



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5501 www.martin.fl.us

Major Final Site Plan Checklist

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

- ☒ 1. APPLICATION: Please use the new application form.
Application
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission.
Affidavit for digital submission
- ☒ 3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission..
Digital website
- ☒ 4. If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
Digital website
- NA ☐ 5. If submitting documents and/or plans in paper format only, see the Submission Information document.
Submission information
- ☒ 6. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 7. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
Development review fee schedule
- ☒ 8. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 9. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
- ☒ 10. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.
- ☒ 11. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
- ☒ 12. UNITY OF TITLE: A draft unity of title including the full legal description, total site acreage, and parcel control number(s).
Unity of title form
- ☒ 13. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☒ 14. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; a reservation, deferral or an exemption.
- NA ☐ 15. If available, land dedication documentation.

- ☒ 16. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
[Excavation fill and hauling](#)
- ☒ 17. STORM WATER PLAN: A storm water management plan signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 18. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☐ 19. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3.
[Hurricane surge map](#)
- ☐ 20. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet.
[Wildfire risk assessment scoresheet](#)
- ☐ 21. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
- ☐ 22. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property.
- ☐ 23. ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate.
[Environmental waiver checklist](#)
- ☐ 24. PAMP: A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☐ 25. LANDSCAPING ALTERNATIVE COMPLIANCE: A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 26. A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE: A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 28. A CRA Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☒ 29. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 30. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☒ 31. UTILITIES INFORMATION SHEET: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- ☒ 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)
- ☐ 33. AGENCY PERMITS:(OPTION ONE) All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal, state and regional permits and approvals prior to the issuance of a development order by the County.

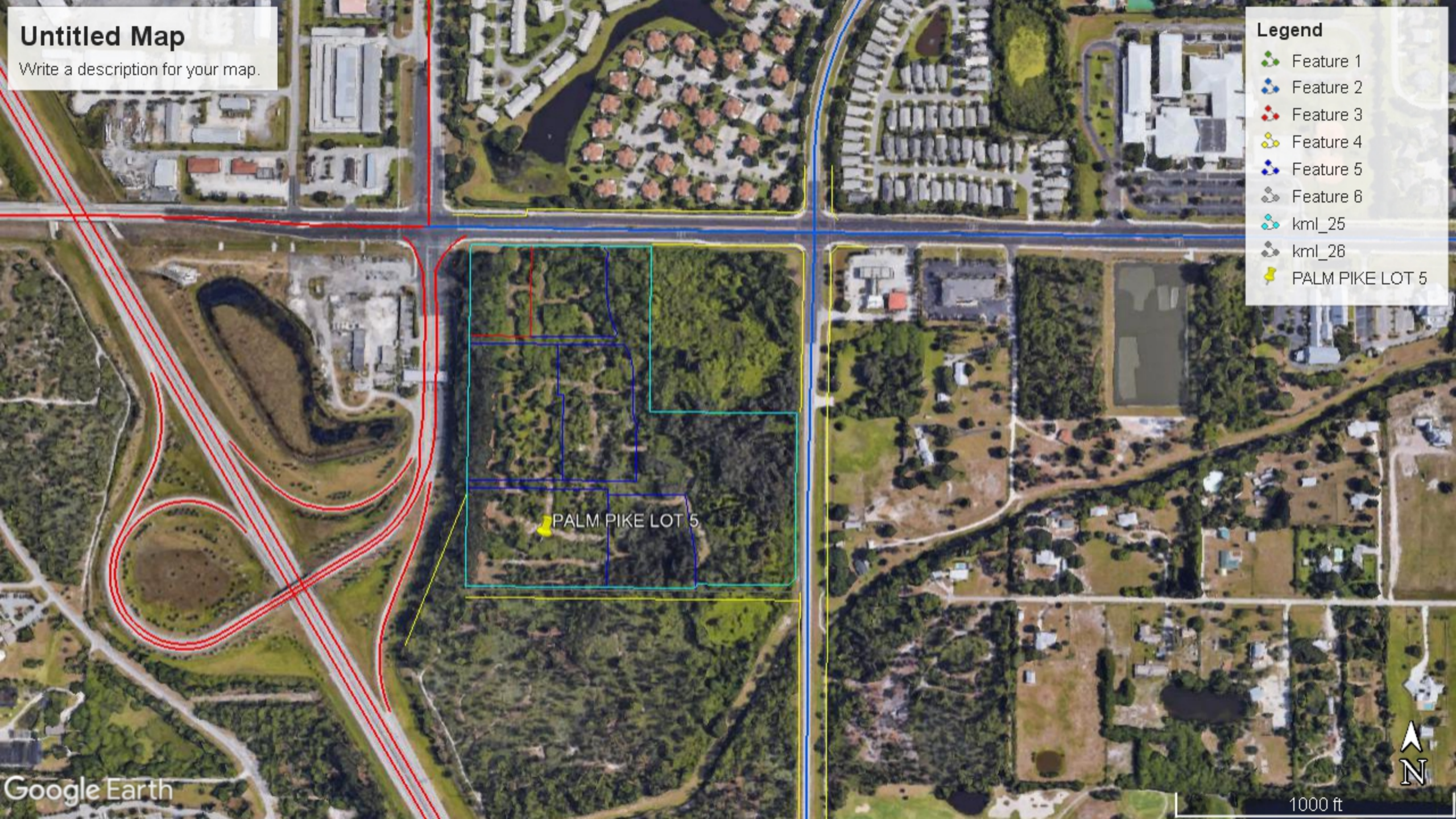
- ☒ 34. AGENCY PERMITS:(OPTION TWO) All required federal, state and regional agency permits and approvals, or applications for pending permits and approval. Submit all required federal, state and regional permits and approvals prior to the commencement of construction or development activities authorized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

