



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

PHQJ-3
COUNTY
EXHIBIT # 1

File ID: 20-0664

PHQJ-3

Meeting Date: 5/19/2020

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

MC320, LLC REQUEST FOR MAJOR FINAL SITE PLAN APPROVAL

EXECUTIVE SUMMARY:

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

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden
Title: Principal Planner

REQUESTED BY:

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 5/19/2020
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

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

The property is currently vacant and was formally utilized for Citrus production. There is no existing habitat or wetlands on the site.

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

This application is scheduled for consideration by the Local Planning Agency on May 7, 2020.

The following supporting documents are attached to this item:

Staff Report

Resolution to Approve

Lake Area Management Plan

Final Site Plan

Application Materials
Construction Plans
Landscape Plans
Bond Package
Disclosure
Sample Notification
Legal Ad
Sign Posting Affidavit
Resolution for Denial

ISSUES:

There are no unresolved issues with this application.

LEGAL SUFFICIENCY REVIEW:

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

RECOMMENDED ACTION:

RECOMMENDATION

- Move that the Board receive and file the Agenda Item Summary and its attachments including the Staff Report as Exhibit 1.
- Move that the Board approve the request for major final site plan approval for the MC320 project.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the request for major site plan approval to a date certain.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$9,127.00 application fee and the \$290.00 completeness fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

MC320 MAJOR FINAL SITE PLAN

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

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B. Project description and analysis

Request approval for a Major final site plan for the development of a sand mining operation resulting in the construction of an approximate 33 acre lake. The project will be located on an approximate 174 acre parcel located on the west side of SW Citrus Boulevard about $\frac{3}{4}$ of a mile south of SW 96th Street in Palm City Farms. Included with this application is a request for a Certificate of Public Facilities Reservation.

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

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

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections

F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Todd Warren	221-1377	Comply
J	Landscaping	Karen Sjolholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Michele Jones	219-4941	N/A
Q	ADA	Stephanie Piche	223-4858	N/A
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5923	N/A
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

D. Review Board action

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

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

E. Location and site information

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

Location Map



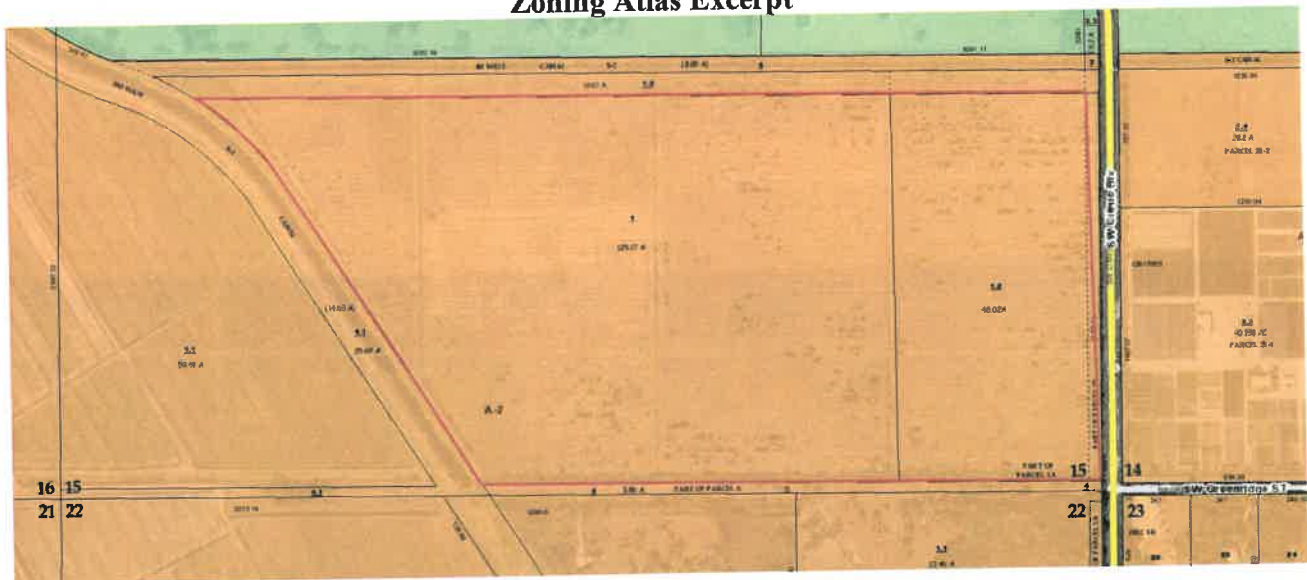
Aerial



Future Land Use Map Excerpt



Zoning Atlas Excerpt



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

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

- (1) Regulate the use of land and water consistent with this element and FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands, and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater

- management;
- (5) Regulate signage;
 - (6) Ensure safe and convenient on-site traffic flow and parking needs;
 - (7) Protect potable water wellfields and aquifer recharge areas;
 - (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Game and Freshwater Fish Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
 - (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
 - (10) Include provisions for the transfer of development rights to:
 - (a) Protect environmentally sensitive areas and/or historic resources and;
 - (b) Specify those receiving zones within the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.
- Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Findings of Compliance:

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

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

Findings of Compliance:

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

Item #1:

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

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

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

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

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

N/A

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

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

Environmental

Finding of Compliance:

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

Landscaping

Findings of Compliance:

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

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. To demonstrate compliance the applicant is proposing to preserve all 35 of the existing protected trees on the site. In addition the applicant is proposing to protect 225 existing sabal palm and to relocate an additional 120 palms. These palms will qualify to provide credit for 115 of the required landscape trees.

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

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

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

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

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

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

L. Determination of compliance with county surveyor - Engineering Department

N/A

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

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

Compliance with Adequate Public Facilities Ordinance:

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

Findings of Compliance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Addressing

Findings of Compliance

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

Electronic File Submittal

Findings of Compliance

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

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

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

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

Wellfield and Groundwater Protection

Findings of Compliance:

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

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

Fire Prevention

Findings of Compliance:

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

Provide KNOX padlock for emergency access.

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

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

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

Martin County Health Department

N/A

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

Martin County School Board

N/A

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

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

N/A

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

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

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

Service provider – Martin County

Findings – not applicable

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Service provider – Martin County

Findings – not applicable

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Findings – in place

Source - Growth Management Department

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

Findings – positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

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

Findings – in place

Source - Growth Management Department

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

Findings – in place

Source - Engineering Department

Reference - see Section K of this staff report

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

Findings - in place

Source - Engineering Department

Reference - see Section K of this staff report

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

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

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

Findings – not applicable

Source - Growth Management Department

Reference - see Section R of this staff report

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

U. Post-approval requirements

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

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

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

Item #3:

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

Item #4:

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

Item #5:

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

Item #6:

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

Item #7:

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

Item #8:

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

Item #9:

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

Item #10:

Original of the construction schedule.

Item #11:

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

Item #12:

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

Item #13:

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

V. Local, State, and Federal Permits

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

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

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

W. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

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

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

X. General application information

Applicant: MC320, LLC
Don R. Mancil
8530 SW Jayme Way
Palm City, FL 34990

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

Engineer: Same as agent

Y. Acronyms

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

Z. Attachments

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

[blank space above reserved for recording information]

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

RESOLUTION NUMBER _____

**[REGARDING A MAJOR DEVELOPMENT FINAL SITE PLAN APPROVAL
FOR MC320 PROJECT
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. MC320, LLC, submitted an application for final site plan approval for the MC320 project, located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency (LPA) considered the application at a public hearing on May 7, 2020. The LPA's recommendations were forwarded to the Board of County Commissioners for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on May 19, 2020.
5. At the public hearing, 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 final site plan attached hereto as Exhibit B is approved. Development of the MC320 project shall be in accordance with the approved final site plan and Lake Area Management Plan (LAMP) attached hereto as Exhibit C.
- B. All required applicable state and federal permits and approvals shall be submitted to Martin County 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 10.11, Land Development Regulations, Martin County, Fla. (2019).

