



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 Master & Final Site Plan ☒

Name or Title of Proposed Project: ^{AT} Tradewinds of Hobe Sound

Brief Project Description:

The applicant is proposing a multifamily residential project consisting of apartments and town house dwelling unit types. The project is intended to provide 177 units and will meet the requirements of an affordable housing rental project.

See attached Development Narrative for more details.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 11-14-19

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: A046-001

Previous Project Name if applicable: Heron Cove

Parcel Control Number(s)

343842061000000310	_____
343842061000000203	_____
343842000103000209	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): LAUREL LANE HOLDINGS LLC HOBE SOUND JUPITER

Company Representative: Michael Dooley

Address: 404 SOUTH BEACH RD

City: HOBE SOUND, State: FL Zip: 33455

Phone: 772-546-7355 Email: HSLDOOLEY@GMAIL.COM

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): LAUREL LANE HOLDINGS LLCHOBE SOUND JUPITER ISL

Company Representative: Michael Dooley

Address: P.O. Box 11669148 SE Bridge Rd.

City: Hobe Sound, State: FL Zip: 33475

Phone: 772-546-7355 Email: hslidooley@gmail.com

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): McCarty & Associates Land Planning and Design LLC

Company Representative: Mike McCarty

Address: 309 SE Osceola St. Suite 104

City: Stuart, State: FL Zip: 34994

Phone: 772-341-9322 Email: mike@mccartylandplanning.com

Landscape Architect (Name or Company): McCarty & Associates Land Planning and Design I

Company Representative: Dan Sugg

Address: 309 SE Osceola St. Suite 104

City: Stuart, State: FL Zip: 34994

Phone: 772-341-9322 Email: mike@mccartylandplanning.com

Surveyor (Name or Company): Betsy Lindsay Inc

Company Representative: Elizabeth A. Lindsay, P.L.S. (Betsy)

Address: 7997 SW Jack James Drive,

City: Stuart, State: FL Zip: 34997

Phone: 772 286 5753 office Email: blindsay@betsy Lindsay.com

Civil Engineer (Name or Company): Milcor Group Inc.

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

Address: 10975 S.E. Federal Highway

City: Hobe Soun, State: FL Zip: 33455

Phone: Office: 772-223-8850 Email: melissac@themilcorgroup.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Same as Civil Engineer

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): FEINBERG & ASSOCIATES, PC

Company Representative: William A. Feinberg, AIA

Address: 1010 HADDONFIELD-BERLIN ROAD, SUITE 411

City: VOORHEES, State: NJ Zip: 08043

Phone: (856)782-0100 Email: bfeinberg@feinbergdesign.com

Attorney (Name or Company): McCarthy, Summers Etal.

Company Representative: Terry McCarthy

Address: 2400 US Hwy 1, Fourth Floor

City: Stuart, State: FL Zip: 34994

Phone: 772-286-1700 Email: TPM@mccarthysummers.com

Environmental Planner (Name or Company): SASKOWSKY & ASSOCIATES, INC.

Company Representative: Dan Saskowsky

Address: 4639 SE Glenridge Trail

City: Stuart, State: FL Zip: 34997

Phone: 772-283-3490 Email: dsaskowsky@bellsouth.net

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.

Michael A. Dooley
Applicant Signature

4-8-2020
Date

MICHAEL A. DOOLEY
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

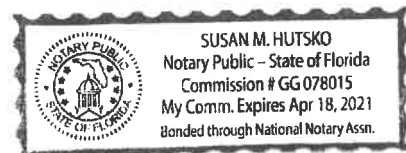
I hereby certify that the foregoing instrument was acknowledged before me this 8 day
of APRIL, 2020, by MICHAEL A. DOOLEY.

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

Susan M. Hutsko
Notary Public Signature

Susan M. HUTSKO
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, Mike McCarty, attest that the electronic version included for the project Tradewinds of Hobe Sound is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]
Applicant Signature

5-20-20
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

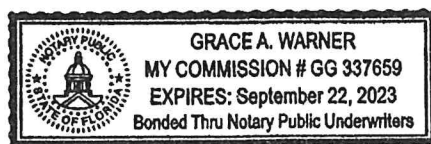
I hereby certify that the foregoing instrument was acknowledged before me this 20th day of MAY, 20 20, by Michael McCarty.

