC	\$3,000.00	15,000.00
c) Excavation (cut)	6,310	CY	\$7.00	44,170.00
d) Embankment (fill)	6,310	CY	\$12.50	78,875.00
e) Sod and seed/mulch	8,245	SY	\$2.00	16,490.00
f) Concrete disposal	0.0	TN	\$60.00	0.00
g) Erosion control	1	LS	\$31,500.00	31,500.00
h) Fencing/railing	0	LS	\$0.00	0.00
i) Materials testing	1	LS	\$9,000.00	9,000.00
			Subtotal	203,035.00
ROADWORK				
a) Asphalt milling, 1" avg.	1,792	SY	\$1.50	2,688.00
b) Stabilized subgrade, roll in place	4,141	SY	\$3.00	12,423.00
c) Stabilized subgrade, Type B, 12" thick	0	SY	\$7.50	0.00
d) Paving base, optional base group 6	3,423	SY	\$12.50	42,787.50
e) Paving base, optional base group 9	0	SY	\$15.50	0.00
f) Paving base, other	0	SY	\$21.00	0.00
g) Asphaltic concrete, SP-9.5, 1-1/2" thick	730	SY	\$15.00	10,950.00
h) Asphaltic concrete, SP-9.5, 2 1/2" thick	2,617	SY	\$25.00	65,425.00
i) Asphaltic concrete, SP-9.5, 3" thick	0	SY	\$30.00	0.00
j) Asphalt overlay, SP-9.5 (<= 150 tons)	135.0	TN	\$150.00	20,250.00
k) Asphalt overlay, SP-9.5 (> 150 tons)	0.0	TN	\$120.00	0.00
l) Pervious asphalt or concrete	0	SY	\$60.00	0.00
m) Concrete curb & gutters	2,479	LF	\$14.25	35,325.75
q) Sidewalk, 6' wide	1,384	LF	\$25.00	34,600.00
r) Maintenance of traffic (M.O.T.)	1	LS	\$6,870.00	6,870.00
			Subtotal	231,319.25
DRAINAGE				
a) Inlets / Manholes (<10' depth)	15	EA	\$3,000.00	45,000.00
b) Inlets / Manholes (10' or > depth)	0	EA	\$4,000.00	0.00
c) Control structures	1	EA	\$6,000.00	6,000.00
d) Endwalls	0	CY	\$700.00	0.00
e) Rip-rap	0	CY	\$80.00	0.00
f) Storm culvert, 15" dia. or equiv.	586	LF	\$28.00	16,408.00
g) Storm culvert, 18" dia. or equiv.	953	LF	\$34.00	32,402.00
h) Storm culvert, 24" dia. or equiv.	0	LF	\$48.00	0.00
i) Storm culvert, 30" dia. or equiv.	0	LF	\$65.00	0.00

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MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

j) Storm culvert, 36" dia. or equiv.	0	LF	\$88.00	0.00
k) Storm culvert, 48" dia. Or equiv.	0	LF	\$125.00	0.00
l) Exfiltration trench	0	LF	\$100.00	0.00
			Subtotal	99,810.00
UTILITIES				
a) Water main, 4"	0	LF	\$13.00	0.00
b) Water main, 6"	582	LF	\$17.50	10,185.00
c) Water main, 8"	436	LF	\$23.50	10,246.00
d) Water main, 10"	0	LF	\$31.25	0.00
e) Water main, 12"	0	LF	\$40.00	0.00
f) Water service, single	5	EA	\$790.00	3,950.00
g) Water service, double	8	EA	\$930.00	7,440.00
h) Fire hydrant assembly	3	EA	\$3,600.00	10,800.00
i) Sewer main, 8" gravity (<=8' depth)	697	LF	\$28.00	19,516.00
j) Sewer main, 8" gravity (<8'-12' depth)	367	LF	\$43.00	15,781.00
k) Sewer main, 8" gravity (<12'-16' depth)	0	LF	\$88.00	0.00
l) Sewer main, 8" gravity (<16'-20' depth)	0	LF	\$104.00	0.00
m) Sewer main, force, (4")	0	LF	\$13.50	0.00
n) Sewer manhole (<=8' depth)	5	EA	\$2,900.00	14,500.00
o) Sewer manhole (<8'-12' depth)	1	EA	\$3,850.00	3,850.00
p) Sewer manhole (<12'-16' depth)	0	EA	\$5,500.00	0.00
q) Sewer manhole (<16'-20' depth)	0	EA	\$8,800.00	0.00
r) Sewer lateral, single	5	EA	\$900.00	4,500.00
s) Sewer lateral, double	8	EA	\$1,100.00	8,800.00
t) Lift Station	0	EA	\$0.00	0.00
u) Directional drill (<= 6" dia.)	0	LF	\$50.00	0.00
v) Directional drill (8"-10" dia.)	100	LF	\$88.00	8,800.00
w) Directional drill (12" or > dia.)	0	LF	\$140.00	0.00
			Subtotal	\$118,368.00
TRAFFIC				
a) Signage	1	LS	\$1,900.00	1,900.00
b) Striping	1	LS	\$7,565.00	7,565.00
c) Control devices (signals)	0	EA	\$0.00	0.00
			Subtotal	\$9,465.00
SURVEY				
a) Setting P.C.P.'s	1	LS	\$1,000.00	1,000.00
b) Setting and replacing all P.R.M.'s	1	LS	\$1,000.00	1,000.00
c) Setting all lot corners	1	LS	\$2,500.00	2,500.00
			Subtotal	\$4,500.00



MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

MISCELLANEOUS

a)	Paver Brick Cross-walk	1	LS	\$4,125.00	4,125.00
b)	15" M.E.S.	2	EA	\$1,155.00	2,310.00
c)	18" M.E.S.	4	EA	\$1,265.00	5,060.00
d)	Armor Tile Detectable Warnings	2	EA	\$400.00	800.00
e)	Relocate Exist. Wd. PP (FPL)	1	LS	\$5,000.00	5,000.00
f)	Wet Tap Water Main	1	LS	\$5,250.00	5,250.00

Subtotal **\$22,545.00**

TOTAL ESTIMATED COST OF IMPROVEMENTS **\$689,042.25**

Disclaimer

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

Prepared by:

Scott T. Montgomery
Professional Engineer's Name


Professional Engineer's Signature / Seal

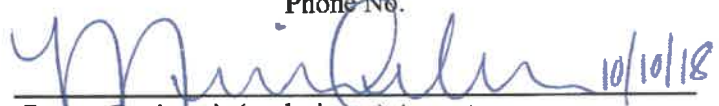
#45954
P.E. No.

September 10, 2018
Date

C. Calvert Montgomery & Assoc., Inc. #00160
Firm's Name and Licensed Business No. (if applicable)

P.O. Box 92, Stuart, FL 34995
Firm's Address

772-287-3636
Phone No.

 10/10/18
County Engineer's (or designee) Acceptance

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EXHIBIT B

PERFORMANCE SURETY BOND

Bond No. _____

KNOWN ALL MEN BY THESE PRESENTS:

That River Oaks, LLC as Principal, and North American Specialty Insurance, as Surety, are held and firmly bound unto Martin County Board of County Commissioners, Stuart, Florida, as Obligees, in the sum of \$689,042.25, for the payment of which sum, well and truly to be made, the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

This bond is delivered to Obligees pursuant to Section 4.913B of the Martin County Land Development Code ("Section 4.913B") and the terms of the Minor Development Final Site Plan Approval between the Obligees and the Principal dated June 1, 2018, a copy of which is attached as Exhibit A and incorporated into this bond by reference. As a condition precedent to the Obligees' agreement(s), approval(s), and/or acceptance(s) set forth in Exhibit A, the Principal is required to deliver a good and sufficient bond to warrant and ensure the performance of the work specified in Exhibit A, and to indemnify and save harmless the Obligees from any and all damages and costs caused by the failure to complete the work and/or project in the manner and within the time period described in Exhibit A.

The condition of this obligation is such that if the Principal fully performs its obligations to complete the work described in Exhibit A within two years from June 1, 2018 as evidenced by written approval of the Obligees in the form required by Section 4.913B, then this bond shall be void. Otherwise, this bond remains in full force and effect.

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

The Surety and the Principal jointly and severally agree that, as an alternative to requiring the Surety to perform and complete the work described in Exhibit A upon the

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

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

SURETY

[INSERT NAME OF SURETY]

PRINCIPAL

[INSERT NAME OF PRINCIPAL]

By:_____

Name:_____

Title:_____

By:_____

Name:_____

Title:_____


Power of Attorney Must be Attached

Date: Nov. 27, 2018

Martin County Growth Management

RE: PLAT OF RIVER OAKS

This letter is to serve as my authorization for Elizabeth A. Lindsay, P.L.S., of Betsy Lindsay, Inc., to act as my agent to acquire plat approval for the plat of RIVER OAKS.


 Don R. Mancil, Jr., manager
 River Oaks LLC
 PO Box 1833
 Palm City FL 34991

State of Florida)
 ss.:
 County of Martin)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements personally appeared Don. R. Mancil, Jr., [☒] who is personally known to me or [☐] who produced a driver's license as identification and executed this document.


 Notary Public



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

Printed Name: _____
 Commission Expires: _____

**CERTIFICATE OF AUTHORITY OF
MANAGERS TO ACT ON BEHALF OF RIVER OAKS, LLC**

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

01. The Company is a duly formed, validly existing limited liability company in good standing under the laws of the State of Florida.
02. The Company is a manager managed limited liability company.
03. As shown on the records of the Division of Corporations of the office of Secretary of State of the State of Florida as shown on the attached **Exhibit 1**, the managers of the Company are Don R. Mancil and Paul D. Filipe.
04. The minutes of the Company reflect that the managers of the Company are Don R. Mancil and Paul D. Filipe.
05. 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, or by other applicable law.
06. There are no provisions in the Operating Agreement or law which prevents either of the managers, Don R. Mancil or Paul D. Filipe, from individually representing the Company in the processing of the plat of River Oaks (F/K/A Holman Subdivision) under Martin County, Florida Project Number M211-005.

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

River Oaks, LLC, a Florida limited liability company by all of its members


Don R. Mancil
March 18, 2019


Paul D. Filipe
March 18, 2019



Recorded in Martin County, FL 10/29/2018 2:56 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$426.50
 CFN#2722935 BK 3024 PG 161 PAGE 1 of 50

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

[blank space above reserved for recording information]

**MARTIN COUNTY, FLORIDA
 DEVELOPMENT ORDER**

**REGARDING MINOR DEVELOPMENT FINAL SITE PLAN APPROVAL
 FOR RIVER OAKS
 WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION**

WHEREAS, PDG Realty, Inc., submitted an application for a final site plan for the River Oaks project (M211-004), formerly known as Holman Subdivision, located on lands legally described in Exhibit A, attached hereto.

WHEREAS, this application meets the criteria for a minor development final site plan as established in Section 10.14.G., Land Development Regulations (LDR), Martin County Code.

WHEREAS, pursuant to Section 10.14.D, LDR, Martin County Code, final action on an amendment to existing minor development orders shall be taken by the County Administrator or his/her designee.

WHEREAS, the County Administrator has delegated final action on administrative amendments to the Growth Management Director.

NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR HEREBY DETERMINES THAT:

A. The final site plan, attached hereto as Exhibit B, for the River Oaks project is approved. More specifically, this approval is for a 21-lot single family residential subdivision with associated infrastructure and preserve areas. Development of the River Oaks project shall be in accordance with the approved final site plan and the approved Preserve Area Management Plan (PAMP), attached hereto as Exhibit C.

B. Approval of the development order is conditioned upon the applicant's submittal of all required applicable state and federal permits and approvals to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, LDR, Martin County Code. D. Failure to submit the required documents, plans and fees as required by Section 10.9, LDR, Martin County Code, shall render approval of the final site plan for the River Oaks project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, LDR, Martin County Code. Payment of appropriate fees shall be paid at the time of building permit issuance pursuant to Section 5.32.D.4.c.(3) LDR, Martin County Code.

F. All permits for the River Oaks project infrastructure must be obtained within one year of final site plan approval, by June 1, 2019. Development of the entire project, excepting the single-family residences, must be completed within two (2) years of final site plan approval, by June 1, 2020. No rights to obtain development orders are herein conveyed beyond the two (2) year reservation period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

G. The Right-of-Way Maintenance Agreement, as approved by the County, must be executed for the construction and maintenance of the proposed landscaping within the SW Mapp Road right-of-way.

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

I. The executed mitigation agreement between MCSD and the Applicant, consistent with section 6.5 of the Interlocal Agreement regarding School Facilities Planning and Siting, and the mitigation payment, as set forth within the agreement, shall be submitted within 60 days of approval of the development order.

J. 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.

K. This development order shall be recorded in the public records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

DATED THIS 1ST DAY OF JUNE, 2018.

Nicki van Vonno

Nicki van Vonno
Growth Management Director

ATTACHMENTS:
Exhibit A, Legal Description
Exhibit B, Final Site Plan
Exhibit C, PAMP

EXHIBIT "A"**LEGAL DESCRIPTION**

THE NORTH ONE HALF OF THE NORTHEAST ONE QUARTER OF THE
NORTHWEST ONE QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH,
RANGE 41 EAST, LESS AND EXCEPT THE NORTH 160 FEET THEREOF
AND LESS AND EXCEPT THE EAST 50 FEET THEREOF.

SAID PARCEL CONTAINING 649,062 SQUARE FEET OR 14.90 ACRES MORE OR LESS.