- D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County, Fla. (2019), shall render approval of the final site plan for Phase 1 of the Creative Land Management project null and void.
- E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.B, LDR, Martin County Code.
- F. All permits for the MC320 final site plan must be obtained within one year, by May 19, 2021. Excavation must be completed within three years, by May 19, 2023. No rights to obtain development orders are herein conveyed beyond the three (3) 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. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.
- H. An annual progress report shall be submitted to the Engineering Department within 30 days of the anniversary date of the permit for all filling or mining permits that have a duration of more than one year. The report shall be prepared by a Florida registered engineer, shall demonstrate that the permit criteria have been met to date and that the project is in compliance with all other applicable permits. The annual progress report shall include record ("as-built") drawings of all work done to the date of the report. The following certification statement must also appear with the annual certification report [MARTIN COUNTY, FLA., LDR SECTION 4.349. (2001)]:
I hereby notify Martin County of the completion of all excavation and filling for the above referenced project and certify that they have been constructed in conformance with the plans and specifications permitted by the county including, but not limited to, all area and quantities of vegetated littoral and upland buffer zones, all excavation and fill material quantities, excavation depths, and natural resources protection. (A copy of the approved permit drawings is attached.) I hereby affix my seal this _____ day of _____ / _____ / _____, 20____.
- I. Within 30 days of the completion of the excavation and/or filling or mining, a Florida registered professional engineer, a Florida registered professional surveyor and mapper, or a Florida registered professional landscape architect shall certify that the excavation was constructed in substantial conformance with the plans and specifications approved by the county. A certification statement must also appear on the certification report. MARTIN COUNTY, FLA., LDR SECTION 4.351. (2001)
- J. All disturbed mining/excavation/fill areas shall be reclaimed, and reclamation shall begin immediately following excavation/fill or each phase of excavation/fill, whichever occurs first. All disturbed and reclaimed areas shall be planted or seeded with a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to prevent the establishment of

prohibited plant species and to provide adequate growing conditions for reclamation planting requirements. MARTIN COUNTY, FLA., LDR SECTION 4.348.C. (2001)

- K. A three-year performance bond/security and executed commitment is required to ensure that restoration of the excavation and/or fill or mining site shall be completed, including items such as, but not limited to, general clean-up, grading, and vegetation of the lake banks littoral zones, and upland transition zone. The amount of the security shall be approved by the County Engineer, and shall be based on 110 percent of a cost estimate prepared by a Florida registered Engineer of the general clean up, grading, and site restoration include in the required littoral zone and upland planting by an environmental professional. The guarantees for phased project may be bonded separately. MARTIN COUNTY, FLA., LDR SECTION 4.350. (2001)
- L. A hauling operations report and payment of associated hauling fees shall be submitted quarterly to the County Engineering department. MARTIN COUNTY, FLA., LDR SECTION 4.343.C. (2001).
- M. 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 19TH DAY OF MAY, 2020.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plan
Exhibit C, LAMP

Exhibit A

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

PARCEL NUMBER

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

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

PARCEL 1B-1

A parcel of land lying in portions of Sections 14 and 15, Township 39 South, Range 40 East, Martin County, Florida, more particularly described as follows: To wit: COMMENCE at the Southwest corner of Section 7 of said Township and run North 00°11'13" East along the West line of said Section 7, a distance of 2648.87 feet to the West one quarter corner of said Section 7; thence North 00°12'01" East along said west line, a distance of 2647.72 feet to the Southwest corner of Section 6; thence North 00°16'38" East along the West line thereof, a distance of 2649.62 feet to the West one quarter corner of said Section 6; thence North 00°08'10" East along the West line of said Section 6, a distance of 124.72 feet to a point; thence South 89°48'10" East, a distance of 5278.52 feet to the West line of Section 5; thence South 89°48'10" East, a distance of 2079.83 feet to the Southwest corner of lands conveyed to Mr. Michael Zarrella as recorded in ORB 184, Page 258, public records of Martin County, Florida; thence continue South 89°48'10" East along the South line of said Zarrella property, a distance of 2805.71 feet to the Southeast corner of said property; thence continue South 89°48'10" East, a distance of 208.72 feet to the Easterly right-of-way line of the S-1 Canal and the Westerly property line of lands conveyed to Mr. William J. Matheson as recorded in ORB 340, Page 1231, public records of Martin County, Florida; thence Southeasterly along the East right-of-way line of said S-1 Canal the following courses and distances: Thence South 22°54'28" East along the West line of said Matheson property a distance of 491.65 feet to the East line of Section 5; thence continue South 22°54'28" East along the West line of said Matheson property, a distance of 2625.68 feet to the South line of Section 4 and the Northwest corner of lands conveyed to Charles O. Melear and Jimmy E. Melear as recorded in ORB 220, Page 348, public records of Martin County, Florida; thence South 22°45'48" East along the West line of said Melear property, a distance of 4256.91 feet to the Northwest corner of Parcel 1 of lands conveyed to Melear Bros. Dairy, Inc. as recorded in ORB 334, Page 198; thence continue South 22°45'48" East along said Melear Bros. Dairy, Inc. property, a distance of 1460.24 feet to the South line of Section 9; thence continue South 22°45'48" East a distance of 531.88 feet; thence South 32°45'17" East a distance of 2259.06 feet to the beginning of a curve concave to the Northeast, having a radius of 1766.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 26°27'40", a distance of 815.60 feet to the intersection with the East line of said Section 16; thence continue along the above mentioned curve, through a central angle of 11°18'13", a distance of 348.41 feet to the South line of said Melear Bros. Dairy, Inc. property and the North right-of-way line of the S-2 Canal; thence continue along the above mentioned curve, through a central angle of 01°07'57", a distance of 34.91 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius of 1575.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 06°52'53", a distance of 189.16 feet to the POINT OF BEGINNING; thence continue along the above mentioned curve, through a central angle of 31°37'36", a distance of 869.38 feet; thence South 33°08'39" East along the East right-of-way line of the S-1 Canal, a distance of 1855.52 feet to a point; thence South 89°39'36" East, departing the S-1 Canal right-of-way, along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 15, a distance of 3056.23 feet to the East line of said Section 15; thence South 89°34'48" East along a line that is parallel to and 55.00 feet North of, as measured at right angles to, the South line of Section 14, a distance of 98.82 feet to the Westerly right-of-way line of said Citrus Boulevard; thence North 00°19'04" East along said Citrus Boulevard right-of-way a distance of 2088.84 feet to the beginning of a curve concave to the West, having a radius of 5679.58 feet; thence Northerly along the arc of said curve, through a central angle of 00°01'47", a distance of 2.94 feet to the South right-of-way line of the S-2 Canal and a point 80.00 feet South of, as measured at right angles to the South line of lands conveyed to Golden Bear Land Company, Inc. and as recorded in O.R.B. 554, Page 361, Martin County Public Records; thence North 89°35'32" West, non-tangent to the aforementioned curve, a distance of 4828.68 feet to the POINT OF BEGINNING.