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

[Signature]
Notary Public Signature

Grace A. Warner
Printed name

STATE OF: Florida at-large





McCarty & Associates
Land Planning and Design
www.McCartyLandPlanning.com
309 SE Osceola St. Suite 104
Stuart FL 34994
772-341-9322

Tradewinds of Hobe Sound

Development Narrative

The proposed **Tradewinds of Hobe Sound** is a multifamily rental project that will provide “Work Force Housing” to the citizens of Martin County and more specifically the Hobe Sound area. The project is comprised of +/- 13.71 acres and is identified by Parcel ID number 343842061000000310, 343842000103000209 and 343842061000000203. The project is located two miles north of bridge Rd. on the east side of US-1 in Hobe Sound FL.

The future land use designation was recently changed to high density with a zoning designation of RM-10. The maximum density permitted is 10 UPA as per the land use and zoning. As a “Work Force” housing project, Martin County affords a density bonus to incentivize work force housing. The proposed project as designed would achieve a density of 13.5 UPA. The project is also afforded an “Expedited Review” because of the affordable housing component.

A portion of the property was site plan approved for a townhouse development formerly known as Heron Cove which was approved for 44 units in 2007. The economic downturn from 2007 till now prompted the project to become dormant. The previously failed project now has a chance to become a vibrant and much needed lifestyle community in Hobe Sound. As a “Work force” community, the Tradewinds of Hobe Sound will provide diverse dwelling units and building types. The project proposes 177 units with a mixture of units including the traditional apartment complex, a three story walk up and townhouses.

The Tradewinds of Hobe Sound provides uniqueness in design with on-street parking, club house amenities with a recreational area which includes a dog park, pool, and gym. The site was designed to preserve the highest quality rare and unique habitat which will provide buffering and privacy from adjacent properties. The project provides benefit to the community not only through fulfilling a much needed housing type but also by providing improvements to the public roadway network by constructing new roads that will connect Dixie Hwy to Use Hwy 1. The project will be an improvement to Hobe Sound by enhancing the area and creating a sense of community through TND design elements and attractive architecture.

POWER OF ATTORNEY

This Power of Attorney is made on the 10th day of May, 2019,

KNOW ALL PERSONS BY THESE PRESENTS: that Laurel Lane Holdings, LLC, a limited liability company of the State of Florida (the "Company" or "LLH"), and Robert M. Kaye, the Sole Member, President, and General Manager of the Company ("Kaye"), both having an address of 404 S. Beach Road, Hobe Sound, Florida 33455, pursuant to and by authority of the Company and Kaye herein set forth, do hereby **DESIGNATE, CONSTITUTE AND APPOINT**

MICHAEL DOOLEY,

having a mailing address of P.O. Box 1166, Hobe Sound, Florida 33475,

as the true and lawful **Attorney-in-Fact** of and for the Company and Kaye for the purpose of signing, filing, prosecuting, managing and conducting any and all local and/or Martin County applications for and relating to the rezoning of the hereinafter described Property, and/or any other applications pertaining to land use, variance, and other development approvals or entitlements associated with the Property. The Property covered and governed by this Power of Attorney encompasses **ANY** and **ALL** real property owned by the Company, including, but necessarily limited to, the real property described and identified on **Exhibit A** attached hereto and made a part hereof.

The **Attorney-in-Fact** named herein is fully empowered and authorized to act on the behalf of the Company and Kaye in connection with the foregoing and to take all actions and to do all things that may be necessary, desirable, and/or convenient in the name, place, and stead of the Company and/or Kaye and all such actions and/or undertakings shall be fully binding upon the Company and Kaye to the same extent as if taken and performed by Company and/or the Company's sole member, president, and general manager, Robert M. Kaye.