Parcel Control Numbers: 07-38-41-000-000-00050-8
07-38-41-000-000-00051-7

Address: 1350 & 1404 S.W. Mapp Road
Palm City, FL

Page 1 of 1

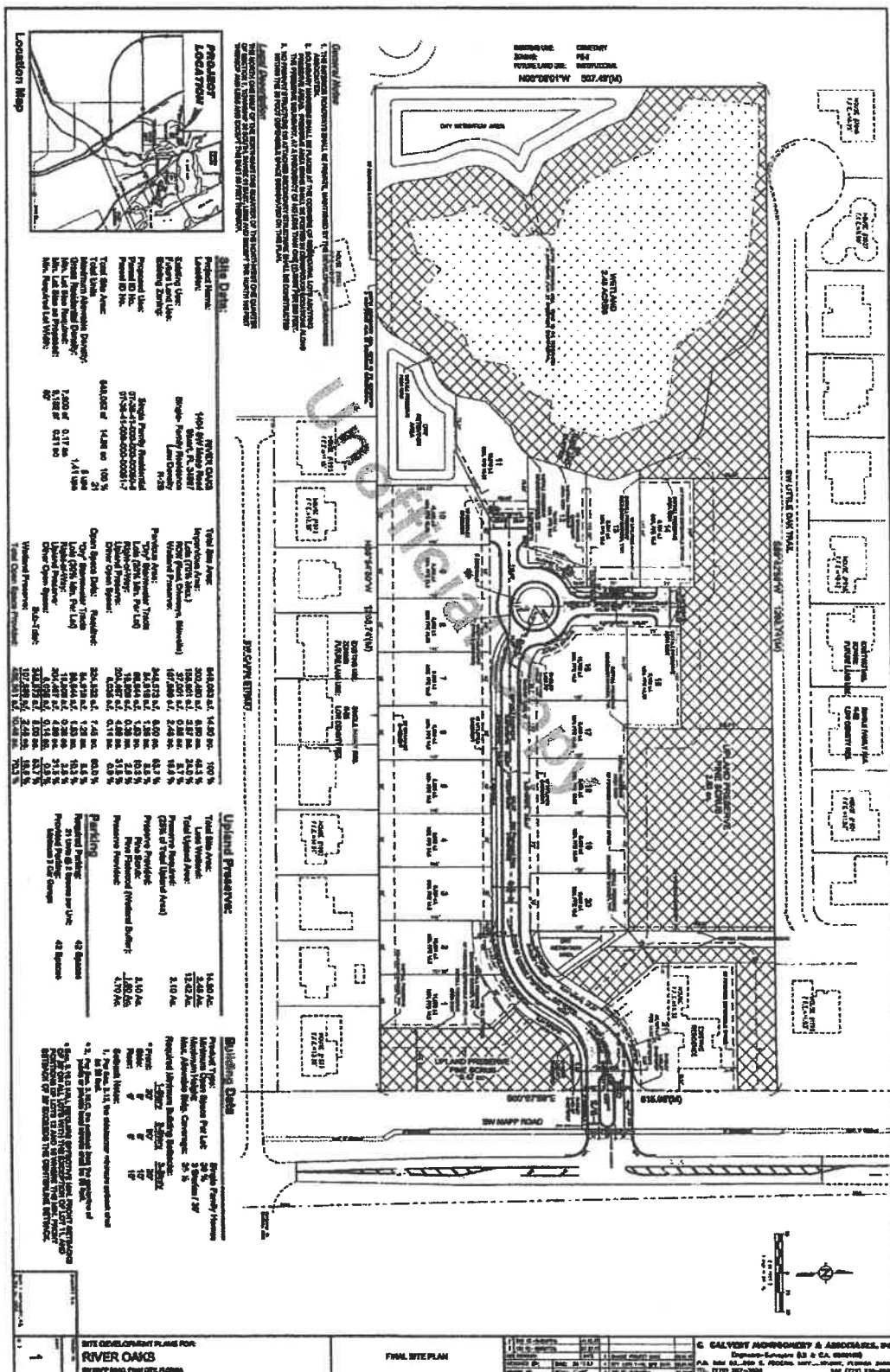
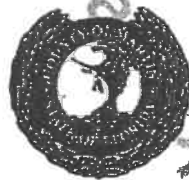


EXHIBIT C

**PRESERVE AREA MANAGEMENT
PLAN/ ABBREVIATED PRESERVE
AREA MANAGEMENT PLAN**

**MARTIN COUNTY
GROWTH MANAGEMENT DEPARTMENT
ENVIRONMENTAL DIVISION**



River Oaks

Section 7, Township 38, Range 41E

Palm City, Martin County, FL



Approved by/Date : _____

Revised December 2015

PART I

ENVIRONMENTAL ASSESSMENT

Environmental Assessment River Oaks

I. Existing Conditions

An environmental assessment was performed by Crossroads Environmental Consultants, Inc. Site assessment work was conducted on multiple occasions as part of the development planning process with a field visit conducted in January 10, 2016. The assessment was done on the parcels (07-38-41-000-00050-8 and 07-38-41-000-00051-7) and natural habitat delineations have been completed.

This property is approximately 14.90 acres and is located at 1404 Sw Mapp Rd, in Palm City, Florida. State jurisdictional wetlands were delineated by the Florida Department of Environmental Protection (43-00036-IF) along with the Martin County required fifty foot buffers.

Pedestrian transects were completed throughout the property in order to evaluate the area. The property was traversed in an east to west direction, with transects varying from approximately 20-30 feet apart so that all habitat could be observed. The habitat on site is a mixture of pine flatwoods, residential lands, and herbaceous wetlands. Properties surrounding and adjacent to the site are residential.

A. Proposed Conditions

The property owner is currently building a residence on the site. All Martin County and SFWMD upland and wetland preserve areas will be retained in their natural state, free from exotic vegetation, with maintenance and monitoring to be conducted in accordance with this PAMP. No additional wetland areas aside from those already established by the SFWMD determination are present.

B. Previous Impacts

This property has experienced minor impacts associated with clearing for residential building purposes. Clearing has occurred in association with the single family residences on the parcels some time ago.

II. Soils

Based on a review of the Florida Department of Environmental Protection Water Data Central, the site is composed of:

Waveland Sand - This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and within a depth of 40 inches for 6 months or more.

Salerno Sand - This soil is a nearly level, poorly drained soil in broad areas of flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and at a depth of greater than 40 inches during the dry season. The surface layer is typically black to very dark gray sand about 9 inches thick. Natural vegetation is characterized by slash pine, saw palmetto, gallberry, fetterbush, wax myrtle, creeping bluestem, broom sedge, bluestem, chalky

bluestem, pineland threeawn, and panicums. This soil is too wet for cultivated crops and citrus unless water management system is installed. The soil is moderately suited for pasture.

Hobe fine sand, 0 to 5 percent slopes - This somewhat excessively drained soil is typically located on knolls and ridges in coastal areas of flatwoods. The surface layer is typically gray fine sand. The subsurface layer is gray, white and light gray fine sand to a depth of about 70 inches. The water table is generally at a depth of 50 to 60 inches for a brief period, but is generally below 80 inches. The native vegetation consists of sand pine, but occasionally slash pine is dominant. Understory vegetation is sand live oak, saw palmetto, fetterbush, sand heath, running oak, cacti, and scattered pineland threeawn, panicums, and other grasses. This soil is not suitable for cultivated crops due to the droughtiness and sandy texture. The soil is suitable for citrus and low for the commercial production of pine trees.

Nettles sand - The Nettles series consists of poorly drained, slowly or very slowly permeable soils that formed in sandy and loamy marine sediment. These soils are sandy and siliceous and have very severe limitations for cultivated crops because of wetness. The surficial layer is very dark gray sand 0 to 5 inches thick. The water table is at the surface for 2 to 4 months and between a depth of 10 to 40 inches for 4 to 6 months or more during most years. Nettles soils are found in broad areas of flatwoods and in shallow depressions in the flatwoods. Most areas remain in natural vegetation and are comprised of slash pine, with an understory of saw palmetto, wax myrtle, gallberry, pineland threeawn, fetterbush, dwarf huckleberry, red root, running oak bluestems, indian grass and panicums. The soil is not suitable for row crops, citrus or pasture under natural conditions unless intensive management, soil improving measures and a good water control system are implemented. This soil is well suited to pasture grasses.

The topography and soil map are provided in Attachment 3.

III. Existing Habitat/FLUCCS

A. Wetland Habitat

One jurisdictional wetland is present on parcels. The limits of these wetlands were established as part of the 2015 District Jurisdiction. Please see Aerial and FLUCCS maps.

Identified wetlands are classified as FLUCCS category:

#619: Exotic Wetland Hardwoods (± 2.48), Buffer (1.59 acres)

The vegetation observed includes the following:

Pickeral weed (<i>Pontederia cordata</i>)	Please see FLUCCS map (Attachment 4).
Melaleuca (<i>Melaleuca spp.</i>)	Guava (<i>Psidium littorale</i>)
Needle rush (<i>Juncus spp.</i>)	Slash pine (<i>Pinus densa</i>)
Red maple (<i>Acer rubrum</i>)	Maidencane (<i>panicum hemitomon</i>)

B. Upland Habitats

Upland portions of the site are comprised of Pine Flatwoods and Disturbed Lands.

Identified uplands are classified as FLUCCS categories:

#411: Pine Flatwoods (3.42 ac)

The vegetation observed includes the following:

Slash pine (*Pinus. elliotii var. densa*)
 Gallberry (*Ilex glabra*)
 Laurel oak (*Quercus laurifolia*)
 Climbing Fern (*Lygodium spp.*)

Saw palmetto (*Serenoa repens*)
 Wax myrtle (*Myrica cerifera*)
 Brazilian Pepper (*Schinus terebinthifolius*)
 Guava (*Psidium littorale*)

#436 Upland Pine Scrub (9.00 ac)

The vegetation observed includes the following

Slash pine (*Pinus. elliotii var. densa*)
 Gallberry (*Ilex glabra*)
 Laurel oak (*Quercus laurifolia*)
 Wiregrass (*Aristida stricta*)

Saw palmetto (*Serenoa repens*)
 Wax myrtle (*Myrica cerifera*)
 Brazilian Pepper (*Schinus terebinthifolius*)
 Sand pine (*Pinus clausa*)

IV. Wildlife Observations

The following species were observed during the site visit:

Reptiles: Gopher Tortoises

Amphibians: None

Mammals: None

Aves: None

Please see Attachments 5, 6, and 7 for additional information related to listed species.

V. Restoration/Mitigation Planting Plan**A. Eradication of Nuisance and Exotic Vegetation**

Exotic vegetation is present inside the existing preserve areas on the property. All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the preserve area. Exotic vegetation includes both woody and non woody species.

- All Brazilian pepper trees and other woody exotics will be eradicated by cutting of the trunk and treatment of the stump with an appropriately labeled herbicide. All vegetative debris will be removed from preserve areas and disposed of offsite.
- The criterion for completion of the woody exotic eradication will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.
- Any debris removed will be handled in accordance with the disposal specifications.

The exotic vegetation present in the preservation area also includes small patches of non-woody species that primarily include old world climbing fern.

- All eradication of non-woody exotic vegetation will be through application of appropriately labeled herbicide.

- The criterion for acceptance of eradication for all non-woody exotic vegetation will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.
- The exotic vegetation eradication in the preservation areas will generate vegetative debris that requires disposal. There will be a staging and storage area provided adjacent to the preservation areas on the proposed project site, outside the limits of the preserves.
- Transport of vegetative debris from the preservation area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris.
- No cut exotic or nuisance vegetative material will be left in the wetland preservation area.
- All vegetative debris, either whole or chipped/mulched will be hauled off site and disposed of at a landfill or other such appropriately licensed facility.

Herbicides are required for the treatment of all stumps of woody vegetation to prevent re-growth, and for eradication of non-woody exotic and nuisance vegetation.

- All herbicide application activity will be conducted under the supervision of a Florida Agriculture licensed applicator, licensed for application of aquatic herbicides.
- All herbicides applied within the wetland area must be properly labeled for application in wetlands.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

Please see FLUCCS map provided in Attachment 4.

B. Replanting with Native Wetland/Transitional/Upland Vegetation

Any revegetation which might be necessary as a result of exotic vegetation removal, or previous recreational activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Area maintains native plant communities. Revegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.

1. Restoration of Wetland Preserve Area

The wetland preserve contains native vegetation and exotic removal. Maintenance activities (if needed) will include the eradication of exotic/nuisance vegetation. If revegetation is required post exotic removal the plant material will consist of similar species currently found within the wetland area. Any revegetation efforts will achieve 80% coverage of native vegetation within 18 months post restoration. The actual plant material quantities will be a site-specific decision. However, the following plant list has been established for the site and is based on observations of the on-site wetland species composition.

Please refer to The Restoration and Maintenance Plan associated with this project (attached)

2. Restoration of Wetland Buffer Preserve Area

The wetland buffer preserve contains a mixture of native vegetation and exotic plant species. Maintenance activities will include the eradication of exotic/nuisance vegetation. If revegetation is required post exotic removal the plant material will consist of similar species currently found within the wetland buffer area. Any revegetation efforts will achieve 80% coverage of native vegetation within 18 months post restoration. The actual plant material quantities will be a site-specific decision. However, the following plant list has been established for the site and is based on observations of the on-site wetland species composition.