Untitled Map

Write a description for your map.

Legend

- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Feature 6
- kml_25
- kml_26
- PALM PIKE LOT 5





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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: Palm Pike Crossing Lot 5 (Phase IV)

Brief Project Description:

See project Narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

<u>243840000007000001</u>	_____
<u>2438400000010000005</u>	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Palm Pike Crossing LLC

Company Representative: Katie Bucher

Address: 7940 VIA Dellagio Way Suite 200

City: Orlando, State: FL Zip: 32819

Phone: 407-999-9985 Email: katie@unicorp.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Thomas Engineering Group LLC

Company Representative: Brandon Ulmer

Address: 125 West Indiantown Road Suite 206

City: Jupiter, State: FL Zip: 33458

Phone: 561-203-7503 Email: bulmer@thomaseg.com

Agent (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Thomas Engineering Group LLC

Company Representative: Michael Grosswirth

Address: 6300 NW 31st Street

City: Fort Lauderdale, State: FL Zip: 33309

Phone: 954-202-7000 Email: mgrosswirth@thomaseg.com

Surveyor (Name or Company): Lidberg Land Surveying, Inc

Company Representative: David Lidberg

Address: 675 West Indiantown Road Suite 200

City: Jupiter, State: FL Zip: 33458

Phone: 561-746-8454 Email: david@lidberg.net

Civil Engineer (Name or Company): Same as applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): MacKenzie Engineering & Planning, Inc

Company Representative: Shaun MacKenzie

Address: 1172 SE 30th Street Suite 500

City: Palm City, State: FL Zip: 34990

Phone: 772-286-8030 Email: shaun@mackenzieengineeringinc.c

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

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 check 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

7-9-2021
Date

Brandon Uher
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of July, 20 21, by Brandon Ulmer.

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


Notary Public Signature



Elaine H. Gonzalez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG315948
Expires 3/25/2023

Elaine Gonzalez
Printed name

STATE OF: FL 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

RECEIVED

JUL 09 2021

GROWTH MANAGEMENT
 DEPARTMENT

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Digital Submittal Affidavit

I, Brandon Ulmer, attest that the electronic version included for the project Palm Pike Crossing Lot 5 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

7-9-2021
 Date

NOTARY ACKNOWLEDGMENT

STATE OF: FL COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of July, 20 21, by Brandon Ulmer.