The Company and Kaye give to **Michael Dooley** all the power and authority that they may legally give to their **Attorney-in-Fact**. The Company and Kaye retain the right to revoke this Power of Attorney or to appoint a new Agent(s) in your place. You may, at any time, resign or rescind your designation and appointment as the Company's and Kaye's **Attorney-in-Fact**; thereby effectively revoking this Power of Attorney as same applies to You. You may also appoint a new Agent(s) to take your place. The Company hereby approves and confirms all actions that You, or your substitute, may lawfully do or cause to be done on behalf of the Company or Kaye.

IN WITNESS WHEREOF, this Power of Attorney has been executed on behalf of the Company by its sole member, its duly authorized president and its general manager, as well as having been signed by Robert M. Kaye, individually, as of the 10th day of May, 2016.

LAUREL LANE HOLDINGS, LLC, Principal


_____, Witness



ROBERT M. KAYE, Sole Member, President
And General Manager


_____, Witness

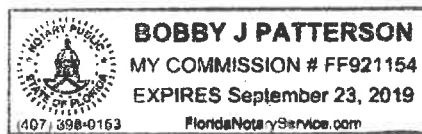


ROBERT M. KAYE, Individually

STATE OF FLORIDA, COUNTY OF

: SS.

BE IT REMEMBERED that on this 10th day of MAY, 2019, before me, the subscriber, a notary public of the State of New Jersey, personally appeared ROBERT M. KAYE, and he acknowledged, under oath, to my satisfaction, that: (a) he is the sole member, president, and general manager of Laurel Lane Holdings, LLC, the Company named in the foregoing Power of Attorney; and (b) he signed, sealed, and delivered this Power of Attorney on behalf of the Company, as well as on his own behalf, and as the Company's and his voluntary act and deed for the purposes therein expressed.





[A Notary Public of the State of New Jersey]

ACCEPTANCE OF POWER OF ATTORNEY

The undersigned, MICHAEL DOOLEY, the person designated and appointed as Attorney-in-Fact in the foregoing Power of Attorney, hereby accepts the appointment and the powers granted as of the date and year first above written.



MICHAEL DOOLEY

EXHIBIT A

Parcel 1:

Legal Description: The south $\frac{1}{2}$ of Lot 103 (Less South 210' of WEast 420') Gomez Grant, West of the Indian River, According to the Plat thereof Filed September 3, 1892, Recorded in Plat Book A, Page 10, Dade County, Florida, Public Records, Also Filed March 25, 1910, Recorded in Plat Book 1, Page 62, Palm Beach (Now Martin) County, Florida, Public Records. PCN: 34-38-42-000-103-0002.0-9000

Parcel 2:

Legal Description: South 217.74' of Lot 3 According to the Plat o Suburban Homes and Groves duly Recorded in the office of the Clerk of Martin County, Florida in Plat Book 2, Page 58, of Martin County Public Records Filed May 7, 1947. PCN: 34-38-42-061-000-00031-0

Parcel 3:

Legal Description: Suburban Homes and Groves Lot 2 (Less s 600'). PCN: 34-38-42-061-000-00020-3



Recorded in Martin County, FL 1/30/2019 2:38 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$10,500.00
 CFN#2736559 BK 3038 PG 2977 PAGE 1 of 3

Prepared by and return to:

Lorraine M. Johnson
 Legal Assistant
 Marc R. Gaylord, P.A.
 12000 SE Old Dixie Hwy.
 Hobe Sound, FL 33455
 772-545-7740
 File Number: 2018-340

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of January, 2019 between Raymond C. Green, Inc. a Massachusetts corporation, as Trustee of the Abaco Trust under agreement dated July 10, 2013 and Rodman Financial Corp, a Massachusetts corporation, as Trustee of the Abaco Trust under agreement dated July 10, 2013 whose post office address is 155 Federal Street, Ste 1300, Boston, MA 02110, grantor, and Laurel Lane Holdings LLC, a Florida Limited Liability Company as to a 50% interest and Hobe Sound Jupiter Island Properties LLC, a Florida Limited Liability Company as to a 50% interest whose post office address is 404 S Beach Rd, Hobe Sound, FL 33455, 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 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:

PARCEL 1:

South 1/2 of Lot 103 (less South 210 feet of East 420 feet) Gomez Grant, West of Indian River, according to the plat filed September 13, 1892, recorded in Plat Book A, Page 10, Public Records of Dade County; Florida, also filed March 25, 1910, recorded in Plat Book 1, Page 62, Public Records of Palm Beach (now Martin) County, Florida.
 Less and except the Easterly 50 feet thereof as described in Deed recorded in O. R. Book 2036, Page 789 and Corrective Deed recorded in O. R. Book 2111, Page 409, Public Records of Martin County, Florida.

Parcel Identification Number: 34-38-42-000-103-00020-90000

PARCEL 2:

The Southerly 217.74 feet of Lot 3, SUBURBAN HOMES AND GROVES SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 58, Public Records of Martin County, Florida.

Parcel Identification Number: 34-38-42-061-000-00031.00000

Subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and other matters of record

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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:

Mark S. Whelan
Witness Name: Mark S. Whelan
Jeffrey Munoz
Witness Name: Jeffrey Munoz

Raymond C. Green, Inc., as Trustee of the Abaco
Trust u/a/d July 10, 2013

By: [Signature]
Raymond C. Green, President

State of Massachusetts
County of Suffolk

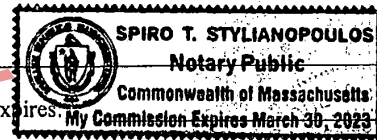
The foregoing instrument was sworn to and subscribed before me this 25th day of January, 2019 by Raymond C. Green, President of Raymond C. Green Inc, on behalf of the corporation, as trustee of the Abaco Trust u/a/d July 10, 2013. He ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name:

My Commission Expires:



Signed, sealed and delivered in our presence:

Kevin Wang
Witness Name: Kevin Wang

MARCOS PEREIRA
Witness Name: MARCOS PEREIRA

Rodman Financial Corp., as Trustee of the
Abaco Trust u/a/d July 10, 2013

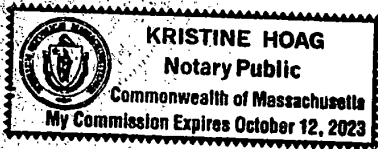
By: Jeffrey S. Rodman, President

State of Massachusetts

County of Suffolk

The foregoing instrument was sworn to and subscribed before me this 26 day of January, 2019 by Jeffrey S. Rodman, President of Rodman Financial Corp, on behalf of the corporation, as trustee of the Abaco Trust u/a/d July 10, 2013. He ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Kristine Hoag
Notary Public

Printed Name: Kristine Hoag

My Commission Expires: October 12, 2023



Recorded in Martin County, FL 8/1/2019 2:38 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50 Deed Tax: \$4,791.50
CFN#2768194 BK 3074 PG 2308 PAGE 1 of 2

Prepared by and return to:

Lorraine M. Johnson
Legal Assistant
Marc R. Gaylord, P.A.
12000 SE Old Dixie Hwy.
Hobe Sound, FL 33455
772-545-7740
File Number: 2018-504
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of July, 2019 between Alan Kornbluh, Individually and as Trustee of the Declaration of Trust and Land Trust Agreement dated December 8, 1980 whose post office address is 610 Valencia Ave, Apt 503, Coral Gables, FL 33134, grantor, and Laurel Lane Holdings, LLC, a Florida Limited Liability Company as to a 50% interest and Hobe Sound Jupiter Island Properties LLC, a Florida Limited Liability Company as to a 50% interest whose post office address is 404 S Beach Rd, Hobe Sound, FL 33455, 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 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:

All of Lot 2, SUBURBAN HOMES AND GROVES, according to the Plat thereof filed May 9, 1947 and recorded in Plat Book 2, Page 58, Martin County, Florida Public Records, LESS the South 600 feet thereof, said 600 feet being measured along a line perpendicular to the North line of said Lot 2.

