



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

Major Master & Final Site Plan Checklist

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

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

- ☒ 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
[Excavation fill and hauling](#)
- ☒ 16. STORMWATER REPORT OR CALCULATIONS: A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ☒ 17. STORMWATER MAINTENANCE PLAN: A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County. MARTIN COUNTY, FLA., LDR § 4.386
- ☒ 18. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 19. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3.
[Hurricane surge map](#)
- ☒ 20. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet.
[Wildfire risk assessment scoresheet](#)
- ☐ 21. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
- ☒ 22. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property.
- ☐ 23. ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate.
[Environmental waiver checklist](#)
- ☐ 24. PAMP: A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☐ 25. LANDSCAPING ALTERNATIVE COMPLIANCE: A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 26. A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE: A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 28. A CRA Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☐ 29. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 30. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☐ 31. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.

- ☒ 32. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- ☐ 33. 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](#)
- ☒ 34. 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.
- ☐ 35. 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.
- ☒ 36. Electronic files of the master and final site plan in AutoCAD 2004 to 2007 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 37. Electronic file of the boundary survey in AutoCAD 2004 to 2007 (.dwg) format.
- ☒ 38. 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.
- ☒ 39. 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.
- ☒ 40. The proposed master and final site plan.
[Site plan template](#)
- ☐ 41. Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ☒ 42. Copies of any previously approved site plans.
- ☒ 43. 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.
- ☒ 44. 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.
- ☒ 45. 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).
- ☒ 46. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☒ 47. A landscape plan.
- ☒ 48. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.
[Section 4.666](#)
- ☒ 49. A lighting plan.
- ☐ 50. PHASING PLAN: Phasing plan with timetable for completion of each phase, when applicable.

- ☒ 51. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.
- ☒ 52. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- ☒ 53. Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]
[Licensed architect for commercial design](#)
- ☒ 54. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]
[Disclosure of Interest Affidavit](#)



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

DEVELOPMENT REVIEW APPLICATION

A. General Information:

1. **Type of Application:** Major Master and Final Site Plan
2. **Proposed Development's Name:**
West Stuart Business Center Phase II
3. **Former Development's Name:**

4. **Previous Project Number:** _____
5. **Pre-Application Meeting Date:** _____
6. **Property Owner:**
Name or Company Name WEST STUART BUSINESS CENTER LLC
Company Representative George T. Kelly IV
Address 1935 COMMERCE LN STE 5
City JUPITER State FL Zip 33458
Phone 561 - 743 - 7381 Fax 561 - 743 - 7383
Email GeoTKIV@aol.com
7. **Agent:** Select from the List
Name or Company Name Engineering Design & Construction, Inc.
Company Representative Brad Currie
Address 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone 772 - 462 - 2455 Fax 772 - 408 - 4208
Email bradcurrie@edc-inc.com
8. **Contract Purchaser:** Select from the List
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____
9. **Land Planner:** Same as the Agent
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

10. **Landscape Architect:** Select from the list
Name or Company Name Landscape Design Associates
Company Representative Sabine Marcks
Address 7301 Gullotti Place
City Port St. Lucie State FL Zip 34952
Phone 772 - 873 - 5775 Fax - -
Email

11. **Surveyor:** Select from the list
Name or Company Name Betsy Lindsay, Inc.
Company Representative Betsy Lindsay
Address 7997 SW Jack James Drive
City Stuart State FL Zip 34987
Phone 772 - 286 - 5753 Fax 772 - 286 - 5933
Email dwichser@betsylindsayinc.com

12. **Civil Engineer:** Select from the list
Name or Company Name Engineering Design & Construction, Inc.
Company Representative David Baggett, P.E.
Address 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone 772 - 462 - 2455 Fax 772 - 408 - 4208
Email davidbaggett@edc-inc.com

13. **Traffic Engineer:** Select from the list
Name or Company Name Susan O'Rourke, P.E., Inc.
Company Representative Susan O'Rourke
Address 969 SE Federal Highway, Suite 402
City Stuart State FL Zip 34994
Phone 772 - 781 - 7918 Fax 772 - 781 - 9261
Email

14. **Architect:** Select from the list
Name or Company Name Morel De Guiramond Architecture LLC
Company Representative Michael Morel
Address 14080 Mahogany Avenue
City Jacksonville State FL Zip 32258
Phone 561 - 758 - 8454 Fax - -
Email memorel@outlook.com

15. **Attorney:** Select from the list
Name or Company Name
Company Representative
Address
City State Zip
Phone - - Fax - -
Email

16. Environmental Planner: Select from the list
Name or Company Name Engineering Design & Construction, Inc.
Company Representative Toby Overdorf
Address 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone 772 - 462 - 2455 Fax 772 - 408 - 4208
Email tobyoverdorf@edc-inc.com

17. Other Professional:
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

18. Parcel Control Number(s):
05-39-41-002-000-00180-1

19. Certifications by Professionals:


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

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

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

B. Applicant or Agent Certification:

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



Applicant's signature
Bradley J. Currie/AICP

Printed name

10/16/12

Date

NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this
16th day of October, 2018, by Bradley J. Currie.