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


 Notary Public Signature



Elaine H. Gonzalez
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG315948
 Expires 3/25/2023

Elaine Gonzalez
 Printed name

STATE OF: FL at-large

Growth Management Director
Martin County
2401 SE Monterey Road
Stuart, FL 33996

July 9, 2021

**Re: Palm Pike Crossing Lot 5
Phase IV
Final Site Plan
PCN # 24-38-40-000-007-00000-1 and 24-38-40-000-010-00000-5**

Ms. Van Vonno:

Please find below a narrative for the proposed Palm Pike Crossing Phase IV. The subject property, which is approximately 4.20 acres is currently undeveloped and located at the southwest portion of the master southwest corner of SW Martin Highway (CR 714) and SW High Meadow Avenue (CR 713). The project proposes two access points: one full access point on High Meadow Avenue and a limited access point on Martin Highway, which are part of Phase 1, with internal access points connecting to them.

Project Narrative

The site is composed of a single parcel and all fall within Future Land Use designation of I-Industrial with a Zoning classification of LI- Limited Industrial. Phase IV will consist of the development of a 120,600 SF Storage Facility. This development is consistent with the Future Land Use designation for the site and are allowed within the LI zoning district. A draft unity of title has been provided for this phase.

The proposed building is set back from the north lot line 104.7 feet, 234.9 feet from the east lot line, 46.1 feet from the west lot line, and 58.9 feet from the south lot line. The Architectural design for the building has been designed to comply with the Division 20 Commercial Design Standards. A complete environmental analysis of the entire site in part of the master site plan P175-001 as such is not included with this submittal.

The proposed building will use parapets to shield roof-mounted mechanical equipment. The proposed development also includes required parking including accessible parking, and loading zones for the building.

A plat has been approved for this site and the proposed developed is consistent with the plat.

A pump to draw water from a lake has been proposed in order to serve each lot within the limits of construction.

Additionally we would like to request the reservation of adequate public facilities for the project.

Location and Site Information

Parcel ID:	24-38-40-000-007-00000-1 ; 24-38-40-000-010-00000-5
Parcel Address:	SW Martin Hwy (CR714) and High Meadow Avenue (CR713)
Existing Zoning:	L-I, Limited Industrial
Future Land Use:	I, Industrial
Census Tract:	Not Applicable
Commission District:	5
Community Redevelopment Area:	Not Applicable
Municipal Service Taxing Unit:	Not Applicable
Storm Surge Zone:	Not Applicable
Traffic Analysis Zone:	48
Gross Area of Site:	4.20 acres
Non-Residential Gross Area:	120,600 SF storage
Adjacent Existing or Proposed Development:	
North:	Palm Pike Crossing Lot 1 (Phase I)
South:	Martin County Right of Way
East:	Palm Pike Crossing Common Area (Phase I)
West:	Florida Turnpike ROW
Zoning District Designation of Abutting Properties:	
North, South, East, and West:	Limited Industrial
Future Land Use Designations of Abutting Properties:	
North, South, East, and West:	Industrial

Should you have any questions or need further information please do not hesitate to contact us at 561-203-7503.

Sincerely,

Brandon Ulmer, P.E.

Designation of Authorized Agent

Consent for: Palm Pike Crossing
Palm City Site (Property Appraiser Info attached)
Parcel ID: 24384000000700000 1 0000; 24384000001000000 5 0000; 24384000001100000 3 0000
Property Owner: Palm Pike Crossing LLC

This form shall serve as consent for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC** to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the Martin County Development Review and Approval, site plan and plat as needed; site construction permits; building permits; Martin county Utilities, permits and approvals; Martin County Fire Review and approval; Florida Department of Environmental Protection permits; South Florida Water Management District Permit and water use permit and any other necessary permits or approvals required for the construction of the proposed Commercial Development, located on the south side of SW Martin Highway