VI. Conclusion

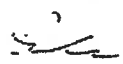
The River Oaks site contains an upland buffer, scrub preserve, and wetland preserve area. The intent of this PAMP is to establish these preserve lands. This PAMP will include the parcels (07-38-41-000-000-00050-8 and 07-38-41-000-000-00051-7) which is located at 1404 Sw Mapp Rd in Palm City. The areas will be managed in their natural state as required by this PAMP. Calculations are based off of 14.90 acre lot, 2.48 acres of wetlands = 12.42 acres (x .25) = 3.10 acres of which the site plan preserves 3.10 acres.

The site contains gopher tortoises, a state protected species, all required permitting will be completed before any land clearing activity will begin and will comply with FWC guidelines. Please note that some of the tortoises are located in preserves and will not be relocated, but will be left on site. No work will be done around these burrows to harm the tortoises or the preserve habitat they reside in.

VII. List of Exhibits

- Attachment 1: Location Map
- Attachment 2: Warranty Deed
- Attachment 3: Topography and Soils Map
- Attachment 4: FLUCCS Map
- Attachment 5: FFWCC Eagle Nest Locator
- Attachment 6: FFWCC Listed Species Search
- Attachment 7: USFWS IPAC Trust Resource List
- Attachment 8: Florida Master Site File TRS Search

Crossroads Environmental Consultants, Inc.


Drew Gatewood, MS, PWS
Project Manager/ Sr. Biologist

PART II CONDITIONS

A. RECORDING

This Preserve Area Management Plan (PAMP) will be recorded by the Martin County Clerk of Courts and labeled with the appropriate O.R. Book and Page Number. One copy of the recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date. This PAMP may be altered or amended only with the agreement of the Martin County Environmental Planning Administrator and the owner/developer and with the approval of the Martin County Board of County Commissioners. If the PAMP is altered or amended, the revised document will be recorded by the Martin County Clerk of Courts and one copy of the revised document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

B. COMPLIANCE

The owner(s) of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) and the developer(s) of the property described in this PAMP, their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

C. MONITORING AND REPORTING

Compliance with the terms of this PAMP includes submittal of Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of an Annual Monitoring Report each year for a period of five years following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(s) of the lands to be preserved shall have ultimate responsibility for the submittal of all Monitoring Reports.

Annual monitoring will be conducted by a qualified environmental professional no later than November 30 of each year following issuance of a Certificate of Occupancy for development described in the PAMP. A report presenting the results of the annual monitoring will be submitted by the environmental professional to the Martin County Environmental Planning Administrator within thirty days of the completion of the monitoring. Included in the Annual Monitoring Report will be a list of any violations of the PAMP during the previous year, with recommendations for, and a schedule of, remedial actions and any enhancement activities proposed for the coming year. All Annual Monitoring Reports are due no later than December 31 of the year they are to be submitted. After the first five-year monitoring period, the Preserve Areas may be subject to further monitoring and maintenance to ensure environmental integrity and consistency with the provisions of the Plan. A copy of the suggested template for the Annual Monitoring Report is attached to this PAMP as an Appendix.

D. TRANSFER OF OWNERSHIP

The Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands preserved by this PAMP. Failure to notify will be considered as a non-compliance with the terms of this PAMP.

E. SITE PLAN

The Site Plan included as an appendix to this PAMP illustrates all preserve areas, right-of-ways and easements, proposed structures, with distances to on- and off-site upland preserves, wetlands and wetland buffers, proposed final grade of developed area, and location of permanent preserve area signs. Included on the Site Plan will be a summary of the following: total acreage of the Site; acreage of wetland habitats under preservation; acreage of native and common upland habitats under preservation; acreage of upland buffer on-site; acreage of on-site wetland mitigation areas; and total acreage under preservation. The Site Plan will contain the notation: **"PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."**

F. PRESERVE AREA SURVEYING REQUIREMENTS

All Preserve Areas will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator in a form compatible for use in the County's GIS mapping system.

G. PRESERVE AREA SIGNAGE REQUIREMENTS

Preserve Areas will be posted with permanent signs. These signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas. All signs and boundary markers will be approved by the Martin County Environmental Planning Administrator and will be in place prior to issuance of a building permit for construction on the site. An example of the Preserve Area Sign is appended to this Plan.

H. SITE CLEARING

The Land Clearing/Erosion Control Plan appended to this PAMP contains information on land clearing to be conducted, existing vegetation to be retained, location of construction barricades around preserve areas, procedures for debris removal and soil stabilization, and location of silt fences. Where clearing of vegetation is proposed (i.e. building envelope, utilities, drainage, road right-of-way, etc.), the developer will ensure that all Preserve Areas and buffers are protected with construction barricades and erosion control devices in accordance with the following guidelines.

Construction barricades will be placed at least 10 feet outside of all Upland Preserve Areas, or at the dripline of the canopy trees, whichever is greater. Barricades will be inspected by County Environmental Division staff prior to work approval. Barricades will consist of high-visibility orange safety fence extending from the ground to a height of at least 4 feet and will not be attached to vegetation. Removal of the barricades will be approved only after issuance of a Certificate of Occupancy.

All native vegetation not slated for removal as part of the development plans will be retained in its undisturbed state and will be barricaded at or outside the dripline of the trees. Wetlands will be protected from possible surface water and sediment runoff by the placement of erosion control devices (e.g., silt screens, hay bales or other turbidity control measures) at least 5 feet outside the perimeter of the wetland buffer.

All barricades, silt screens and other erosion control devices will be upright and maintained intact for the duration of construction.

The owner/developer is required to inform all contractors of site clearing requirements. Failure to comply with these requirements will be considered a violation of the Site Plan approval. Work on the project may be stopped until compliance is achieved.

I. ACTIVITIES ALLOWED IN PRESERVE AREAS

Property owners are encouraged to enjoy the natural beauty of their Preserve Areas. Although development of Preserve Areas is not allowed, passive uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not affect the hydrology or vegetative cover of a Preserve Area.

J. ACTIVITIES PROHIBITED IN PRESERVE AREAS

Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction; dumping or placing building materials, soil, garbage, trash, or dead vegetation on or above the ground; removal or destruction of native trees, shrubs or other native vegetation; excavation or dredging of soil; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site equipment may be stored during construction. On-site fuel tanks may not be located within twenty-five (25) feet of any Preserve Areas and will be removed upon completion of construction work.

Buildings proposed to be located adjacent to Preserve Areas will be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the

Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.

Grazing of cattle and horses or other livestock in Preserve Areas, while not prohibited, is discouraged. Over-grazing can result in destruction of habitat, loss of top soils and changes in hydrology of the area as a result of the loss of ground cover material, increased fertilization from animal droppings, and contamination of surface waters. These and other effects of over-grazing will be considered violations of this PAMP and will be addressed as any other PAMP violation.

K. RESTORATION AND MAINTENANCE ACTIVITIES

Except for approved restoration and maintenance activities, Preserve Areas will be left undisturbed. All maintenance of Preserve Areas will be in accordance with this PAMP. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. A description of all proposed restoration and maintenance activities to be conducted on the site will be included in the Restoration/Mitigation Planting Plan prepared as part of the EA. The following restoration and maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: exotic plant removal; revegetation with native plants; removal of plant material that is dead, diseased, or considered to be a safety hazard; and controlled burns.

Exotic Plant Removal - Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

Revegetation - Any revegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be included in the Restoration/Mitigation Planting Plan prepared as part of the EA.

All monitoring provisions necessary to assure the survivorship and maintenance responsibility for the reclamation areas of littoral and upland transition zone buffer areas around lakes constructed on the site managed by this PAMP shall be identified in the Restoration/Mitigation Planting Plan included in the EA for this site.

Vegetation Removal - Dead or diseased plant material shall be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Revegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

Prescribed Burns - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, prescribed burns may be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.

Other Restoration and Maintenance Activities - Alternative and innovative management techniques, which may provide for the long-term viability and habitat value of the Preserve Areas and for protection against imminent threats to public health and safety, may be approved by the Martin County Environmental Planning Administrator.

L. SITE HYDROLOGY

Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural conditions for the benefit of onsite wetlands and other waterbodies. Wetlands and waterbodies on adjacent properties shall be protected from adverse impacts.

M. PROTECTED SPECIES

If a protected species survey conducted as part of the Environmental Assessment of the project site indicates the presence of protected plant or animal species, the Environmental Assessment will include a Protected Species Management Plan. This Plan will include the results of the protected species survey; a listing and description of protected species occurring on, or utilizing, the site; documentation of the protection status of each species; a map of active and inactive burrows, nests, cavity trees, etc. found as part of the survey; a description of the protective measures being provided for each listed species found on the site; and copies of all correspondence with applicable state and federal agencies regarding the protection of listed species.

N. INSPECTIONS AND ENFORCEMENT

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection. Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.

APPENDICES

Example of Preserve Area Sign

Annual Monitoring Report Template

Unofficial Copy

PRESERVE
AREA



PLEASE PROTECT

17479-51323

MARTIN COUNTY, FLORIDA**PRESERVE AREA MANAGEMENT PLAN****ANNUAL MONITORING REPORT FOR (Year)**

Annual monitoring shall be conducted at the end of the wet season (usually by November 30) for five years from the date of PAMP approval. A report of the results of each monitoring event shall be submitted by the property owner to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring. Monitoring and reporting are the responsibility of the property owner. However, a qualified environmental professional may conduct the monitoring, prepare the Annual Monitoring Reports, or submit the Reports.

All Annual Monitoring Reports shall contain the following information:

- **Name and address of current owner of Preserve Area;**
- **Location of Preserve Area** (site/project location, Martin County Parcel Control Number, section/township/range, etc);
- **Date PAMP approved;**
- **Documentation of vegetation changes, including encroachment of exotic vegetation;**
- **Fixed-point panoramic photos of all Preserve Areas;**
- **Synopsis of maintenance activities conducted in compliance with the PAMP requirements such as exotic vegetation removal, revegetation, and additional enhancement activities necessary to maintain the Preserve Area;**
- **A timetable for action within 90 days of the report;**
- **A list of all violations of the PAMP; and**
- **Recommendations for remedial actions, with a proposed schedule for the coming year.**