He or she

☒ is personally known to me or ☐ has produced N/A as
identification.

Patricia Sesta
Notary public signature

Patricia Sesta
Printed name



Patricia M. Sesta
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF983414
Expires 8/11/2020

State of Florida at-large



Martin County Development Review
Digital Submittal Affidavit

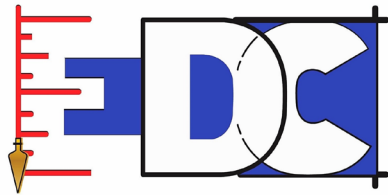
I, Patricia Sesta, attest that the electronic version included for the project West Stuart Business Center Phase II is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

A handwritten signature in blue ink that reads "Patricia Sesta".

Applicant Signature

10/16/2018

Date



ENGINEERS • SURVEYORS • ENVIRONMENTAL

PROJECT NARRATIVE & COVER LETTER
West Stuart Business Center Phase II
Major Master and Final Site Plan Final Site Plan
October 16, 2018

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting review and approval of a major master and final site plan for a project known as West Stuart Business Center East. The client is proposing four (4) freestanding office / warehouse buildings totaling 91,922 sf. Of the proposed square footage, 18,346 sf is proposed office and 73,576 sf is proposed warehouse. The project is located at 7805 SW Ellipse Way in Martin County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located at 7805 SW Ellipse Way in Stuart, Florida. It can be identified in the below table:

Parcel ID:	Address:	Acreage:
05-39-41-002-000-00180-1	7805 SW Ellipse Way	8.5

The project currently has a Future Land Use designation of Industrial and a Zoning designation of Light Industrial (LI). The west side of the project is currently under construction.

To the north of the subject property are developed lake to serve the overall Industrial Park. This tract has a Future Land Use Designation of Industrial and an underlying Zoning designation of Light Industrial (LI).

To the west of the subject property lies is a developed industrial parcel. This parcel has a Future Land Use designation of Industrial and an underlying Zoning designation of Light Industrial (LI).

To the southwest of the subject property lies the right of way for SW Ellipse Way followed by developed commercial parcels. South of the subject parcel is a developed commercial parcel. These parcels have a Future Land Use designation of Industrial and is located in the Light Industrial (LI) Zoning district.

To the east of the subject is the Right-of-Way of I-95 and east of that is the Right-of-Way for Lost River Road.

The checklist is submitted along with this Project Narrative/Cover Letter. Most of the items on the checklist have been provided. There has been no transfers in ownership and a copy of the warranty deed is included as required. There are no land dedications,

environmental waivers or PAMP. A school impact worksheet has not been included as the proposed development is not residential. There are no landscape alternative compliance requests, no CRA alternative requests proposed for this developed. It is the intent of the applicant to section Option One in reference to agency permitting. A lighting plan has not been supplied as the proposed development is not located on a barrier island and does not have proposed public rights-of-way. It is not the intent of the petitioner to phase this project. No groundwater modeling is required. No phasing is proposed for this project.

Pursuant to Section 5.7.B of the Martin County Land Development Regulations, the petitioner request reservation of public facilities to serve this project. Martin County Utilities will be the service provider for water and wastewater service. The site will be irrigated by the lake as previously permitted under SFWMD Water Use Permit # 43-01382-W.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

S:\EDC-2018\18-382 - West Stuart Business Phase 2 - Kelly\ENGINEERING\Documents\Submittal Documents\Justification Statement\2018-09-10_W_Stuart_Bus_Ctr_East_Major_Master_&_FSP_Justification_Ltr_18-382.docx

West Stuart Business Center, LLC
1935 Commerce Lane
Suite 5
Jupiter, FL 33458

AGENT CONSENT FORM

Project Name: West Stuart Business Center East

BEFORE ME THIS DAY PERSONALLY APPEARED George T Kelly IV, WHO
BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act as agent for the
purposes of obtaining permits and approvals from state and local government agencies for the
property described below:

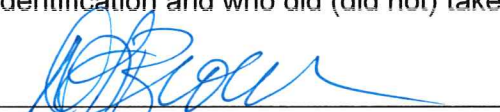
**LOT 18 THE ELLIPSE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK
11 PAGE 84 PUBLIC RECORDS MARTIN COUNTY FLORIDA (UNITY OF TITLE OR
2981/2237)**

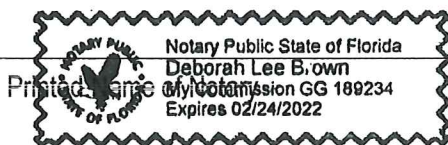
Parcel ID: 05-39-41-002-000-00180-1

If you have any questions, please call me at (561) 743-7381.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10 day of October, 2018, by
George T. Kelly IV (Name of Person Acknowledging) who is personally
known to me or who has produced _____ (type of identification) as
identification and who did (did not) take an oath.


Notary Signature



(Notary Seal)


Owner's Signature

West Stuart Business Center LLC
Owner's Name

1935 Commerce Ln suite 5
Street Address

Jupiter FL 33458
City, State, Zip

2-24-22
My commission expires

561 743 7381
Telephone / Email GT Kelly66 @ bellsouth.net

Prepared by and return to:
Matthew L. Kwasman, Esq.
Nason Yeager Gerson White & Lioce, PA
3001 PGA Boulevard Suite 305
Palm Beach Gardens, FL 33410
Ph: 561-686-3307
File Number: 1623-24727
Will Call No.: 155

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 3rd day of March, 2017 between Stuart Kanner 2, LLC, a Florida limited liability company, whose post office address is 2257 Vista Parkway, Suite 17, Royal Palm Beach, FL 33411, grantor, and West Stuart Business Center, LLC, a Florida limited liability company, whose post office address is 1935 Commerce Lane, Suite 5, Jupiter, FL 33458, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum 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:

Lot 18 of The Ellipse, according to the Plat thereof, as recorded in Plat Book 11, Page 84, Public Records of Martin County, Florida.

Parcel Identification Number: 5-39-41-002-000-00180.10000

Subject To, covenants, restrictions and public utility easements of record, existing zoning and governmental regulations, none of which are reimposed hereby, and property taxes for the year 2017 and thereafter.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

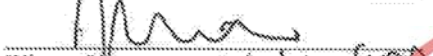
[SIGNATURES TO FOLLOW]

DoubleTime®

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: Arthur H. Jacobs


Witness Name: Mike Winkler

Grantor

Stuart Kanner 2, LLC, a Florida limited liability company

By: 
Steven E. McCraney, its manager and sole member

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 3 day of March, 2017 by Steven E. McCraney the manager and sole member of Stuart Kanner 2, LLC, a Florida limited liability company, on behalf of said firm. He ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Lori Jadick

My Commission Expires: June 18, 2017

\\fs1\docs\01623\01623-24727\506497.rtf/crs/mik

DoubleTime®

LEGAL DESCRIPTION

WEST STUART BUSINESS CENTER PHASE II

PARCEL ID: 05-39-41-002-000-00180-1

LOT 18 OF THE PLAT OF THE ELLIPSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11 AT PAGE 84, IN THE OFFICE OF THE CIRCUIT COURT IN AND FOR MARTIN COUNTY, FLORIDA.

EASEMENT PARCEL 1:

TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT AS CREATED UNDER PARAGRAPH 10.3 OF THAT CERTAIN AMENDED AND RESTATED DECLARATIONS OF PROTECTIVE COVENANTS OF THE ELLIPSE, AS RECORDED IN OFFICIAL RECORDS BOOK 911, PAGE 242, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Return to:
Martin County Growth Management Department

UNITY OF TITLE

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

Read carefully.

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

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

OR

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

OR

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

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

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

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

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

INDIVIDUAL(S)

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

WITNESSES:

OWNER(S):

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

Sign: _____
Print: _____

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

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

STATE OF _____
COUNTY OF _____

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

NOTARY PUBLIC

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

STATE OF _____
COUNTY OF _____

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

NOTARY PUBLIC

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

[STAMP]

CORPORATE

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

WITNESSES:

OWNER:

Sign: _____

Print: _____

Name of Corporation

Sign: _____

Print: _____

By: _____

Name: _____

Title: _____

Address: _____

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

STATE OF _____

COUNTY OF _____

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

NOTARY PUBLIC

Name:

State of _____ at large

My commission expires: _____

[STAMP]

**EXHIBIT A
(Legal Description)**



West Stuart Business Center East

Stuart, Florida

Location Map