I do hereby give consent to for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC** to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner: Palm Pike Crossing, LLC
Owner/Mail Address: 7940 VIA Dellagio Way Suite 200
Orlando, FL 32819

BY: Palm Pike Crossing, LLC,
a Florida limited liability company

BY: CW FAMILY, LLLP,
a Florida limited liability limited partnership,
its Manager

BY: CW FAMILY, LLC,
a Florida limited liability company,
its General Partner

BY: 
Charles Whittall, Manager

STATE OF FLORIDA

COUNTY OF ORANGE

On this 13th day of September, 2019, before me, the undersigned notary public, personally appeared Charles Whittall, the person who subscribed to the foregoing instrument, as the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Palm Pike Crossing, a Florida limited liability company and acknowledged that he executed the same on behalf of said limited liability company and that he/was duly authorized to do so. He is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public Information :

Daina Todd
(Signature of Notary)

Daina Todd

(Name – Must be typed, printed or stamped)
My Commission Expires:



Agent Information:

Brandon Ulmer, Thomas Engineering Group, LLC
Ryan Thomas, Thomas Engineering Group, LLC
125 West Indiantown road Suite 206
Jupiter, FL 33458



Recorded in Martin County, FL 4/3/2019 3:46 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$32,725.00
CFN#2747204 BK 3050 PG 1483 PAGE 1 of 3

Prepared by and return to:

Larry B. Alexander, Esquire
Jones Foster P.A.
505 S Flagler Drive, #1100
West Palm Beach, FL 33401
561-659-3000
File Number: 22023.15

Parcel Identification No. 24-38-40-000-007-00000.10000

Parcel Identification No. 24-38-40-000-010-00000.50000

Parcel Identification No. 24-38-40-000-011-00000.30000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 3rd day of **April, 2019** between **Nemec Limited Partnership, a Florida limited partnership** whose post office address is 608 Harbour Pointe Way, Greenacres, FL 33413 of the County of Palm Beach, State of Florida, grantor*, and **Palm Pike Crossing, LLC, a Florida limited liability company** whose post office address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819 of the County of Orange, 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 "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

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.

Signed, sealed and delivered in our presence:

Witness Name: LAM B. ALEXANDER

Witness Name: Kelly Bergel

Nemec Limited Partnership,
a Florida limited partnership

By: Nemec Properties, Inc., a
Florida corporation, its
General Partner

By: Deborah Nemec
Deborah Nemec, President
President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3rd day of April, 2019 by Deborah Nemec, as President of Nemec Properties, Inc., a Florida corporation, General Partner of Nemec Limited Partnership, a Florida limited partnership, on behalf of the corporation and the partnership. She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Kelly Bergel
Notary Public
My commission expires:



EXHIBIT "A"
LEGAL DESCRIPTION

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

P:\DOCS\22023\00015\DOC\1X77980.RTF

CERTIFICATION OF NON-TRANSFER OF PROPERTY

The undersigned, Charles Whittall, as Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of **Palm Pike Crossing, LLC**, a Florida limited liability company, (the "Owner") hereby certifies that since the date of the deed attached hereto as Exhibit "A" (the "Deed"), the Owner has not transferred the property described in the Deed except for the portion of the property described in the Corrective Quit-Claim Deed attached hereto as Exhibit "B".

This certification is dated effective as of the 26th day of July, 2021.

Palm Pike Crossing, LLC,
a Florida limited liability company

By: CW FAMILY, LLLP,
a Florida limited liability limited
partnership, its Manager

By: CW FAMILY, LLC,
a Florida limited liability company,
its General Partner

By: 
Charles Whittall, Manager



Recorded in Martin County, FL 4/3/2019 3:46 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$32,725.00
CFN#2747204 BK 3050 PG 1483 PAGE 1 of 3

EXHIBIT A

Prepared by and return to:
Larry B. Alexander, Esquire
Jones Foster P.A.
505 S Flagler Drive, #1100
West Palm Beach, FL 33401
561-659-3000
File Number: 22023.15

Parcel Identification No. 24-38-40-000-007-00000.10000
Parcel Identification No. 24-38-40-000-010-00000.50000
Parcel Identification No. 24-38-40-000-011-00000.30000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 3rd day of April, 2019 between **Nemec Limited Partnership, a Florida limited partnership** whose post office address is 608 Harbour Pointe Way, Greenacres, FL 33413 of the County of Palm Beach, State of Florida, grantor*, and **Palm Pike Crossing, LLC, a Florida limited liability company** whose post office address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819 of the County of Orange, 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 "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

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.