Signature/Date : _____

Typed Name/Title : _____

Company Name (if applicable) : _____



Environmental Site Assessment

1404 SW Mapp Rd

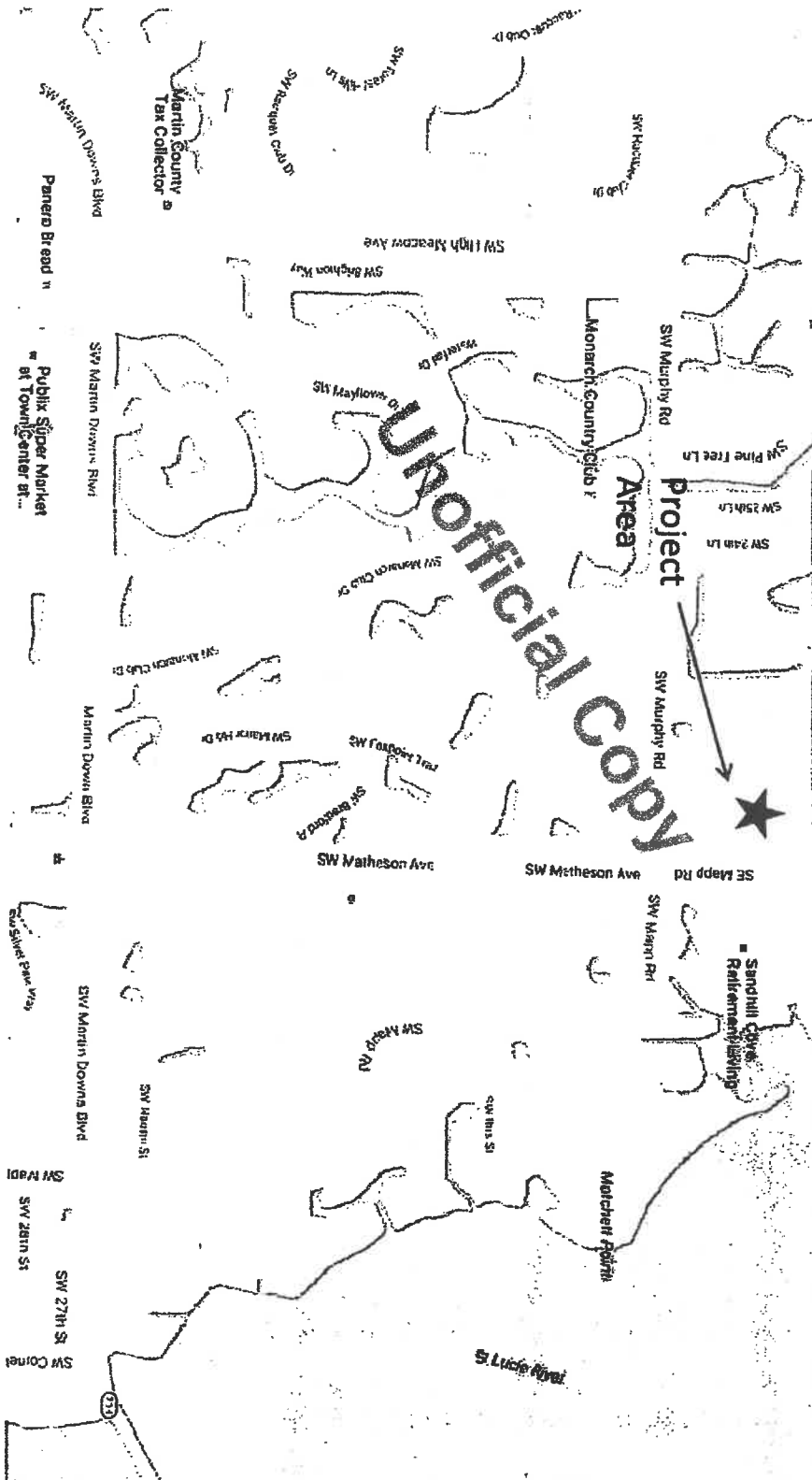
Palm City, Martin County, FL

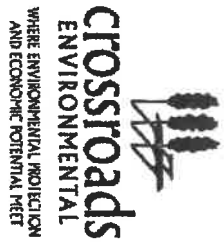
Location Map

Project: 1413

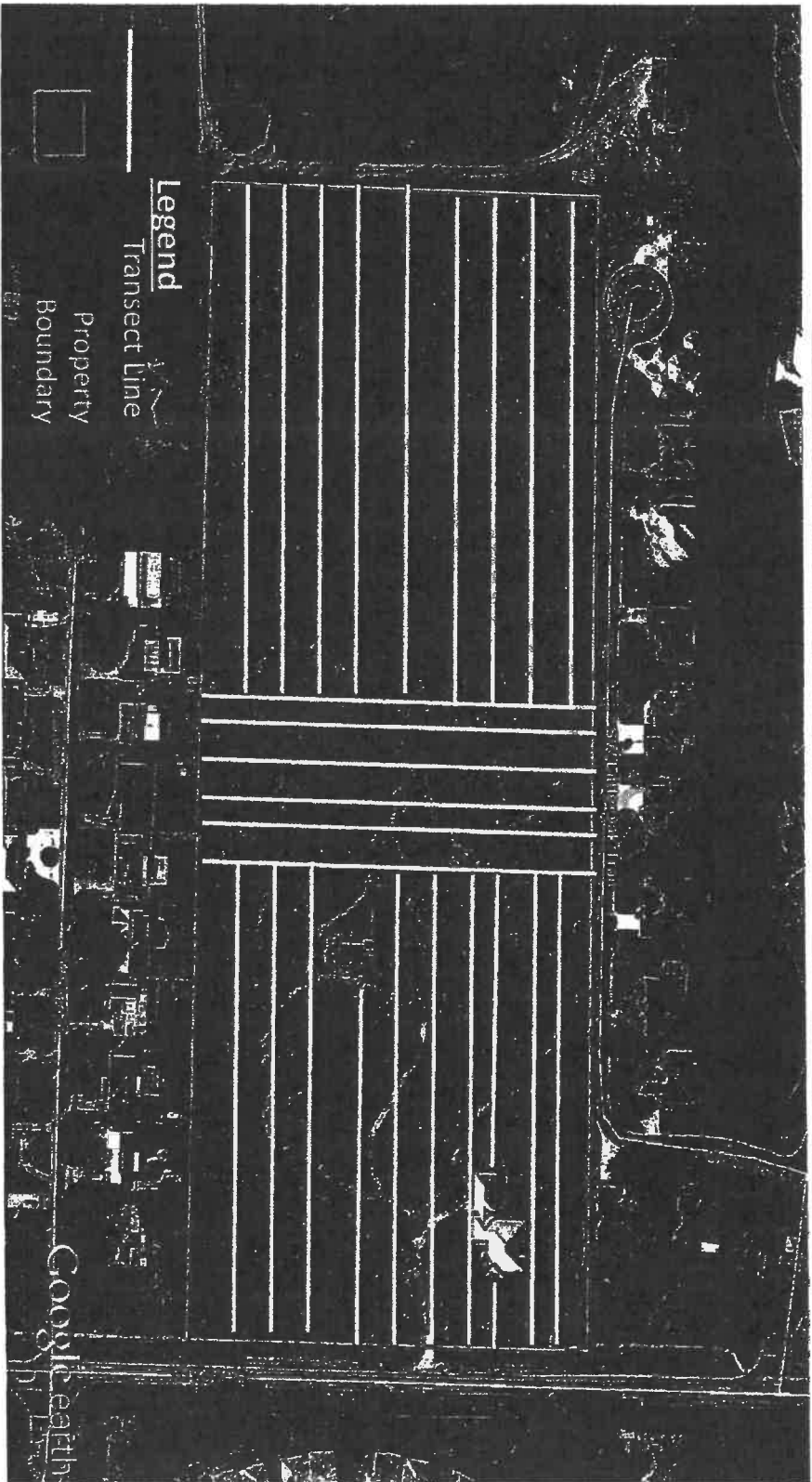
Parcel ID Number:
07-38-41-000-000-00050-8

3/8/2017





Environmental Site Assessment		
1404 SW Mapp Rd Palm City, Martin County, FL		
Aerial Map		
Project: 1413	Parcel ID Number: 07-38-41-000-00050-8	3/8/2017





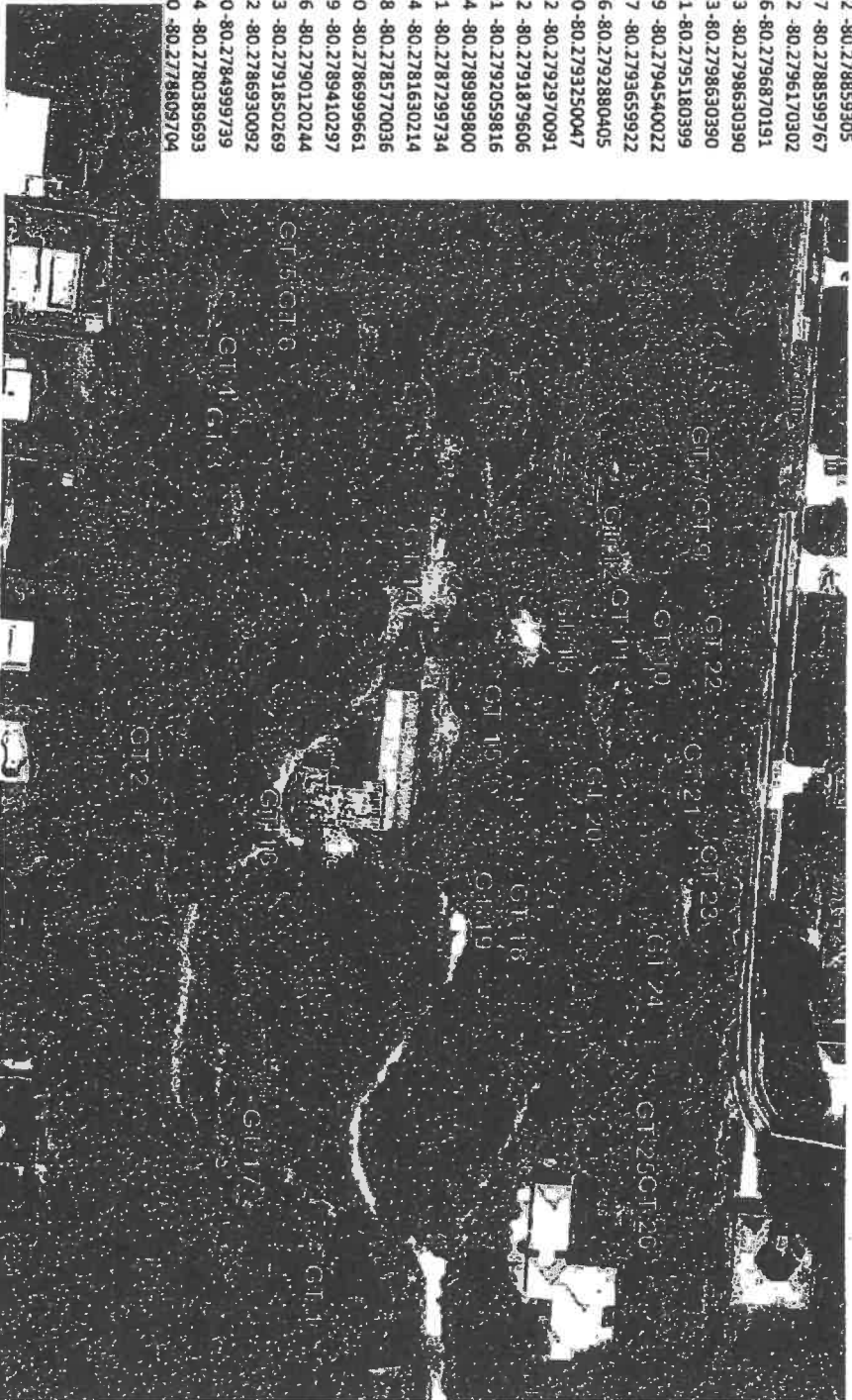
Environmental Site Assessment
Mapp Rd, Palm City, FL

GT Survey Map

Project: 1413

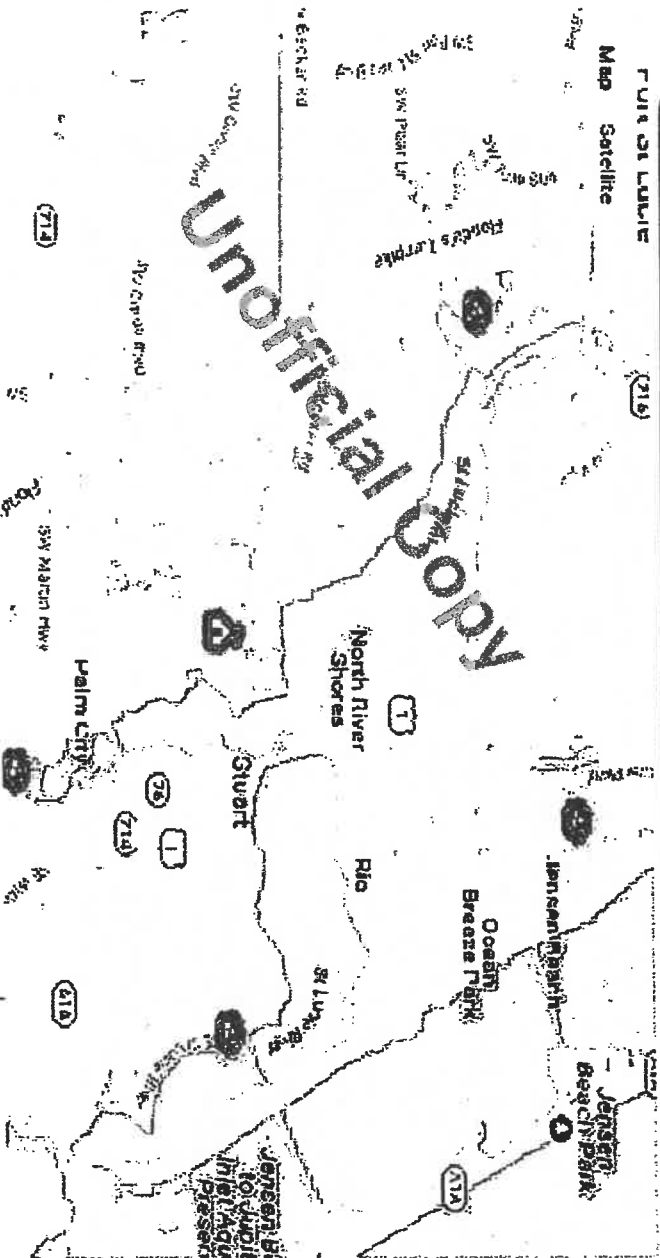
6/21/2017

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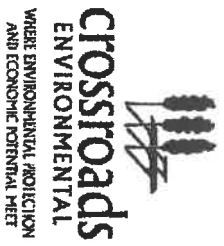
Environmental Site Assessment 1404 SW Mapp Rd Palm City, Martin County, FL Aerial Map		
Project: 1413	Parcel ID Number: 07-38-41-000-00050-8	3/8/2017



Raid Eagle Nest Data Search Results:

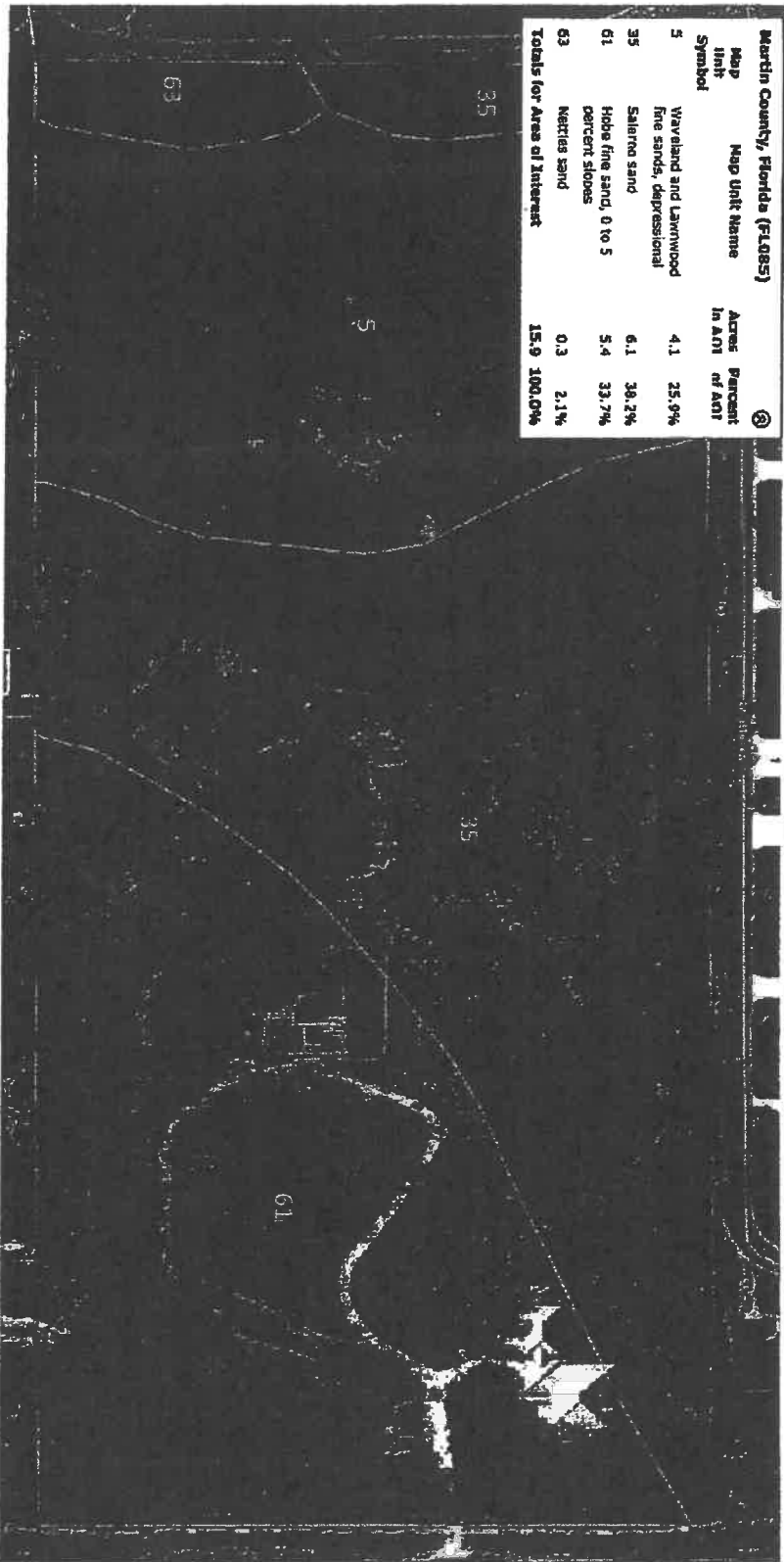
	Nest ID	County	Latitude	Longitude	Known Active	Last Survey	Distance
View History	MT018	Martin	27 09.12	80 15.37	2009	2012	2.05
View History	MT027	Martin	27 11.46	80 12.76	2012	2012	4.12
View History	MT029	Martin	27 15.31	80 14.86	2012	2012	4.46
View History	SL001	St. Lucie	27 14.26	80 19.92	2012	2012	4.64

Results per page: 20



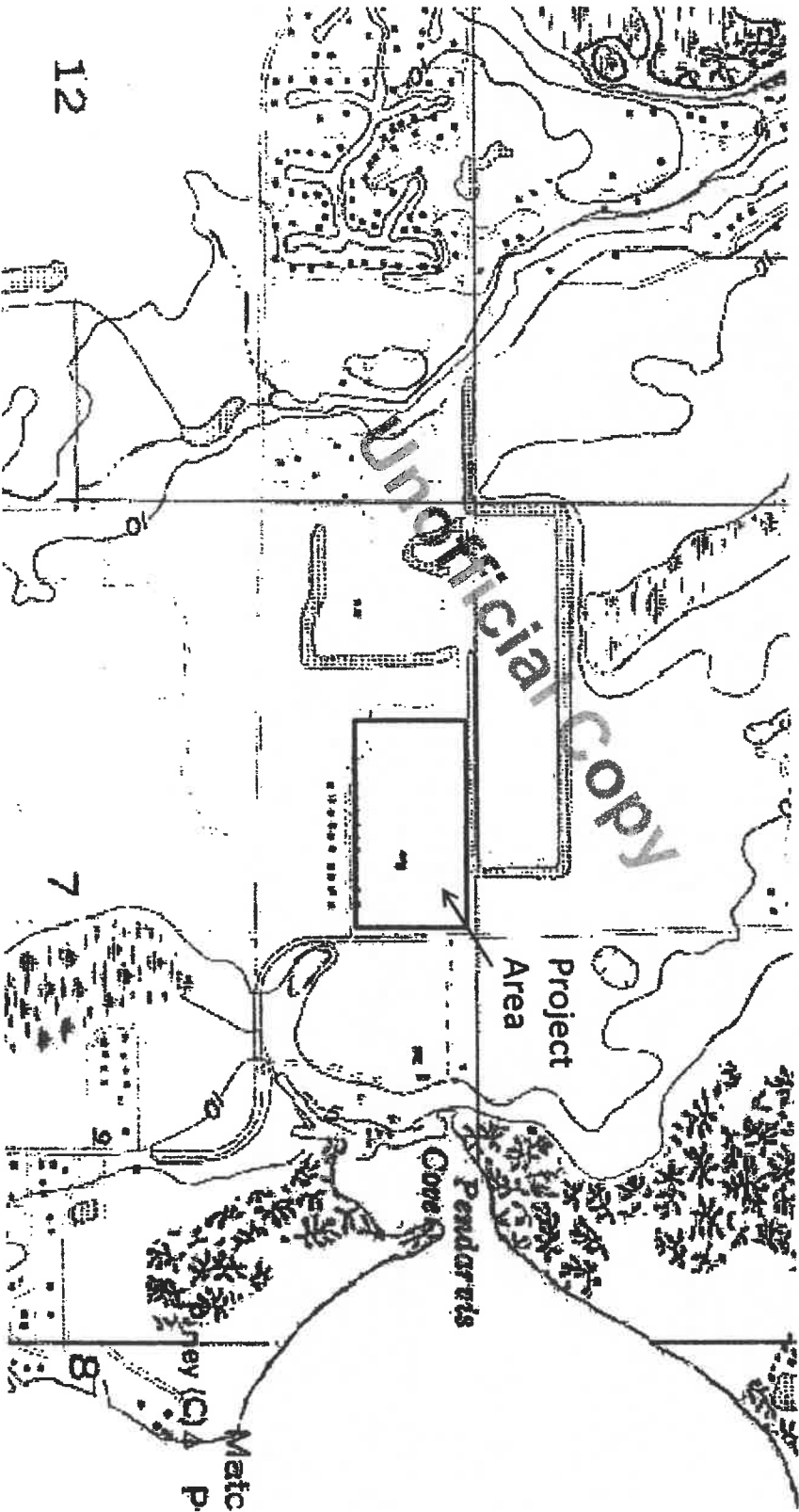
Environmental Site Assessment		
1404 SW Mapp Rd		
Palm City, Martin County, FL		
Soil Map		
Project: 1413	Parcel ID Number: 07-38-41-000-00050-8	3/8/2017

Martin County, Florida (FL085)			
Map Unit Symbol	Map Unit Name	Acres In AOT	Percent of AOT
5	Wetland and Lowwood fine sands, depressional	4.1	25.9%
35	Salerno sand	6.1	38.2%
61	Hide fine sand, 0 to 5 percent slopes	5.4	33.7%
63	Netles sand	0.3	2.1%
Totals for Area of Interest		15.9	100.0%





Environmental Site Assessment		
1404 SW Mapp Rd		
Palm City, Martin County, FL		
Topography Map		
Project: 1413	Parcel ID Number: 07-38-41-000-00050-8	3/8/2017



IPaC: Explore Location

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IPaC**U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Martin County, Florida

Land Oak Dr



US Highway Rd

Local office

<https://ecos.fws.gov/ipac/location/NH3P5CERSVEDTE327TSIEXEXJI/resources>

6/19/2017

IPaC: Explore Location

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South Florida Ecological Services Field Office

☎ (772) 562-3909

📠 (772) 562-4288

1339 20th Street

Vero Beach, FL 32960-3559

<http://fws.gov/verobeach>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

IPaC: Explore Location

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Listed species

¹ are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Florida Panther Puma (=Felis) concolor coryi No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) Puma (=Felis) concolor (all subsp. except coryi) No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049	SAT
Southeastern Beach Mouse Peromyscus polionotus niveiventris No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3951	Threatened
West Indian Manatee Trichechus manatus There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/4469	Threatened

Birds

NAME	STATUS
Audubon's Crested Caracara Polyborus plancus audubonii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250	Threatened

IPaC: Explore Location

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Everglade Snail Kite *Rostrhamus sociabilis plumbeus* Endangered
 There is a final critical habitat designated for this species.
 Your location is outside the designated critical habitat.
<https://ecos.fws.gov/ecp/species/7713>

Florida Scrub-jay *Aphelocoma coerulescens* Threatened
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/6174>

Ivory-billed Woodpecker *Campephilus principalis* Endangered
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/8230>

Kirtland's Warbler *Setophaga kirtlandii* = *Dendroica kirtlandii* Endangered
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/8078>

Piping Plover *Charadrius melodus* Threatened
 There is a final critical habitat designated for this species.
 Your location is outside the designated critical habitat.
<https://ecos.fws.gov/ecp/species/6039>

Red Knot *Calidris canutus rufa* Threatened
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/1864>

Red-cockaded Woodpecker *Picoides borealis* Endangered
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/7614>

Whooping Crane *Grus americana* EXPN
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/758>

Wood Stork *Mycteria americana* Threatened
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/776	SAT
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/1110	Threatened

Fishes

NAME	STATUS
Smalltooth Sawfish <i>Pristis pectinata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3253	Endangered

Insects

NAME	STATUS
Florida Leafwing Butterfly <i>Anaea troglodyta floridae</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/6652	Endangered
Miami Blue Butterfly <i>Cyclargus (=Hemiargus) thomasi bethunebakeri</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3797	Endangered

Flowering Plants

NAME	STATUS
Beach Jacquemontia <i>Jacquemontia reclinata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1277	Endangered
Four-petal Pawpaw <i>Asimina tetramera</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3461	Endangered
Johnson's Seagrass <i>Halophila johnsonii</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/4227	Threatened
Lakela's Mint <i>Dicerandra immaculata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6390	Endangered
Tiny Polygala <i>Polygala smallii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/996	Endangered

Lichens

IPaC: Explore Location

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NAME

STATUS

Florida Perforate Cladonia *Cladonia perforata*
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/7516>

Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

¹ and the Bald and Golden Eagle Protection Act²

Any activity that results in the take (to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct) of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service

³. There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>

- Conservation measures for birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data <http://www.birdscanada.org/birdmon/default/datasummaries.jsp>

The migratory birds species listed below are species of particular conservation concern (e.g. Birds of Conservation Concern) that may be potentially affected by activities in this location. It is not a list of every bird species you may find in this location, nor a guarantee that all of the bird species on this list will be found on or near this location. Although it is important to try to avoid and minimize impacts to all birds, special attention should be made to avoid and minimize impacts to birds of priority concern. To view available data on other bird species that may occur in your project area, please visit the AKN Histogram Tools and Other Bird Data Resources. To fully determine any potential effects to species, additional site-specific and project-specific information is often required:

NAME	SEASON(S)
American Bittern <i>Botaurus lentiginosus</i> https://ecos.fws.gov/ecp/species/6582	Wintering
American Kestrel <i>Falco sparverius paulus</i>	Year-round
American Oystercatcher <i>Haematopus palliatus</i> https://ecos.fws.gov/ecp/species/8935	Year-round
Bachman's Sparrow <i>Aimophila aestivalis</i> https://ecos.fws.gov/ecp/species/6177	Year-round
Bald Eagle <i>Haliaeetus leucocephalus</i> https://ecos.fws.gov/ecp/species/1626	Year-round
Black Rail <i>Laterallus jamaicensis</i> https://ecos.fws.gov/ecp/species/7717	Breeding
Black Skimmer <i>Rynchops niger</i> https://ecos.fws.gov/ecp/species/5234	Year-round

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Black-whiskered Vireo	<i>Vireo altiloquus</i>	Breeding
Brown Booby	<i>Sula leucogaster</i>	Wintering
Brown-headed Nuthatch	<i>Sitta pusilla</i>	Year-round
Chuck-will's-widow	<i>Caprimulgus carolinensis</i>	Year-round
Common Ground-dove	<i>Columbina passerina exigua</i>	Year-round
Gull-billed Tern	<i>Gelochelidon nilotica</i> https://ecos.fws.gov/ecp/species/9501	Breeding
Least Bittern	<i>Ixobrychus exilis</i> https://ecos.fws.gov/ecp/species/6175	Year-round
Least Tern	<i>Sterna antillarum</i>	Breeding
Lesser Yellowlegs	<i>Tringa flavipes</i> https://ecos.fws.gov/ecp/species/9679	Wintering
Limpkin	<i>Aramus guarauna</i>	Year-round
Loggerhead Shrike	<i>Lanius ludovicianus</i> https://ecos.fws.gov/ecp/species/8833	Year-round
Marbled Godwit	<i>Limosa fedoa</i> https://ecos.fws.gov/ecp/species/9481	Wintering
Painted Bunting	<i>Passerina ciris</i>	Wintering
Peregrine Falcon	<i>Falco peregrinus</i> https://ecos.fws.gov/ecp/species/8831	Wintering
Prairie Warbler	<i>Dendroica discolor</i>	Year-round

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Red-headed Woodpecker	Melanerpes erythrocephalus	Year-round
Reddish Egret	Egretta rufescens https://ecos.fws.gov/ecp/species/7617	Year-round
Roseate Spoonbill	Platalea ajaja	Year-round
Saltmarsh Sparrow	Ammodramus caudacutus	Wintering
Short-billed Dowitcher	Limnodromus griseus https://ecos.fws.gov/ecp/species/9480	Wintering
Short-eared Owl	Asio flammeus https://ecos.fws.gov/ecp/species/9295	Wintering
Smooth-billed Ani	Crotophaga ani https://ecos.fws.gov/ecp/species/1754	Year-round
Swainson's Warbler	Limnothlypis swainsonii	Migrating
Swallow-tailed Kite	Elanoides forficatus https://ecos.fws.gov/ecp/species/8938	Breeding
Whimbrel	Numerius phaeopus https://ecos.fws.gov/ecp/species/9483	Wintering
Wilson's Plover	Charadrius wilsonia	Year-round
Worm Eating Warbler	Helminthos vermivorum	Migrating
Yellow Rail	Coturnicops noveboracensis https://ecos.fws.gov/ecp/species/9476	Wintering

What does IPaC use to generate the list of migratory bird species potentially occurring in my specified location?