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

AND LESS the following described parcel of land:

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

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

PARCEL 1B-2

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

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

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

J:\MISC\MapInfo\MapInfo\Drawings\DESIGN\PROJECTS\DESIGN\15-39-40-000-000-00010-0.dwg PLOTTED BY: DATE ON THIS: NOV 21 2019

811	
VERTICAL DATUM: NAVD 83	UNIT: FEET
SCALE: 1"=40'	DATE: 11/21/19
 <p>THE MILCOR GROUP, INC. CIVIL ENGINEERS 10715 SE FEDERAL HIGHWAY INVERNON, FL 32609 PH: (352) 228-8888 FAX: (352) 228-8881 WWW.THEMILCORGROUP.COM</p>	
LEGAL DESCRIPTION	PROJECT
<p>EXHIBIT</p> <p>A</p>	

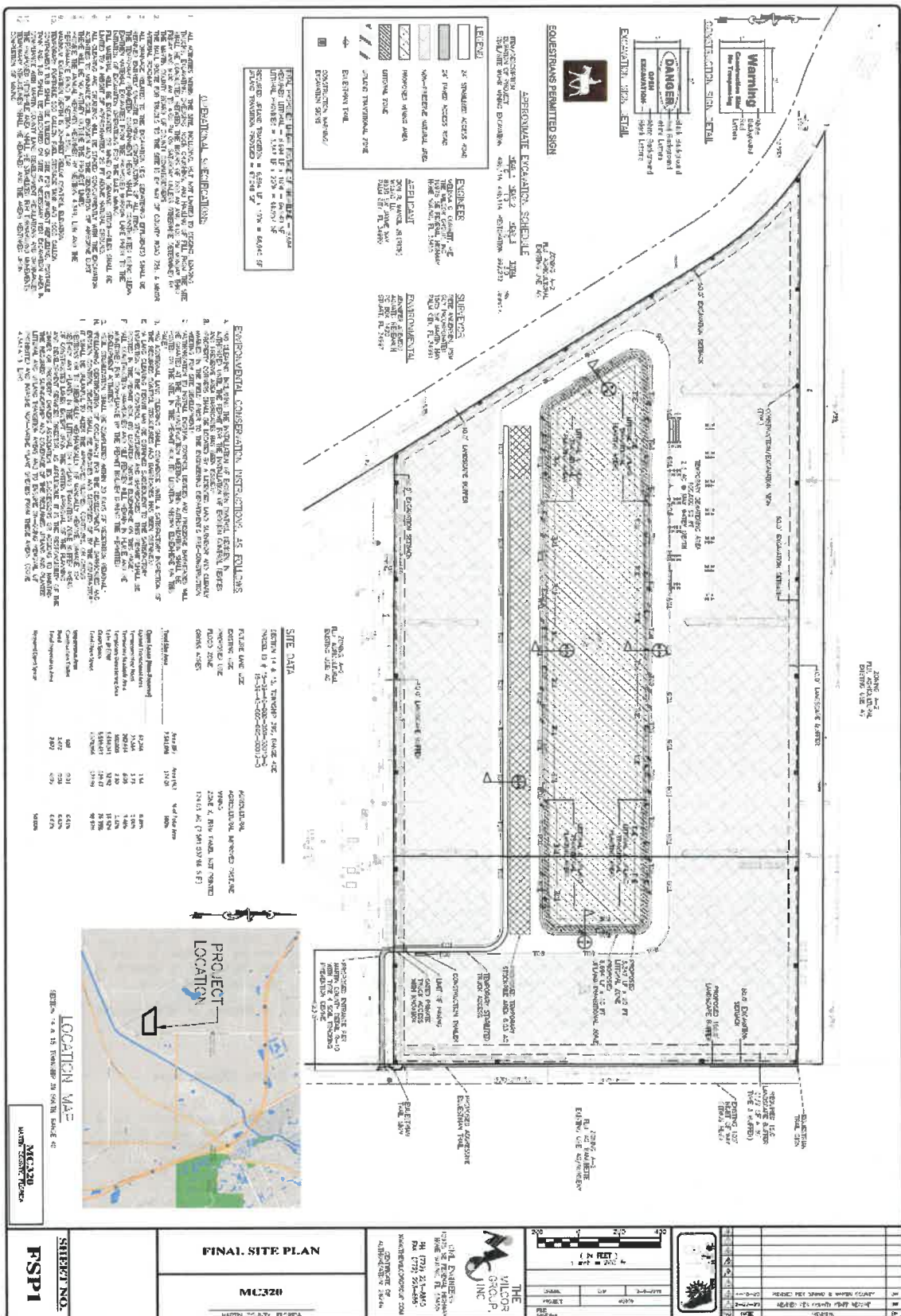


Exhibit C

Lake Area Management Plan

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

Prepared For:

Martin County
Growth Management Department

Prepared By:

Jennifer Acevedo

Jennifer Acevedo



ENVIRONMENTAL CONSULTING DEPARTMENT

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

Revised April 24, 2020

Introduction

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

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

Plant Material

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

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

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

Planting specifications for the Lake are as follows:

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

Maintenance of Littoral and Upland Transitional Zones

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

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

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

Littoral and Upland Transitional Zone Alteration Provision

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

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

Littoral and Upland Transitional Zone Monitoring

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

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

Water Management Procedures

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

Appendix A

Figure 1 – Location Map

Figure 2 – Site Map

Figure 3 – Lake Littoral and Upland Transitional Area Planting Plan

Appendix A

Site Maps



Environmental Consulting Department

Location Map

SW Greenridge Street & SW Citrus Boulevard
Palm City, Martin County, Florida

PIN: 15-39-40-000-00010-0 & 15-39-40-000-000-00012-0

Figure 1

Image: Google Earth





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

Environmental Consulting Department

Site Map


SW Greenridge Street & SW Citrus Boulevard
Palm City, Martin County, Florida

PIN: 15-39-40-000-00010-0 & 15-39-40-000-00012-0

Figure 2

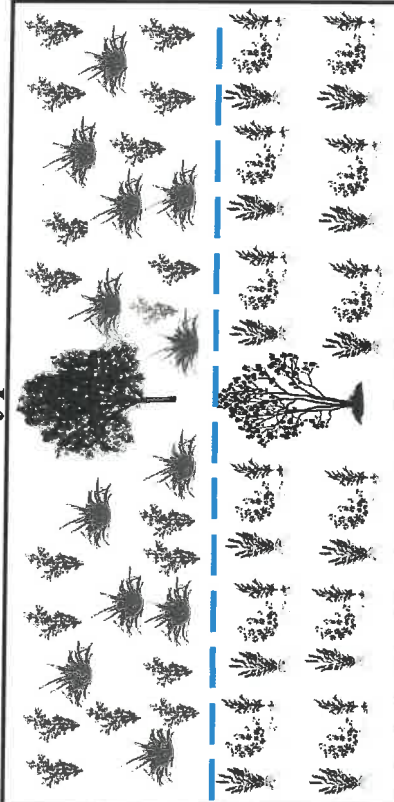
Image: Google Earth
Data: Martin County Property Appraisers
Site Plan: Milcor Group Inc