Signed, sealed and delivered in our presence:

Witness Name: LAM B. ALVARADO

Witness Name: Kelly Bergel

Nemec Limited Partnership,
a Florida limited partnership

By: Nemec Properties, Inc., a
Florida corporation, its
General Partner

By: Deborah Nemec
Deborah Nemec, President
President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3rd day of April, 2019 by Deborah Nemec, as President of Nemec Properties, Inc., a Florida corporation, General Partner of Nemec Limited Partnership, a Florida limited partnership, on behalf of the corporation and the partnership. She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Kelly Bergel
Notary Public
My commission expires:

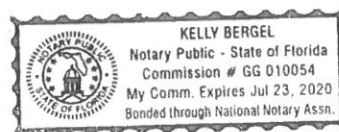


EXHIBIT "A"
LEGAL DESCRIPTION

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

9/16/2019

Landmark Web Official Records Search



Recorded in Martin County, FL 7/11/2019 11:31 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00
CFN#2764543 BK 3070 PG 1543 PAGE 1 of 3

EXHIBIT B

THIS INSTRUMENT PREPARED BY:

Amy Barnard
Unicorp National Developments, Inc.
7940 Via Dellagio Way, Suite 200
Orlando, FL 32819
Telephone: (407) 999-9985

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed as of the 11th day of July, 2019, by **PALM PIKE CROSSING, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819 ("**GRANTOR**"), to **PALM CITY WAGAS VII, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, suite 200, Orlando, Florida 32819 ("**GRANTEE**").

WITNESSETH, that the said **GRANTOR** for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said **GRANTEE**, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said **GRANTEE** forever, all the right, title, interest, claim and demand that the said **GRANTOR** has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida ("Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

The Property being conveyed herein is given for and in consideration of the sum of Ten Dollars (\$10.00).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said **GRANTOR**, either in law or equity, to the only proper use, benefit and behoof of the said **GRANTEE** forever.

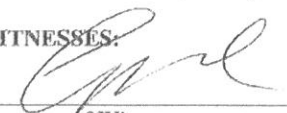
(Wherever used herein the terms "**GRANTOR**" and "**GRANTEE**" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THE PURPOSE OF THIS QUIT-CLAIM DEED IS TO CORRECT THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" TO THE ORIGINAL QUIT-CLAIM DEED RECORDED JULY 11, 2019, BOOK 3070, PAGE 1344 IN THE OFFICAL RECORDS OF MARTIN COUNTY, FLORIDA.

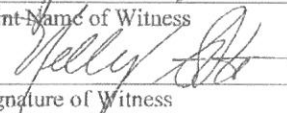
{38673476;1}

IN WITNESS WHEREOF the said GRANTOR has caused these present to be executed in their name, the day and year first above written.

WITNESSES:


Signature of Witness
Amy Barnard

Print Name of Witness

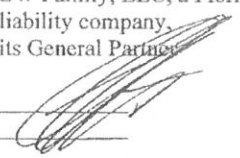

Signature of Witness
Nelly Soto

Print Name of Witness

PALM PIKE CROSSING, LLC,
a Florida limited liability company

By: CW Family, LLLP, a Florida limited
liability limited partnership,
its Manager

By: CW Family, LLC, a Florida limited
liability company,
its General Partner

By: 

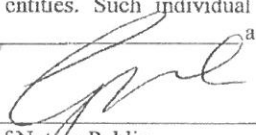
Charles Whittall, its Manager

STATE OF FLORIDA)

) ss.