Landbirds:

Migratory birds that are displayed on the IPaC species list are based on ranges in the latest edition of the National Geographic Guide, Birds of North America (6th Edition, 2011 by Jon L. Dunn, and Jonathan Alderfer). Although these ranges are coarse in nature, a number of U.S. Fish and Wildlife Service migratory bird biologists agree that these maps are some of the best range maps to date. These ranges were clipped to a specific Bird Conservation Region (BCR) or USFWS Region/Regions, if it was indicated in the 2008 list of Birds of Conservation Concern (BCC) that a species was a BCC species only in a particular Region/Regions. Additional modifications have been made to some ranges based on more local or refined range information and/or information provided by U.S. Fish and Wildlife Service biologists with species expertise. All migratory birds that show in areas on land in IPaC are those that appear in the 2008 Birds of Conservation Concern report.

Atlantic Seabirds:

Ranges in IPaC for birds off the Atlantic coast are derived from species distribution models developed by the National Oceanic and Atmospheric Association (NOAA) National Centers for Coastal Ocean Science (NCCOS) using the best available seabird survey data for the offshore Atlantic Coastal region to date. NOAA NCCOS assisted USFWS in developing seasonal species ranges from their models for specific use in IPaC. Some of these birds are not BCC species but were of interest for inclusion because they may occur in high abundance off the coast at different times throughout the year, which potentially makes them more susceptible to certain types of development and activities taking place in that area. For more refined details about the abundance and richness of bird species within your project area off the Atlantic Coast, see the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other types of taxa that may be helpful in your project review.

About the NOAA NCCOS models: the models were developed as part of the NOAA NCCOS project: [Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#). The models resulting from this project are being used in a number of decision-support/mapping products in order to help guide decision-making on activities off the Atlantic Coast with the goal of reducing impacts to migratory birds. One such product is the [Northeast Ocean Data Portal](#), which can be used to explore details about the relative occurrence and abundance of bird species in a particular area off the Atlantic Coast.

All migratory bird range maps within IPaC are continuously being updated as new and better information becomes available.

Can I get additional information about the levels of occurrence in my project area of specific birds or groups of birds listed in IPaC?

Landbirds:

The [Avian Knowledge Network \(AKN\)](#) provides a tool currently called the "Histogram Tool", which draws from the data within the AKN (latest, survey, point count, citizen science datasets) to create a view of relative abundance of species within a particular location over the course of the year. The results of the tool depict the frequency of detection of a species in survey events, averaged between multiple datasets within AKN in a particular week of the year. You may access the histogram tools through the [Migratory Bird Programs AKN Histogram Tools](#) webpage.

The tool is currently available for 4 regions (California, Northeast U.S., Southeast U.S. and Midwest), which encompasses the following 32 states: Alabama, Arkansas, California, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Tennessee, Vermont, Virginia, West Virginia, and Wisconsin.

In the near future, there are plans to expand this tool nationwide within the AKN, and allow the graphs produced to appear with the list of trust resources generated by IPaC, providing you with an additional level of detail about the level of occurrence of the species of particular concern potentially occurring in your project area throughout the course of the year.

Atlantic Seabirds:

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA/NCCOS [Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project](#) webpage.

Facilities

Wildlife refuges

Any activity proposed on National Wildlife Refuge lands must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGES AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercled worm reefs) have also been excluded from the Inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory

IPaC: Explore Location

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programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Unofficial Copy
Not for
consultation



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division

March 12, 2015

Mr. James Holman
1404 SW Mapp Road
Palm City, Florida 34990

**Subject: Application No. 150305-9 Permit No. 43-00036-IF
Martin County, S7/T38S/R41E**

Dear Mr. Holman:

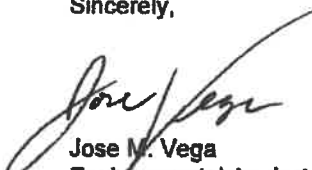
The District offers the following in response to your request for a determination of wetland boundaries located within the subject property. A site visit was conducted by District staff on March 11, 2015. Based on the site visit, and other site-specific information, this site contains wetlands as defined by Chapter 62-340 Florida Administrative Code (FAC). The approximate project boundaries are identified on the attached aerial photograph. The area considered wetlands are outlined in yellow.

This correspondence is an informal wetland determination pursuant to Chapter 373, Florida Statutes. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal wetland determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding wetland determination may be obtained by petitioning the South Florida Water Management District for a wetland declaratory statement pursuant to FAC Rule 62-340 or by applying for an Environmental Resource permit.

The identified wetlands and, potentially other areas of the property not jurisdictional under State rules, may be wetlands and/or other waters of the United States under federal rules. Dredging or filling in such areas may require a Department of Army (DA) permit. Receipt of a state or local government permit does not obviate the need to obtain a DA permit prior to commencing work. For more information about the DA Regulatory Program, you may access the Corps' website at: www.saj.usace.army.mil/permit/index.html. You may also contact the local Corps regulatory office for additional information, at one of the following numbers: 561-472-3517, 561-472-3506, or 561-472-3514. If you have any further questions, please contact me at (863) 462-5260 x3636.

Mr. Holman
March 12, 2015
Subject: Application No. 150305-9 Holman Property
Page 2

Sincerely,



Jose M. Vega
Environmental Analyst
Martin/St. Lucie Regulatory Office
South Florida Water Management District
863-462-5260 ext 3636
800-250-4200 ext 3636
3800 NW 16th Blvd. Suite A
Okeechobee, FL 34972

BC/jv- Attachments (Location Map, Soils Map, Wetland Diagram)

Cc: Shawn McCarthy- Martin County Growth Management Department
U.S. Army Corps of Engineers, Palm Beach Gardens
Daniel Saskowsky

Unofficial Copy

Mr. Holman
March 12, 2015
Subject: Application No. 150305-9 Holman Property
Page 3

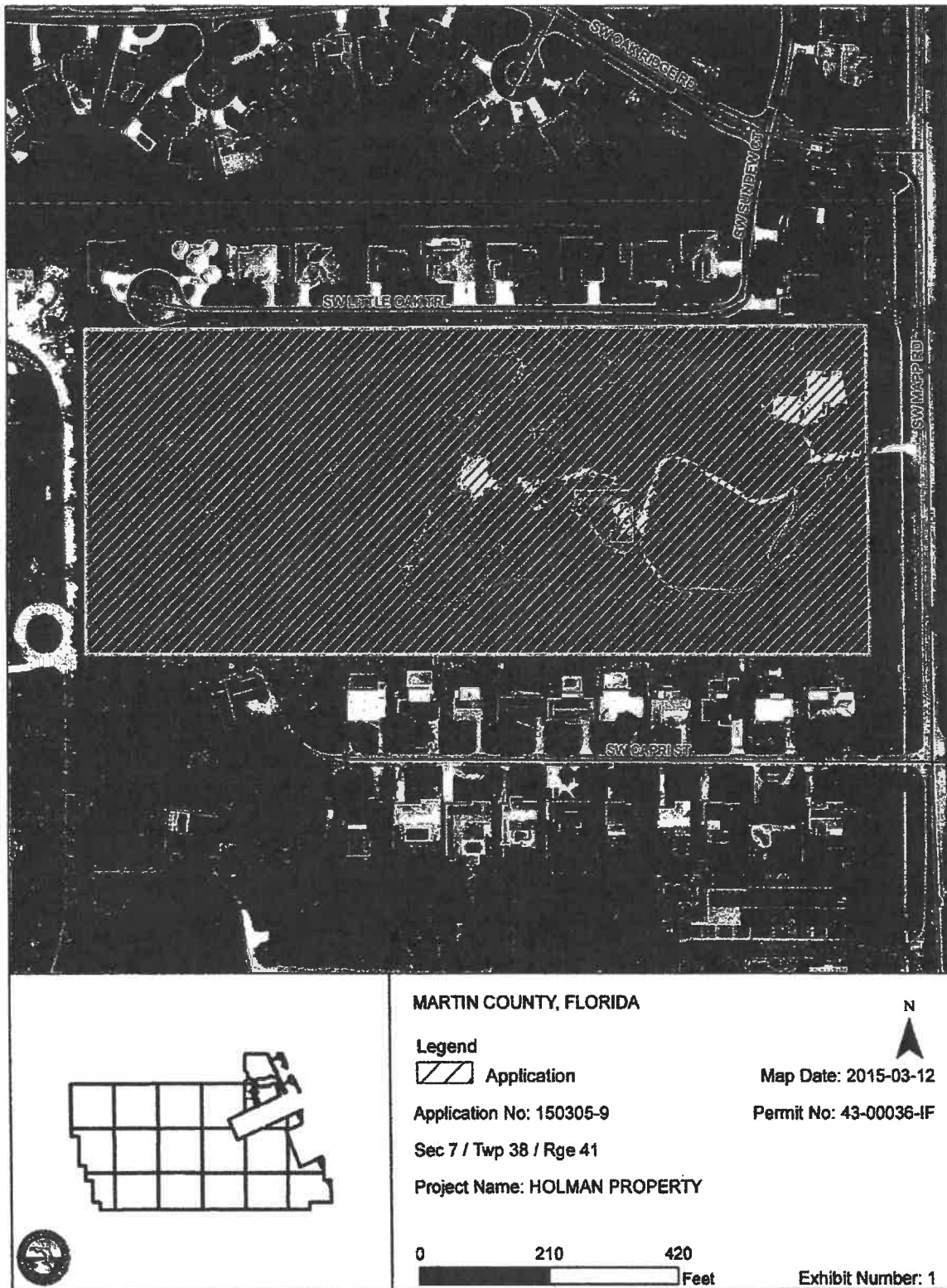
Addresses:
Shawn McCarthy
Martin County Administrative Center
Growth Management
2401 SE Monterey Road
Stuart, FL 34996

smccarth@martin.fl.us

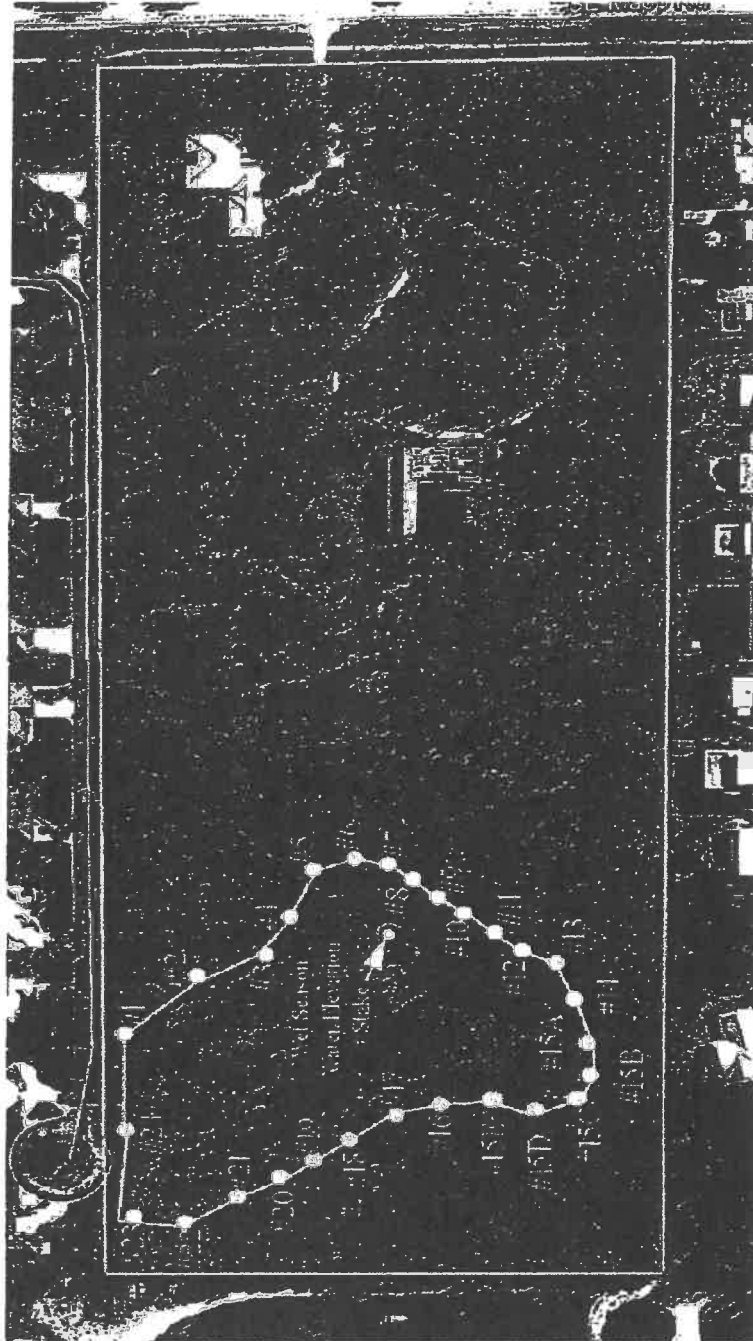
Daniel Saskowsky
4639 SE Glen Ridge Trail
Stuart, FL 34997

dsaskowsky@bellsouth.net

Unofficial Copy



HOLMAN PROPERTY



SFWMD File: **150305-9**

Date: **3/11/2015**

Reviewer: **Jose Vasa**

County: **Martin** **SJ T38P.41E**

// = Wetlands (w) Other Surface Waters (osw)