31



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

50 ft Overview of Typical Lake Section



Upland Plantings
10ft x 50ft

135 Sections Required

Littoral Plantings
10ft x 50ft

135 Sections Required

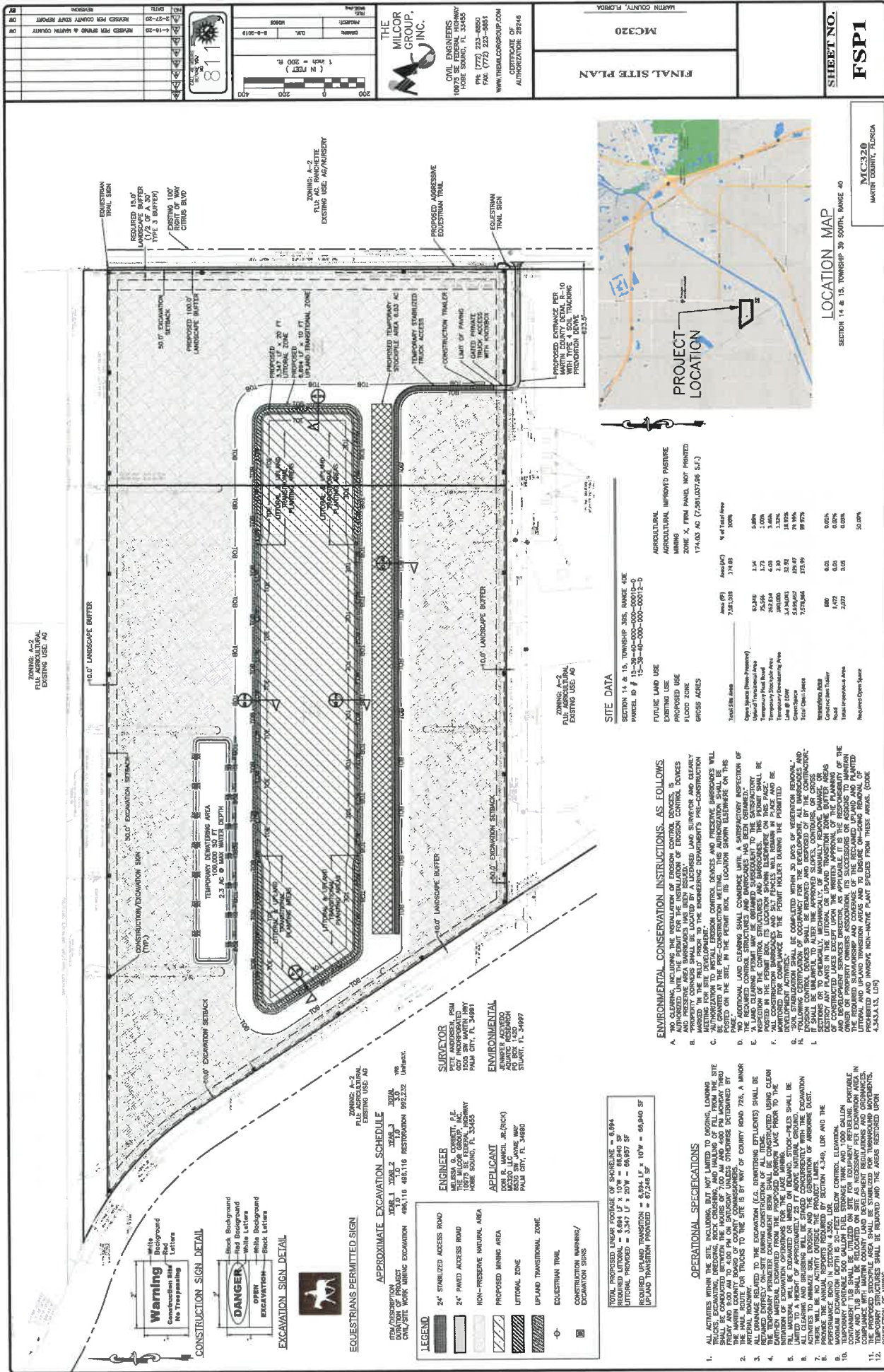
50 ft



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

Figure 3

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



December 12, 2019
Via: Hand Delivery

Project Number: M0609

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

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

Dear Ms. Riiska,

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

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

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

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

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

Please find the attached documents for review:

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

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

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

Sincerely,
The MilCor Group, Inc.



Melissa G. Corbett, P.E.
President

Enclosures

Cc: Rick Mancil
Paul Filipe



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

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: MC320

Brief Project Description:

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

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

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

15-39-40-000-00010-0

15-39-40-000-00012-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): MC320, LLC

Company Representative: Don R. Mancil, Jr.

Address: 8530 SW Jayme Way

City: Palm City, State: FL Zip: 34990

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

C. PROJECT PROFESSIONALS**Applicant (Name or Company):** MC320, LLC

Company Representative: Don R. Mancil, Jr.

Address: 8530 SW Jayme Way

City: Palm City, State: FL Zip: 34990

Phone: 772-288-0951

Email:

Agent (Name or Company): The MilCor Group, Inc.

Company Representative: Melissa G. Corbett, P.E.

Address: 10975 SE Federal Highway

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-223-8850

Email: melissac@themilcorgroup.com

Contract Purchaser (Name or Company): NA

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

Land Planner (Name or Company): The MilCor Group, Inc.

Company Representative: Melissa G. Corbett, P.E.

Address: 10975 SE Federal Highway

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-223-8850

Email: melissac@themilcorgroup.com

Landscape Architect (Name or Company): TBD

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

Surveyor (Name or Company): GCY, Inc.

Company Representative: Peter Andersen, PSM

Address: 1505 SW Martin Highway

City: Palm City, State: FL Zip: 34990

Phone: 772-286-8083

Email: petea@gcyinc.com

Civil Engineer (Name or Company): The MilCor Group, Inc.

Company Representative: Melissa G. Corbett, P.E.

Address: 10975 SE Federal Highway

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-223-8850

Email: melissac@themilcorgroup.com

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

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

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

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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

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



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

E. APPLICANT or AGENT CERTIFICATION

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


Applicant Signature

11/21/19
Date

Melissa Corbett
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

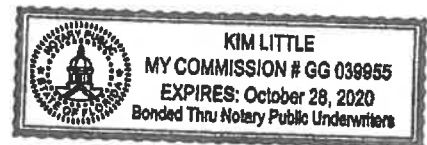
I hereby certify that the foregoing instrument was acknowledged before me this 21 day of NOV, 20 19, by Melissa Corbett.

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


Notary Public Signature

Kim Little
Printed name

STATE OF: Florida at-large



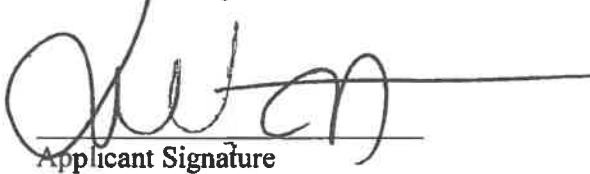


**Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION**
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Melissa G. Corbett, attest that the electronic version included for the project MC320 is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

12-4-19
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

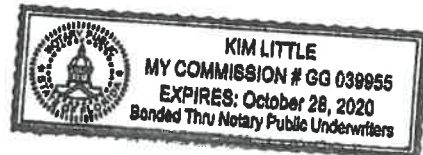
I hereby certify that the foregoing instrument was acknowledged before me this 4 day of December, 2019, by Melissa Corbett.

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


Notary Public Signature

Kim Little
Printed name

STATE OF: Florida at-large



REPRESENTATIVE AUTHORIZATION

Martin County
2401 SE Monterey Road
Stuart, Florida 34996

Re: MC320

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

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

Witness:

MC320, LLC

[Signature]

MARCEL E. HEN

Print Name

Sue Smart

Sue Smart

Print Name

By:

[Signature]

Don R. Marcel, Jr., Manager

Print Name, Title

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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

Notary Stamp

Sheryl Kramer
Notary Public



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

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

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

Article I

The name of the Limited Liability Company is:
MC320 LLC

Article II

The street address of the principal office of the Limited Liability Company is:
8530 SW JAYME WAY
PALM CITY, FL. US 34990

The mailing address of the Limited Liability Company is:
8530 SW JAYME WAY
PALM CITY, FL. US 34990

Article III

Other provisions, if any:

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

Article IV

The name and Florida street address of the registered agent is:
MYRA SMITH
8530 SW JAYME WAY
PALM CITY, FL. 34990

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

Registered Agent Signature: MYRA SMITH

Article V

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

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

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

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

Article VI

The effective date for this Limited Liability Company shall be:

05/13/2019

Signature of member or an authorized representative

Electronic Signature: DON R. MANCIL, JR.

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

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

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

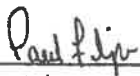
1. The Company is a duly formed, validly existing limited liability company in good standing under the laws of the State of Florida.
2. The Company is a manager managed limited liability company.
3. As shown on the records of the Division of Corporations of the Office of the Secretary of State of the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


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

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

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

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


 Paul D. Filipe
 June 7, 2019


 Don R. Mancil
 June 14, 2019



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

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

3,850,000. -

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

See Exhibit 1 for legal description

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

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

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

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

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

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

DoubleTime®

Signed, sealed and delivered in our presence:

Karin Ammons
Witness Name: Karin Ammons

Jessica Williams
Witness Name: Jessica Williams

Shakoor Arain (Seal)
Shakoor Arain

State of Florida
County of Okeechobee

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

[Notary Seal] _____

Karin Ammons
Notary Public

Printed Name: Karin Ammons

My Commission Expires: 8-7-19

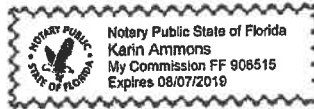


EXHIBIT 1

PARCEL 1A-1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOGETHER with the following described Parcel:

PARCEL 1B-1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LESS the North 120.00 feet of the above described parcel.