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 11th day of July, 2019 by Charles Whittall, the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of PALM PIKE CROSSING, LLC, a Florida limited liability company, on behalf of the respective entities. Such individual is personally known to me (YES) (NO) or produced _____ as identification and took an oath.


Signature of Notary Public
Amy Barnard
(Print Notary Name)

My Commission Expires: May 1, 2020

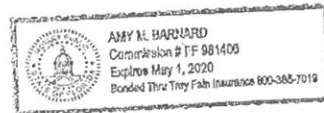


EXHIBIT "A"

A PARCEL OF LAND, BEING A PORTION OF TRACT 7, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602 AND AS SHOWN ON SAID PLAT BOOK 6, PAGE 42; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 223.63 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, SOUTH 00°18'14" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE SOUTH 89°41'46" EAST, ALONG A LINE PARALLEL WITH AND 7.75 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, A DISTANCE OF 261.19 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 43°05'01" EAST, A DISTANCE OF 27.44 FEET; THENCE SOUTH 00°18'14" WEST, A DISTANCE OF 136.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 346.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'53" A DISTANCE OF 170.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 58°29'23" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'05", A DISTANCE OF 27.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'35" WEST, A DISTANCE OF 299.02 FEET; THENCE NORTH 00°18'08" EAST, A DISTANCE OF 334.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 96116 SQUARE FEET OR 2.207 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF TRACT 10, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE DEPARTING SAID WEST LINE, SOUTH 89°54'52" EAST, A DISTANCE OF 516.72 FEET; THENCE SOUTH 00°15'21" WEST, A DISTANCE OF 355.39 FEET; THENCE NORTH 89°44'39" WEST, A DISTANCE OF 515.63 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF TRACT 10; THENCE ALONG SAID WEST LINE, NORTH 00°04'49" EAST, A DISTANCE OF 353.85 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 183,046 SQUARE FEET OR 4.231 ACRES, MORE OR LESS.

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to Palm Pike Crossing, LLC, as Owner(s) for the construction of Palm Pike Crossing Lot 5 Phase IV 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 Palm Pike Crossing, (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.

IN WITNESS WHEREOF, the undersigned, has hereunto set its authorized hand this 26th day of July, 2021.

Palm Pike Crossing, LLC,
a Florida limited liability company

BY: CW FAMILY, LLLP,
a Florida limited liability limited partnership,
its Manager

BY: CW FAMILY, LLC,
a Florida limited liability company,
its General Partner

BY: _____
Charles Whittall, Manager

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

Name: Amy Barnard
(Print)

By: Katie Bucher
(Signature)

Name: Katie Bucher
(Print)

STATE OF FLORIDA

COUNTY OF ORANGE

On this 26th day of July, 2021, before me, the undersigned notary public, personally appeared Charles Whittall, by means of physical presence, the person who subscribed to the foregoing instrument, as the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Palm Pike Crossing, LLC, a Florida limited liability company and acknowledged that he executed the same on behalf of said limited liability company (~~choose one~~) and that he was duly authorized to do so. He is personally known to me or has produced a _____ (state) driver's license as identification.

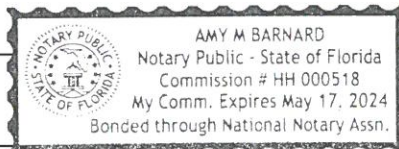
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Signature)

(Name)