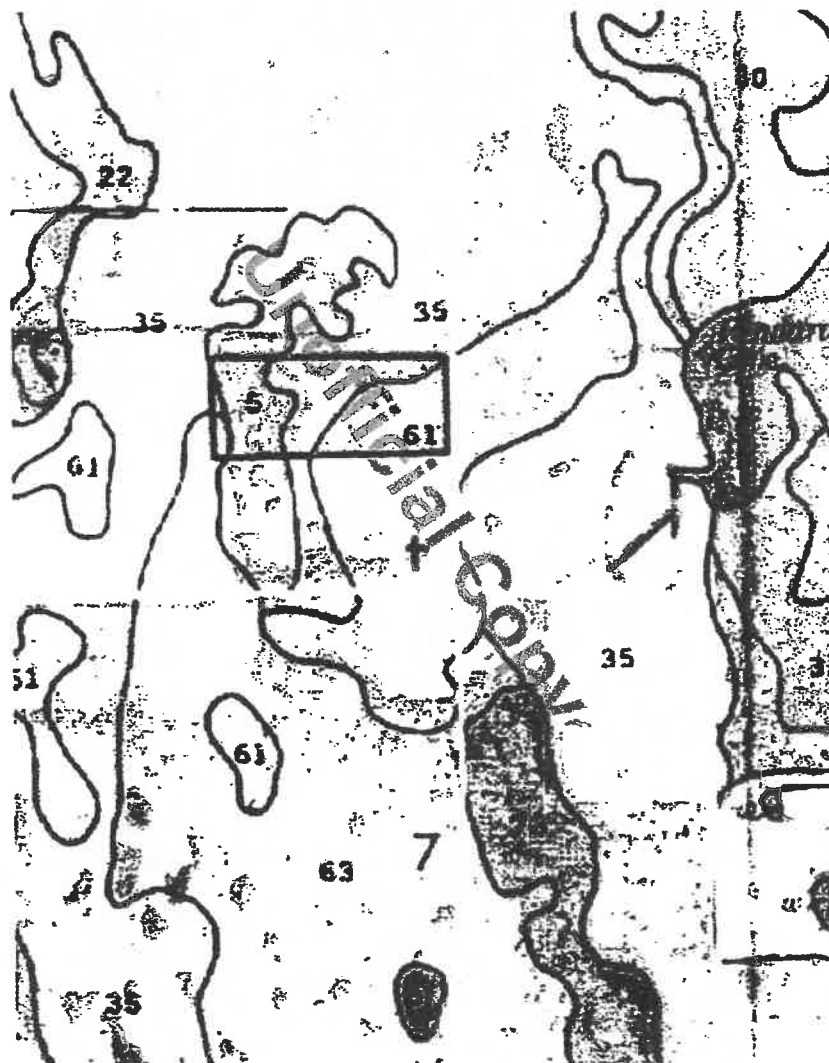
Surveyed by



NORTH

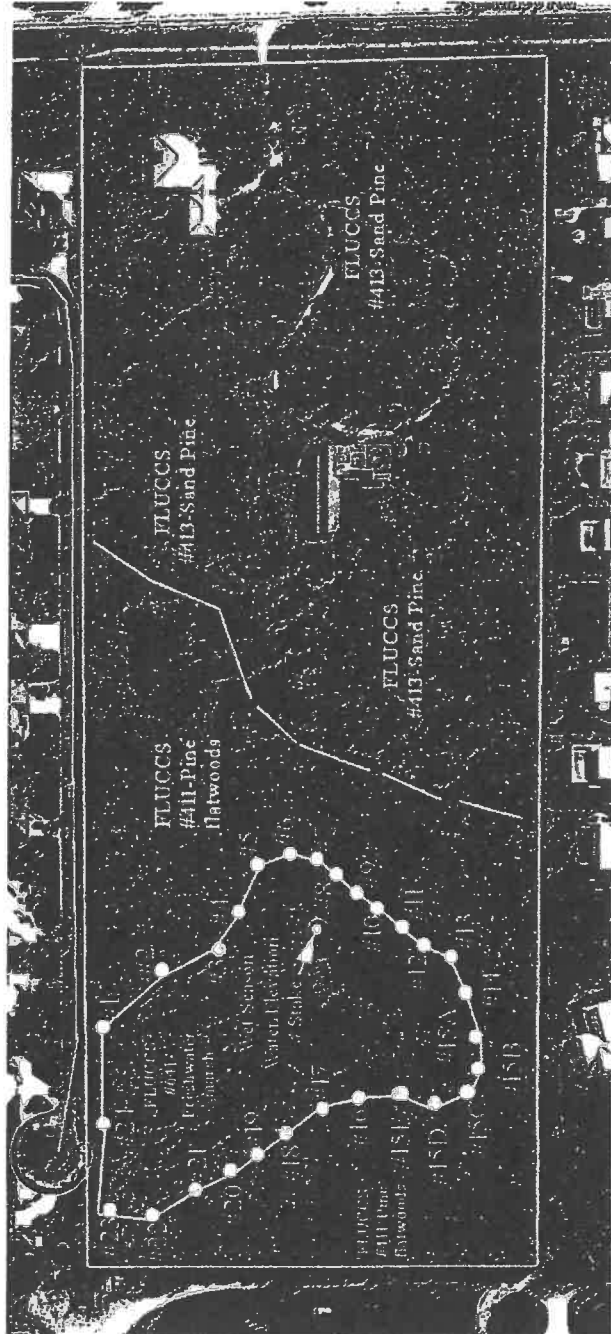
**HOLMAN PROPERTY
SOILS MAP**

150305-9



#5 Waveland sand, depressional
#35 Salerno sand
#61 Hobe fine sand

Holman Property FLUCCS MAP



Holman Subdivision
Restoration & Maintenance
Plan

RECEIVED

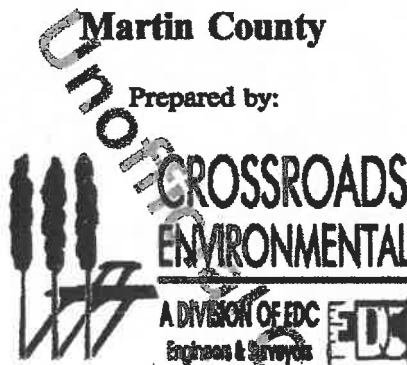
JUL 31 2017

GROWTH MANAGEMENT
DEPARTMENT

Prepared for:

Martin County

Prepared by:



10250 Sw Village Parkway
Port St Lucie, FL 34987

©EDC, Inc.
June 2017

Introduction

The Holman Subdivision includes scrub, pine flatwood and wetland habitat restoration on west side of property (if needed), maintenance and monitoring. The project is located at Parcel Ids 07-38-41-000-000-0005.0-8 and 07-38-41-000-000-0005.1-7. The vegetative strategy for the buffer restoration area includes the planting of various sized native species in order to offset any impacts that may occur due to inadvertent clearing.

Restoration Area

The restoration activity proposed will incorporate a 3.10 acre vegetated scrub habitat, 1.60 acres pine flatwoods and 2.48 acres of wetlands along the western, northern and southern edges of the site. Exotic removal maintenance will be an ongoing event.

Additionally included in this plan is the restoration of 0.09 acres of wetland buffer that will have stormwater management system impacts requiring replanting efforts post completion. Please see planting list associated with this as well as the site plan attached in this report for further information.

Proposed Work Plan

After approval of the proposed restoration plan, the landowner will initiate restoration activities associated with the proposed 4.70 acres of scrub, wetland and wetland buffer area. The applicant will plant the restoration area, establish five (5) sampling stations, and complete the time zero data collection. After submission of the initial report, the County will be invited to inspect the restoration area.

Restoration Planting

The potential restoration of the Holman Subdivision preserve area consists of replanting damaged scrub habitat areas. Planting efforts will reflect native species found within this habitat. The vegetative success criteria for the restoration areas include the goal for 80 percent coverage of desirable vegetation in the designated planting areas and within twelve (12) months, arial coverage of exotic vegetation at zero percent, and nuisance vegetation limited to 5 percent or less within the restoration areas. Replanting of the area will be evaluated after one year (12 months).

The quantities listed below are for the approximant 4.70 acre vegetated preservation planting area (Wetland and Upland). The actual planting quantities may vary depending on the size and nature of the area to be planted. Final planting quantities will be submitted to Martin County.

Holman Subdivision Restoration Planting List

Common Name	Scientific Name	Size	Quantity	Spacing
Wetland Area				
Sawgrass	<i>Cladium jamaicense</i>	1 gal	832	5' o.c.
Fireflag	<i>Thalia geniculata</i>	1 gal	832	5' o.c.
Pickeral Weed	<i>Pontederia cordata</i>	1 gal	832	5' o.c.
Bald Cypress	<i>Taxodium distichum</i>	3 gal	208	10' o.c.
Red Maple	<i>Acer rubrum</i>	3 gal	208	10' o.c.
Daboon Holly	<i>Ilex cassine</i>	7 gal	20	15' o.c.
Buffer and Scrub Areas				
Slash Pine	<i>Pinus densa</i>	3 gal	100	10' o.c.
Wax Myrtle	<i>Myrica cerifera</i>	3 gal	100	10' o.c.
Strangler Fig	<i>Ficus aurea</i>	7 gal	20	15' o.c.
Prickly Pear	<i>Opuntia spp</i>	3 gal	100	5' o.c.
Sand Pine	<i>Pinus palustris</i>	3 gal	100	10' o.c.

Stormwater Restoration Areas (0.09 acres)

Common Name	Scientific Name	Size	Quantity	Spacing
Sand Cordgrass	<i>Cladium jamaicense</i>	1 gal	175	3' o.c.
Muhly Grass	<i>Thalia geniculata</i>	1 gal	175	3' o.c.
Wax Myrtle	<i>Myrica cerifera</i>	3 gal	25	10' o.c.

Success Criteria

The vegetative success criteria for the restoration areas include the goal for 80 percent coverage of desirable vegetation within twelve (12) months, and aerial coverage of exotic vegetation at zero percent, and nuisance vegetation limited to 5 percent or less within the restoration areas only. Wildlife success criterion will include the documented observation wildlife utilization, or indicators of wildlife (i.e. tracks, scat, etc.). Specifically this will include the observation of mammal tracks, scratchings, rubs, evidence of foraging, and or direct observations.

If, after twelve (12) months the parcel has not achieved desired coverage requirements, supplemental plantings will be completed. Supplemental plantings, (if any) will be noted in the monitoring report.

Maintenance

In order to ensure continued viability of the resources maintenance activities in the form of exotic and nuisance plant species removal and monitoring in order to measure success criteria shall occur in the restoration areas only.

Initial removal and maintenance of exotic/nuisance plant and animal species is a critical component of the restoration activities within the restoration area. Exotic/nuisance plant species will be controlled by physical and chemical means in addition to various land management practices. Maintenance activities will be perpetual.

Restoration Monitoring

The restoration monitoring plan includes photo stations and data collection stations established along a transect through the restoration area (TBD). A total of five (5) data collection stations will be established along the restoration area. At each station vegetative data will be collected as outlined below. The five data stations will also include a "panoramic" photo stations in order to visually document vegetative coverage and conditions in the preservation area.