AND LESS the following described parcel of land:

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

COMMENCE at the Southeast corner of said Section 15;

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

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

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

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

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

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

TOGETHER with the following described Parcel:

PARCEL 1B-2

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

COMMENCE at the Southeast corner of said Section 15;

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

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

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

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

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

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

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

Consisting of the following tax parcel ID numbers:

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

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

PROPERTY TRANSFER CERTIFICATION

Martin County
2401 SE Monterey Road
Stuart, Florida 34996

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

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

Witness:

[Signature]

MARLENE SALTZER

Print Name

[Signature]

MARK J. DANNUNZIO

Print Name

MC320, LLC

By: *[Signature]*

Don R. Mancil, Jr.

Print Name

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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

Notary Stamp

[Signature]
Notary Public



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

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

c:\MO6 Moneca\M06009-Bally\MO6\DWG\DESIGN\EXHIBITS\EXHIBIT MAPS.dwg, PRINTED BY: DAWW ON THU, MAY 21 2019

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to MC320 LLC, as Owner(s) for the construction of MC320 in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

Read carefully.

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

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

OR

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

OR

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

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

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

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

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

INDIVIDUAL(S)

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

WITNESSES:

OWNER(S):

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

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

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

STATE OF _____
COUNTY OF _____

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

NOTARY PUBLIC

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

STATE OF _____
COUNTY OF _____

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

NOTARY PUBLIC

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

[STAMP]

CORPORATE

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

WITNESSES:

OWNER:

Sign: _____

Print: _____

Name of Corporation

Sign: _____

Print: _____

By: _____

Name: _____

Title: _____

Address: _____

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

STATE OF _____

COUNTY OF _____

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

NOTARY PUBLIC

Name:

State of _____ at large


My commission expires: _____

[STAMP]

*Martin County Growth Management Department
2401 S. E. Monterey Road, Stuart, FL 34996
772-288-5501 www.martin.fl.us*

**EXHIBIT A
(Legal Description)**

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

		THE MILCOR GROUP, INC.	
		CIVIL ENGINEERS 10875 SE FEDERAL HIGHWAY HOBE SOUND, FL 33465 PH: (772) 223-8850 FAX: (772) 223-8851 WWW.THEMILCORGROUPOF.COM	
LEGAL DESCRIPTION		PROJECT	
EXHIBIT		63	
		A	

[illegible]-PROJECT
LOCATION

\\mos-mc028-b01\hoo\DWG\DESIGN\EXHIBITS\EXHIBT MAPS.dwg, PRINTED BY: DAWD ON THU, Nov 21 2019

811 ☀

VERTICAL DATUM MAYD 88

**THE
MILCOR
GROUP,
INC.**

CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

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

WWW.THEMILCORPGROUP.COM

CERTIFICATE OF AUTHORIZATION: 26248

LOCATION MAP

MC320

MARTIN COUNTY, FLORIDA

EXHIBIT 64

B

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

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

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



811		VERTICAL DATUM NAD 83		DATE	
DATE	TIME	DATE	TIME	DATE	TIME
11-01-19	0800				
 <p>THE MILCOR GROUP, INC. CIVIL ENGINEERS 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455 PH: (772) 223-8850 FAX: (772) 223-8851 WWW.THEMILCORGROUPOF.COM CERTIFICATE OF AUTHORIZATION: 26249</p>					
AERIAL		MC320		MARTIN COUNTY, FLORIDA	
EXHIBIT		65		C	

October 30, 2019

MC320 Major Final Site Plan

*Engineering
a Value-Driven
Sustainable
Environment*

ADEQUATE PUBLIC FACILITIES

A Certificate of Public Facilities Reservation is requested.



ENGINEERING PLANS AND SPECIFICATIONS

FOR

MC320

SECTION 14 & 15, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA

NO.	DATE	REVISION	BY
1	2-27-20	REVISED PER COUNTY STATE REPORT	DM
2	2-27-20	REVISED PER SPWMD & MARTIN COUNTY	DM



LOCATION MAP

SHEET INDEX

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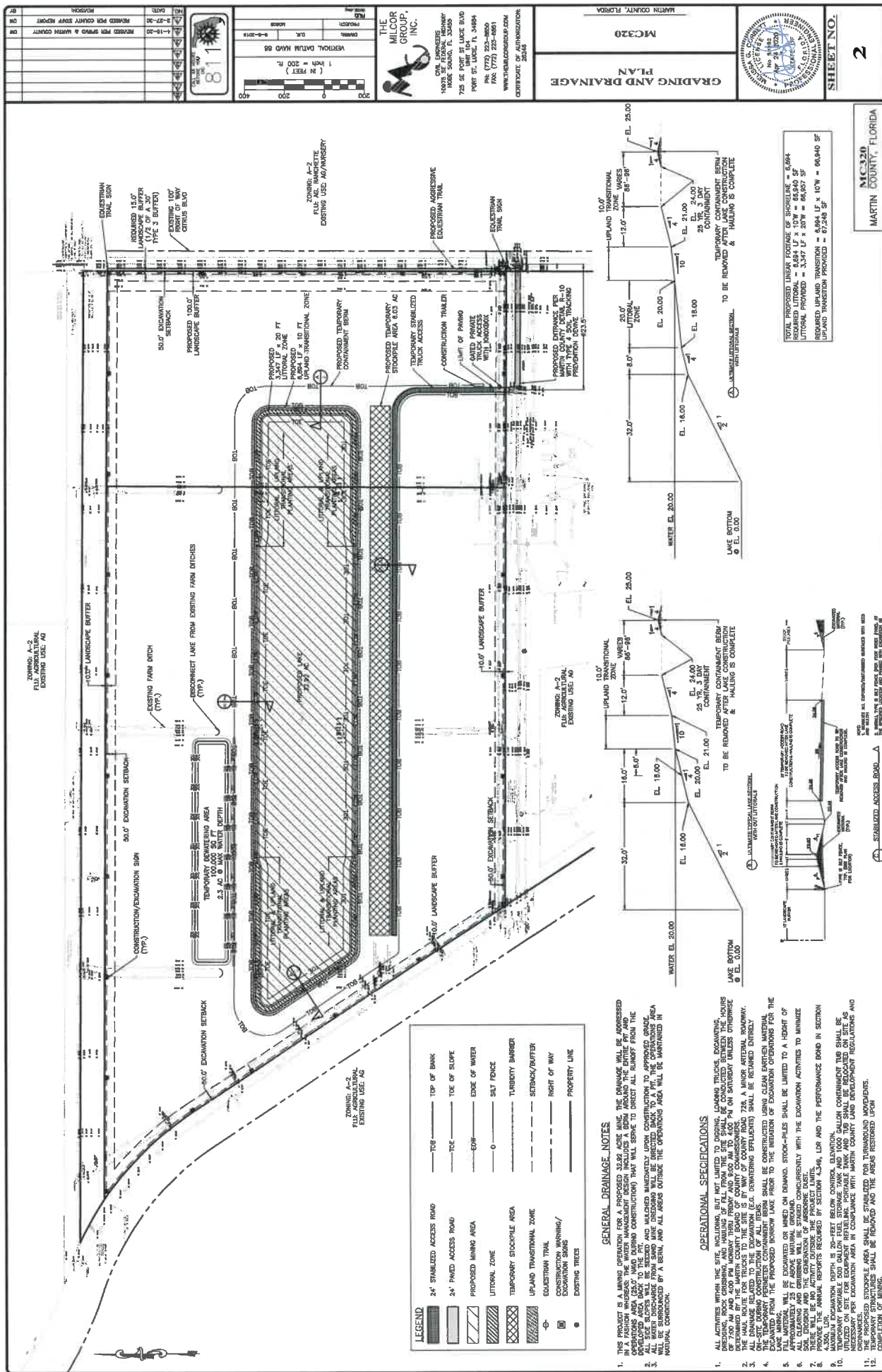
1	COVER
2-3	GRADING & DRAINAGE PLAN
4	CLEARING & EROSION CONTROL PLAN
5	DEWATERING PLAN