Amy Barnard



My Commission Expires: 5/17/2024

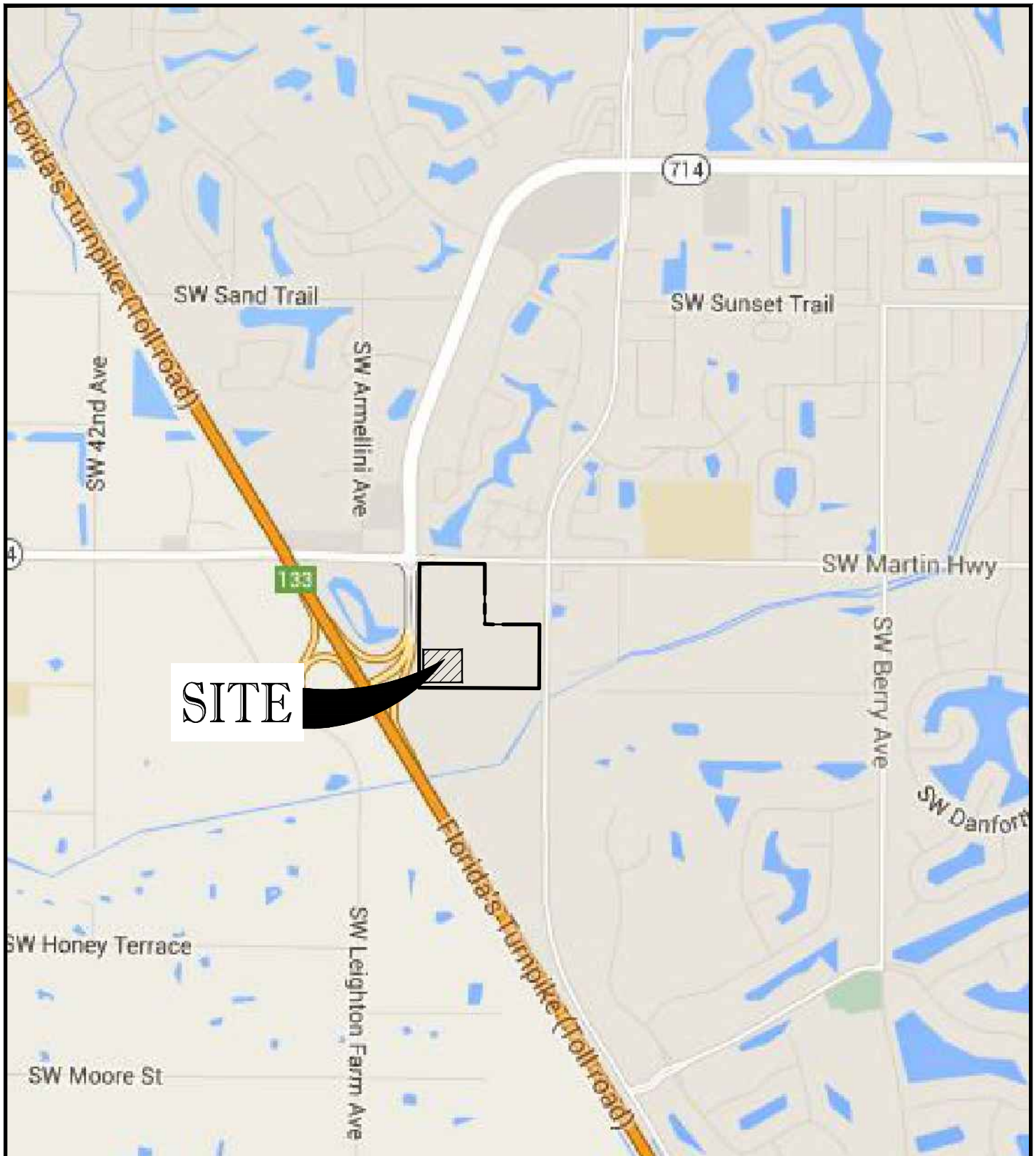
EXHIBIT A
(Legal Description)

A PARCEL OF LAND, BEING A PORTION OF TRACT 10, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING A TOTAL OF 183,046 SQUARE FEET OR 4.231 ACRES, MORE OR LESS.



LOCATION MAP

PROJECT: PALM PIKE CROSSING LOT 5		
LOCATION: MARTIN COUNTY, FLORIDA		
PROJECT NO: FJ210009	PAGE NO: 1	OF 1
PREPARED BY: RRE	DATE: 08/04/2021	
CHECKED BY: BMU	SCALE: N.T.S.	



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

125 W. INDIANTOWN RD, SUITE 206 JUPITER, FL 33458 PHONE: (561) 203-7503