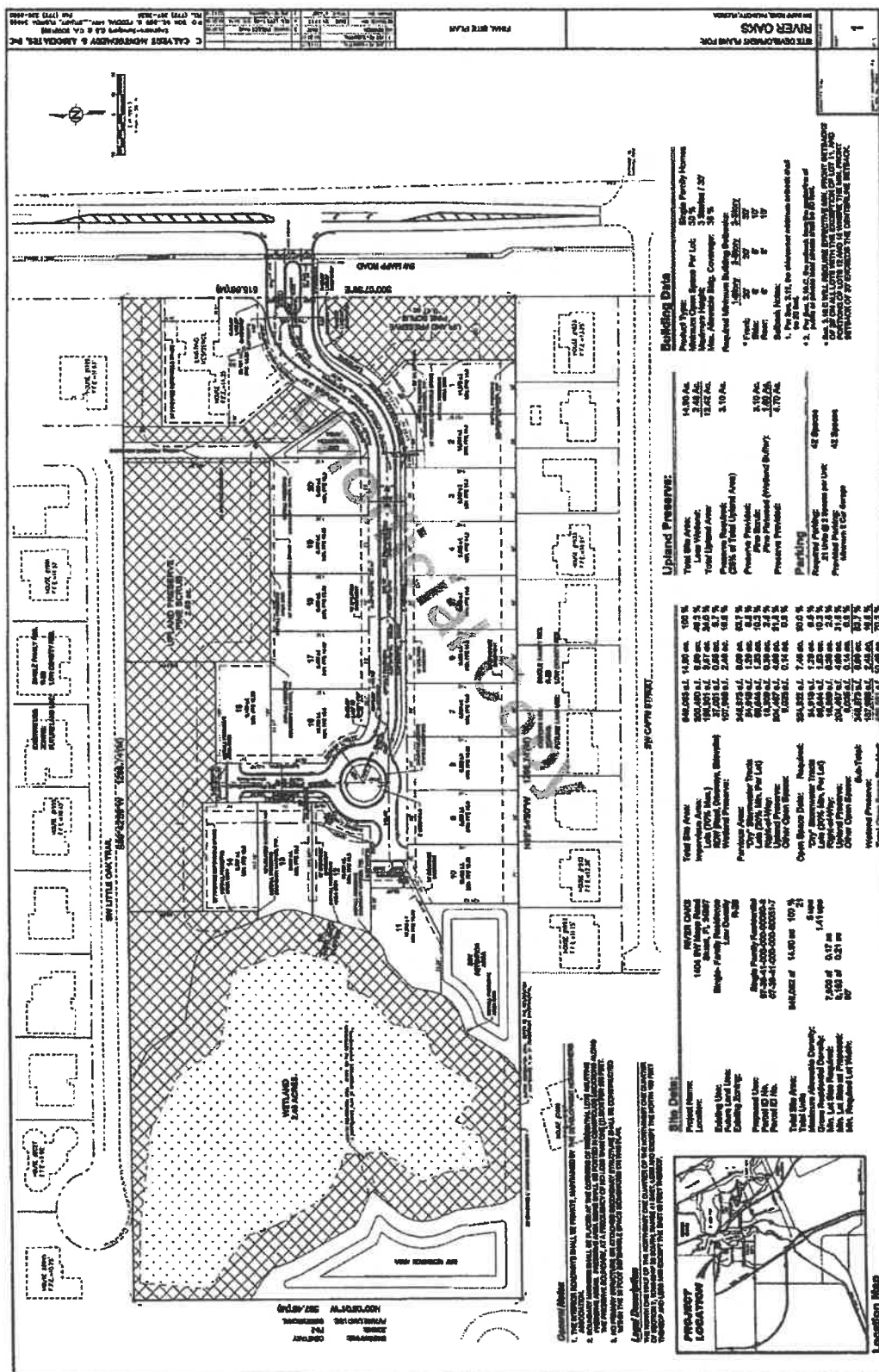
Vegetative coverage will be documented at each of the data collection stations in the Monitoring Plan. The vegetative coverage will be measured as absolute coverage within an area of approximately 2500 square feet at each monitoring station. The vegetation will be measured in percent coverage of the restoration areas vegetation. The total percent cover will not exceed 100 percent, and each species documented will be reported in both common and Latin names. The coverage will be measured by visual observation in each of four quadrants from the fixed monitoring point. Observations will extend approximately twenty five (25) feet from the observer in each direction thus covering approximately 2500 square feet at each station. The data from each quadrant observation will be combined to calculate the vegetative coverage. Station locations will be permanently marked with PVC pipe to ensure consistency in data collection. At least three (3) photos will be collected from compass points at each of the established photo stations to provide documentation of vegetative coverage. In addition to vegetative coverage documentation, any observed wildlife utilization, or indicators of wildlife (i.e. tracks, scat, etc.) will be noted.

The monitoring will be conducted on an annual basis based on the schedule below. The data will be collected into one report that will be provided on an annual basis for five (5) years so that maintenance activity can be closely tracked. The reports provided will include a discussion and conclusion regarding progress towards the achievement of the success criteria as per the permit. If restoration goals are not met extended monitoring may be needed.

Monitoring/Maintenance Work Schedule

The schedule for conducting the proposed monitoring and maintenance is based on the date of notice to proceed from the appropriate agencies. The following schedule is proposed, with specific dates based upon receipt of notice to proceed.

Activity	Months after Notice to Proceed
Complete planting of proposed restoration area	1 month
County inspection of proposed restoration area	1 month
Conduct Time Zero Monitoring	1 month
Conduct exotic removal within restoration area	On-going maintenance
First Annual Monitoring Report and Coverage Evaluation	Baseline + 12 months
Second Annual Monitoring Report and Coverage evaluation	Baseline +24 Months
Third Annual Monitoring Report and Coverage Evaluation	Baseline + 36 months
Fourth Annual Monitoring Report and Coverage evaluation	Baseline + 48 months
Fifth Annual Monitoring Report and Coverage Evaluation	Baseline + 60 months



River Oaks LLC

February 27, 2019

Catherine Riiska
Martin County Growth Management
BY HAND

Application No: DEV2019010017
Project No: M211-005

Dear Ms. Riiska:

Attached please find the certification of sign posting for the above referenced project.

If there is anything else you need at this time, please contact me at 772-800-2453 or maureen@mancils.com, or our agent Betsy Lindsay's office.

Also, I just wanted to double check that you have the following owner's address on file as previous mail has been directed to an incorrect PO Box.

River Oaks LLC
8530 SW Jayme Way
Palm City FL 34990

Thank you,



Maureen Saltzer

RECEIVED
FEB 27 2019
GROWTH MANAGEMENT
DEPARTMENT

Certification of Sign Posting

Project Number: M211-005 River Oaks LLC

Application: DEV2019010017

This certifies that a sign has been posted per Martin County Land Development Regulations 10.6 Article 10 L.D.R. on SW Mapp Road at the development site – 1350 SW Mapp Road.



Facing south



Facing north



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: 2/27/19





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

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
River Oaks, LLC, a Florida limited liability company (Applicant)	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
Don R. Mancil, Jr.	5701 Sunshine Farms Way Palm City FL 34990	50%
Paul Filipe and Adrienne Lehr Filipe, husband and wife	4016 SW Moore St. Palm City FL 34990	50%

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

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

Name	Address	Interest

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ¹ *
DEV 2019070005	MC320 LLC , 8530 SW Jayme Way, Palm City, FL 34990. Parties: Don R. Mancil Jr., Paul Filipe, Adrienne Lehr Filipe, Giaquinto Family LLC, Giovanni Giaquinto	7-5-19	Major Development (Mine)	P

(If more space is needed attach separate sheet)

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

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT


Signature

Don R. Mancil, Jr.

Print name

STATE OF: Florida

COUNTY OF: Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 9th day of July, 2019, by Don R. Mancil, Jr., who is personally known to me or have produced _____ as identification.



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

(Notary Seal)


Signature

Notary Public, State of Florida

Print Name: Wanda Sue Smart

My Commission Expires: 4/25/2020

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Description in deed to River Oaks LLC recorded in ORB 3009 page 291:

That part of the North one half of the Northeast one quarter of the Northwest one quarter of Section 7, Township 38 South, Range 41 East, Martin County, Florida described as follows: Commence at the Southeast corner of Lot 11, Oak Ridge Plat No. 1, recorded in Plat Book 12, Page 39, Martin County, Florida public records and run South 0° 31' 00" West along a line which is parallel to and 50.00 feet West of the East line of the Northwest one quarter of said Section 7 for 2.00 feet to the Point of Beginning for the following described parcel: Thence continue South 0° 31' 00" West along said parallel line for 198.00 feet; thence run North 89° 38' 23" West for 200.00 feet; thence run North 0° 31' 00" East for 198.00 feet to a point on a line which is 2.00 feet South of and parallel to the South line of Oak Ridge Plat No. 1; thence run South 89° 38' 23" East along said parallel line for 200.00 feet to the point of beginning.

Tax parcel ID #: 07-38-41-000-000-00050-8

Street Address: 1404 SW Mapp Road, Palm City, FL 34990

Description in deed to River Oaks LLC recorded in ORB 3013 page 2093:

The North one half of the Northeast one quarter of the Northwest one quarter of Section 7, Township 38 South, Range 41 East, Martin County, Florida.

Less and Except the North 160 feet thereof; and

Less and Except the East 50 feet thereof; and

Less and Except the following described property:

Commence at the Southeast corner of Lot 11, Oak Ridge Plat No. 1, recorded in Plat Book 12, Page 39, Martin County, Florida public records and run South 0° 31' 00" West along a line which is parallel to and 50.00 feet West of the East line of the Northwest one quarter of said Section 7 for 2.00 feet to the Point of Beginning for the following described parcel: Thence continue South 0° 31' 00" West along said parallel line for 198.00 feet; thence run North 89° 38' 23" West for 200.00 feet; thence run North 0° 31' 00" East for 198.00 feet to a point on a line which is 2.00 feet South of and parallel to the South line of Oak Ridge Plat No. 1; thence run South 89° 38' 23" East along said parallel line for 200.00 feet to the point of beginning.

Tax parcel ID #: 07-38-41-000-000-00051-7

Street Address: 1350 SW Mapp Road, Palm City, FL 34990

Overall Parcel description (Parcels 1 and 2 combined)

The North one half of the Northeast one quarter of the Northwest one quarter of Section 7, Township 38 South, Range 41 East, Martin County, Florida.

Less and Except the North 160 feet thereof; and

Less and Except the East 50 feet thereof

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

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

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

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

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

RESOLUTION NUMBER _____

[REGARDING DENIAL OF THE RIVER OAKS PLAT]

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

1. River Oaks, LLC, submitted an application for a plat approval for the River Oaks project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public meeting on October 22, 2019.
3. At the public meeting, all interested parties were given an opportunity to be heard.

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

A. The request for the plat for the River Oaks project is hereby denied, for the following XXXX.

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

DULY PASSED AND ADOPTED THIS 22ND DAY OF OCTOBER 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
EDWARD V. CIAMPI, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:
Exhibit A, Legal Description

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 10/22/19 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By mkv D.C.

Catherine G. Riiska

Summary of Qualifications

DPQJ-1
COUNTY
EXHIBIT # 2

- PWS (Professional Wetland Scientist) Certification # 2162; Environmental Scientist with experience in multiple applications, including wetland science, hydrology, water quality, and regulatory programs
- Master of Science Degree in Environmental Sciences, Soil and Water Science, Bachelor of Science Degree in Biology
- Member of American Planning Association (APA)
- Member of Society of Wetland Scientists (SWS) and Florida Association of Environmental Professionals (FAEP)
- Certified Florida Master Naturalist (UF)
- Certified Stormwater Management Inspector, FDEP
- Extensive Knowledge of Wetland Ecology, SFWMD infrastructure, STA's, Water Quality and Regulatory Missions
- Mastery of GIS skills, including but not limited to map creation, modeling, interpolation, extrapolation, spatial analysis
- Knowledge of NELAC, FDEP, EPA, UMAM, SFWMD A.H., various F.S. and F.A.C.
- Experience in development review, code compliance, industrial water control, permitting, and analyses, including relevant DEP and EPA requirements and effluent monitoring

Work Experience

Principal Planner (May/2015 – current); Martin County – Growth Management Department
Development Review including Environmental Review and Special Projects. Evaluation of Major and Minor development applications for compliance with Martin County Code; Project Coordination duties involving internal development review team, external customers/applicants, and other governmental agencies; Report and Agenda creation and presentation to various advisory committees and the BOCC. Interdepartmental support as needed as a subject matter expert including comprehensive plan amendment and diverse County goals and processes, including litigation, regulation and environmental science-based issues.

Senior Planner (Feb/2014 – May/2015); Martin County – Growth Management Department
Development Review including Environmental Review and Special Projects. Wetland delineation and assessment. Evaluation of Major and Minor development applications for compliance with Martin County Code; Project Coordination duties involving internal development review team, external customers/applicants, and other governmental agencies; Report and Agenda creation and presentation to various advisory committees and the BOCC.

Environmental Analyst III (Jan/2013 – Feb/2014); **Environmental Analyst II** (Oct/2009 – Jan/2013)
South Florida Water Management District, WPB FL – Environmental Resource Permitting Division
Water use and ERP permit application/modification review; State Wetland delineation; Field wetland assessments including hydrological, biological, and water quality; In-situ soil analysis, hydric soil determinations; Seagrass and benthic resource surveying/mapping; Wetland monitoring program development and review; Wetland monitoring data assessment and reporting with extensive documentation; WRAP, WATER, and UMAM assessments; GIS, Google Earth, Multiple certifications and formalized training obtained:

Science Technician II (Dec/2007 – Oct/2009)
South Florida Water Management District, WPB FL – Water Quality Monitoring Division, Environmental Resources Assessment Dept.
Environmental field sampling, surface water and autosampler sampling and sample processing; Field instrument use, maintenance, and troubleshooting; Extensive QA/QC performance and documentation; Marsh sampling including vegetation identification and survey; Multiple certifications and formalized training obtained:

OPS Technician / Graduate Student - University of Florida – Environmental Sciences (April/2005 – Dec/2007)
University of Florida, IRREC Ft. Pierce – AgroEcology Laboratory
Awarded Master of Science Degree in Environmental Sciences, Soil and Water Science
NELAC Environmental compliance, monitoring, and testing; Test method development; Establishment of standard operating procedures; Lab and lab supply maintenance and tracing; Extensive documentation and record keeping; reporting and procedural compliance with all local, state, and federal regulatory agencies including USDA-ARS, NELAC, FDEP.

Education: Master of Science, Environmental Science, Soil and Water Science, UF
Bachelor of Science, Biology; Microbiology major, Chemistry minor, FAU

Publications

Nontarget Deposition and Losses of Chlorothalonil in Irrigation Runoff Water from a Commercial Foliage Plant Nursery. Journal of Environmental Quality 39:2130-2137.

Irrigation Water and Nitrate-nitrogen Loss Characterization in Southern Florida Nurseries: Cumulative Volumes, Runoff Rates, Nitrate-nitrogen Concentrations and Loadings, and Implications for Management. Hort Technology 20(2):325-330