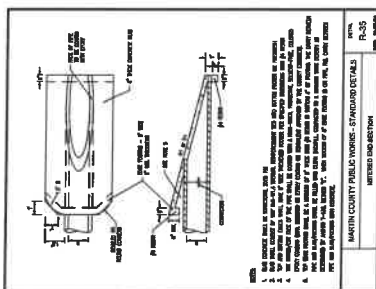
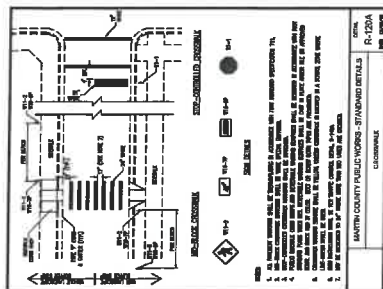
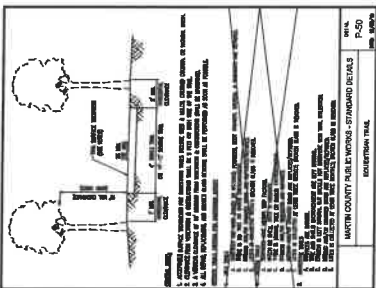
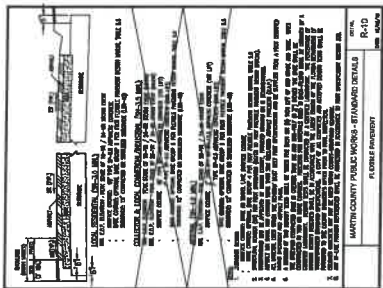
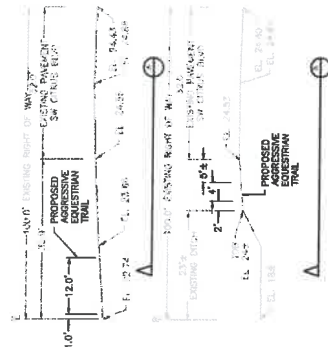
THE MILCOR GROUP, INC.

CIVIL ENGINEERS
1001 S. MILCOR BLVD.
MARTIN COUNTY, FL 32910-1001
PH: (772) 223-8850
FAX: (772) 223-8851
WWW.THEMILCORGROUP.COM
CERTIFICATE OF AUTHORIZATION:
2024



MC320
MARTIN COUNTY, FLORIDA





**THE
MILCOR
GROUP,
INC.**

CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOSE SOUND, FL 33465

725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34884

PH: (772) 223-8800
FAX: (772) 223-8861

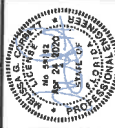
WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION:

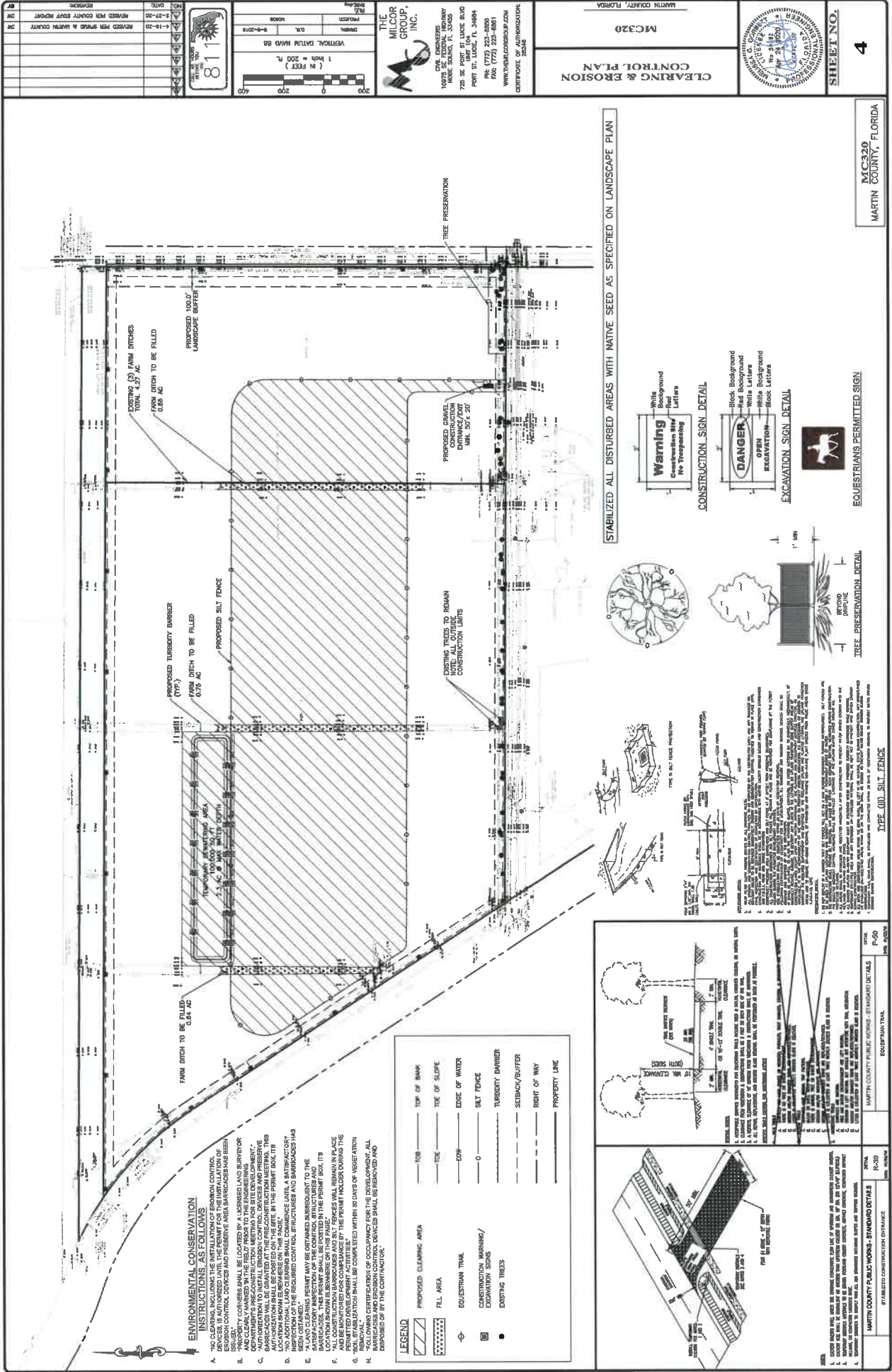
GRADING AND DRAINAGE
PLAN

MC320

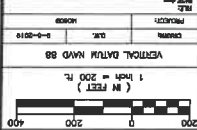
MARTIN COUNTY, FLORIDA



MARTIN COUNTY, FLORIDA
MC320
3
SHEET NO.

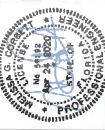


NO.	1
DATE	2-27-20
REVISION	REVISED PER SPREAD & MATHS COUNTY
BY	CM



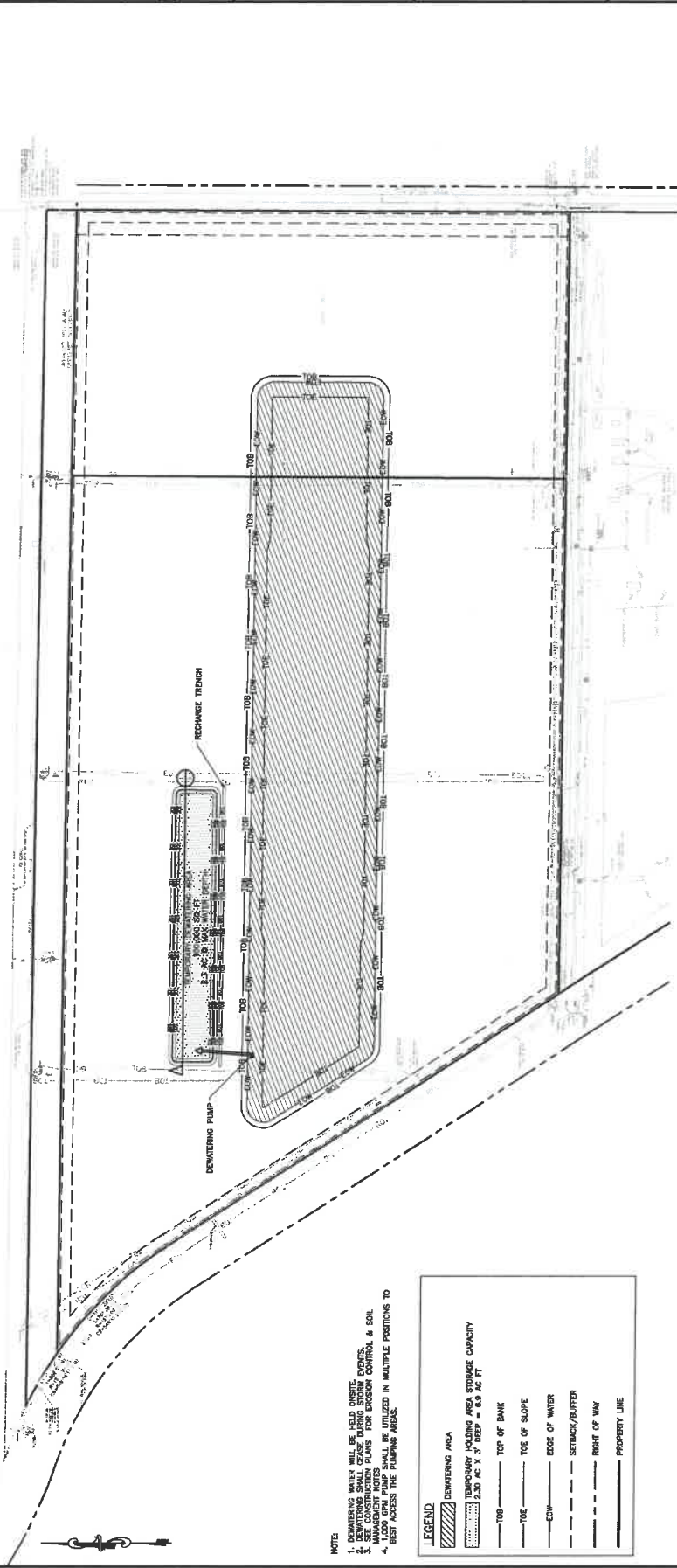
THE MILCOR GROUP, INC.
 11023 SW 10TH AVE. SUITE 100
 MIAMI, FL 33155
 PH: (773) 233-8800
 FAX: (773) 233-8801
 WWW.MILCORGROUP.COM
 CERTIFICATE NO. 10000000000000000000

DEWATERING PLAN
 MC320
 MARTIN COUNTY, FLORIDA



SHEET NO. 5

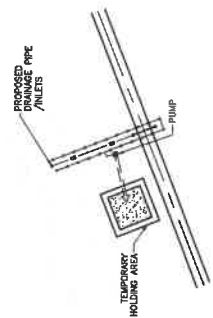
MC320
MARTIN COUNTY, FLORIDA



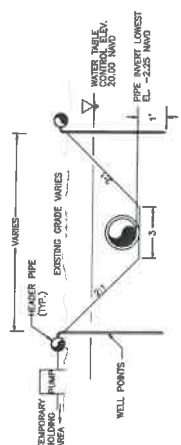
- NOTE:**
1. DEWATERING WATER WILL BE USED ON SITE.
 2. DEWATERING SHALL BE DONE IN 24 HOURS.
 3. SEE CONSTRUCTION PLANS FOR EROSION CONTROL & SOIL.
 4. 1,000 GPM PUMP SHALL BE UTILIZED IN MULTIPLE POSITIONS TO BEST ACCESS THE PUMPING AREA.

LEGEND

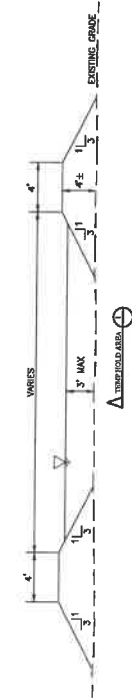
	DEWATERING AREA
	TEMPORARY HOLDING AREA STORAGE CAPACITY 2.50 AC X 5' DEEP = 6.9 AC FT
	TOP OF BANK
	TOE OF SLOPE
	EDGE OF WATER
	SETBACK/BUFFER
	RIGHT OF WAY
	PROPERTY LINE



TYPICAL DEWATERING PLAN FOR PIPE CONSTRUCTION



TYPICAL DEWATERING DETAIL FOR PIPE CONSTRUCTION



Littoral Planting Bond Calculations
MC320 Project
SW Greenridge Street & SW Citrus Boulevard
Palm City, Martin County, Florida
Parcel ID's: 15-39-40-000-000-00010-0 (±126.35 acres)
& 15-39-40-000-000-00012-0 (±48.03)

Prepared For:

Martin County
Growth Management Department

Prepared By:

Jennifer Acevedo

Jennifer Acevedo



ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

Introduction

As part of the MC320 project littoral and upland transitional planting are to be installed and maintained in accordance with the approved Lake Area Management Plan (LAMP). The projects on-site lake consists of ± 32.97 acres, with 6,731.15 linear feet of shoreline as measured at the proposed control elevation. In accordance with Section 4.350 of the Martin County Land Development Regulations (LDR), Guarantee and Performance Bond, a three-year performance bond is required. A cost estimate for installation of the littoral and upland transitional plantings is to be prepared by an Environmental Professional. The bond shall cover 110% of the total cost of plantings and installation. Littoral and upland transitional planting list and associated costs per plant and for installation is as follows:

Lake Plant List							
Zone	Type	Common Name	Scientific Name	Quantity	Unit-(gal)	Cost per Plant	Total Cost
Littoral	Tree	Bald Cypress	<i>Taxodium distichum</i>	57	15	\$43.00	\$2,451.00
Littoral	Tree	Red Maple	<i>Acer rubrum</i>	35	15	\$43.00	\$1,505.00
Littoral	Tree	Dahoon Holly	<i>Ilex cassine</i>	43	15	\$43.00	\$1,849.00
Littoral	Groundcover	Arrowhead	<i>Sagittaria latifolia</i>	3,105	1	\$2.50	\$7,762.50
Littoral	Groundcover	Pickerselweed	<i>Pontederia cordata</i>	3,105	1	\$2.50	\$7,762.50
Littoral	Groundcover	Maidencane	<i>Panicum hemitomon</i>	3,105	1	\$1.95	\$6,054.75
Littoral	Groundcover	Native rush	<i>Eleocharis spp.</i>	3,240	1	\$1.95	\$6,318.00
Littoral	Ground	Saw Grass	<i>Cladium jamaicense</i>	3,105	1	\$2.50	\$7,762.50
Total Cost Littoral Plantings							\$41,465.25
Upland/Transitional	Tree	Laurel Oak	<i>Quercus laurifolia</i>	54	15	\$45.00	\$2,430.00
Upland/Transitional	Tree	Slash Pine	<i>Pinus elliottii</i>	81	15	\$45.00	\$3,645.00
Upland/Transitional	Shrub	Saw Palmetto	<i>Serena repens</i>	810	3	\$15.00	\$12,150.00
Upland/Transitional	Shrub	Cocoplum	<i>Chryobalanus icaco</i>	810	3	\$15.00	\$12,150.00
Upland/Transitional	Shrub	Beauty Berry	<i>Callicarpa americana</i>	945	3	\$4.50	\$4,252.50
Upland/Transitional	Groundcover	Sand Cordgrass	<i>Spartina bakeri</i>	5,400	1	\$1.75	\$9,450.00
Upland/Transitional	Groundcover	Muhly Grass	<i>Muhlenbergia capillaris</i>	5,400	1	\$1.75	\$9,450.00
Upland/Transitional	Groundcover	Dwarf Fakahatchee Grass	<i>Tripsacum floridana</i>	4,860	1	\$1.75	\$8,505.00
Total Cost Upland Transitional Plantings							\$62,032.50
Total Cost Planting Both Zones							\$103,497.75

Cost of Plants = \$103,497.75

Installation = \$258,744.38

Delivery = \$500.00

Total Planting Cost Including Installation and Delivery = \$362,742.13

Required Bond = 110% of \$362,742.13 = \$399,016.34

Summary

As part of the MC320 project littoral and upland transitional plantings are required to be installed along the shoreline of the ±32.97acre lake. Plantings and lake maintenance are to be done in accordance with the approved Lake Area Management Plan (LAMP). As required in the Martin County LDR a three-year performance bond totaling 110% of the total cost of plants and installation is required. The qualified biologists from Aquatic Research have prepared the bond calculations. As indicated above the total cost of plants, delivery, and installation is \$362,742.13 and the required bond amount will be \$399,016.34.

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in Exhibit "A" to this Affidavit is (are) as follows:

Name	Address
MC320, LLC	8530 SW Jayme Way Palm City FL 34990

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

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

(If more space is needed attach separate sheet)

Disclosure of Interest Affidavit

Item 2 (continued from Page One)

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

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

Name	Address	Interest

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application*
M211-05 River Oaks	Don R. Mancil, Jr. 8530 SW Jayme Way Palm City FL 34990	6/4/19	Plat	P
M211-05 River Oaks	Paul & Lehr Filipe 4156 SW Moore St. Palm City FL 34990	6/4/19	Plat	P

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]

STATE OF FLORIDA
COUNTY OF MARTIN

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

[Signature]

Notary Public, State of _____

(Notary Seal)

Print Name: _____

My Commission Expires: _____



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

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

April 17, 2020

Via: US Mail First Class

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

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

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

Dear Property Owner:

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

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

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

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

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

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

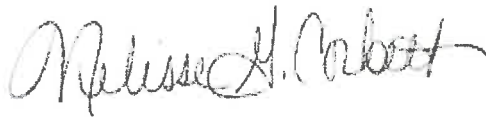
When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. 83

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

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

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

Sincerely,
The MilCor Group, Inc.



Melissa G. Corbett, P.E.
President

Attachment: Location Map

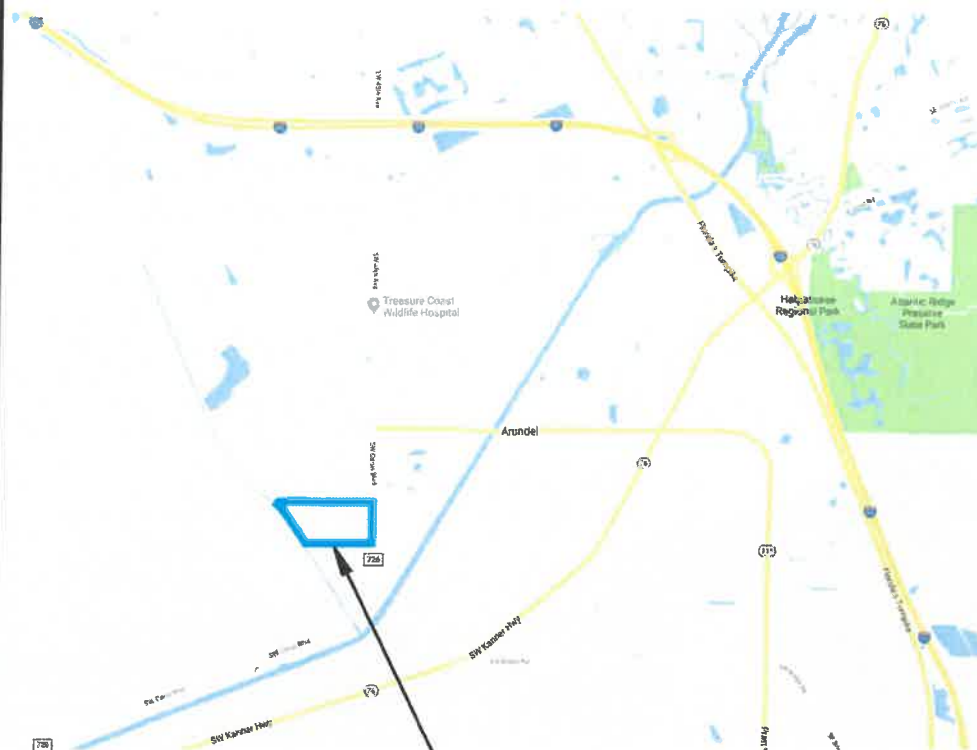


EAST

PARCEL NUMBER

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

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



PROJECT LOCATION

8165 12 Ave NW, Ste 300, Calgary, AB T2C 1A1
 403/263-1111
 www.mccallmccallmccall.com

811 8

DATE	TIME	REPORT
8-28-61	7:55	7:55
80 OVER FIVE THIRTY		

**THE
MILCOR
GROUP,
INC.**

CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
NOBE SOUND, FL 33465

PH: (772)223-8850
FAX: (772) 223-8891

WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION: 2004

LOCATION MAP

MC320
MARTIN COUNTY, FLORIDA

EXHIBIT

B

Certification of Sign Posting

Project Number: M226-001 MC320 LLC

Application: DEV2019110011

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





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

Certified by 
Maureen Saltzer

Date: 12/18/19





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

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

[blank space above reserved for recording information]

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

RESOLUTION NUMBER _____

**[REGARDING DENIAL OF MAJOR DEVELOPMENT FINAL SITE PLAN
FOR MC320]**

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

1. MC320, LLC, submitted an application for final site plan approval for the MC320 project, located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on May 7, 2020. The LPA's recommendations were forwarded to the Board of County Commissioners for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on May 19, 2020.
5. At the public hearing, 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 final site plan approval for the MC320 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 19TH DAY OF MAY, 2020.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:
Exhibit A, Legal Description

PHQJ-3

Peter W. Walden
Principal Planner
Martin County Growth Management Department
pwalden@martin.fl.us Office 772-219-4923
2401 SE Monterey Road Stuart, FL 34996

COUNTY
EXHIBIT # 2

Experience

Public Sector Work History

Principal Planner, Martin County, FL

2018- present

- Project Coordinator- development application and land development regulation review
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

Senior Planner, Martin County, FL.

2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL.

2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance. Provide related documents; draft time extensions, build out determinations, administrative amendments.

Zoning Compliance, Village of North Palm Beach, NPB, FL.

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission, and maintain all corresponding files.

Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

Education & Certifications

Florida Atlantic University, Boca Raton, FL

B.P.M. Bachelor of Public Management (Administration), minor in Geography, Magna Cum Laude

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

Indian River State College, Stuart, FL

A.A, Environmental Science, Magna Cum Laude

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

Member of the American Planning Association

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY FL
Date 5/19/2020
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MRV D.C.