Parcel Identification Number: 34-38-42-061-000-00020.30000

The subject property is vacant land and not the homestead property of the grantor.

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; and taxes for the year 2019 and subsequent thereto; and all applicable zoning ordinances.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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:

Witness Name:

LOWIE PATTON

Witness Name:

Katrice Gamble

Alan Kornbluh, Individually and as Trustee
of the Declaration of Trust and Land Trust
Agreement dated December 8, 1980

State of North Carolina
County of Buncombe

The foregoing instrument was acknowledged before me this 27th day of July, 2019 by Alan Kornbluh, as Trustee of the Declaration of Trust and Land Trust Agreement dated December 8, 1980, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Vicente Hernandez
Notary Public
Buncombe County, NC

Notary Public

Printed Name:

Vicente Hernandez

My Commission Expires:

11-14-2023



McCarty & Associates
Land Planning and Design LLC

www.McCartyLandPlanning.com

309 SE Osceola Street, Suite 104

Stuart FL 34994

772-341-9322

Property Transfer

To Whom It May Concern:


This letter is to confirm that the owner LAUREL LANE HOLDINGS LLC, HOBE SOUND JUPITER ISLAND PROPERTIES is in fact the current owner of the subject property as identified by the PCNs below as per the Martin County public records.

[343842061000000310](#)

[343842061000000203](#)

[343842000103000209](#)

McCarty & Associates Land Planning and Design LLC

By: 

Its: Principal

Printed Name: Michael T. McCarty

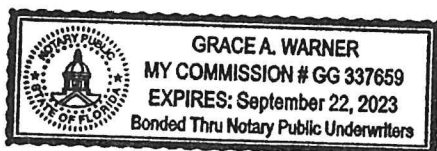
Date: 5-20-20

STATE OF: Florida

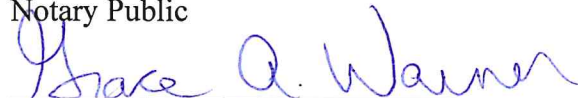
COUNTY OF: MARTIN

I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this 20th day of MAY, 2019, by Michael McCarty, 20 of 20 a Florida 20 on behalf of the company who () has produced 20 as identification or (X) is personally known to me.

{NOTARY SEAL}



Notary Public



Name Printed: GRACE A. WARNER

My commission expires: Sept 22, 2023



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Street, Suite 104
Stuart FL 34994
772-341-9322

Legal Description

PCN: 343842061000000310

**SOUTH 217.74' OF LOT 3 ACCORDING TO THE PLAT OF SUBURBAN HOMES AND GROVES DULY RECORDED IN THE OFFICE OF THE CLERK OF MARTIN COUNTY, FLORIDA IN PLAT BOOK 2 PAGE 58 OF MARTIN COUNTY PUBLIC RECORDS FILED MAY 7, 1947
SAID PARCEL CONTAINING 1.96 ACRES MORE OR LESS.**

AND TOGETHER WITH

PCN: 343842000103000209

**SOUTH 1/2 OF LOT 103 (LESS SOUTH 210' OF EAST 485') GOMEZ GRANT, WEST OF INDIAN RIVER, ACCORDING TO PLAT THEREOF FILED SEPTEMBER 13, 1892, RECORDED IN PLAT BOOK A, PAGE 10, DADE COUNTY, FLORIDA, PUBLIC RECORDS; ALSO FILED MARCH 25, 1910, RECORDED IN PLAT BOOK 1, PAGE 62, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS AND PLAT BOOK 1, PAGE 80, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
LESS AND EXCEPT THE EASTERLY 50 FEET THEREOF AS DESCRIBED IN DEED RECORDED IN O.R. BOOK 2036, PAGE 789 AND CORRECTIVE DEED RECORDED IN O.R. BOOK 2111, PAGE 409, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
SAID PARCEL CONTAINING 7.34 ACRES MORE OR LESS.**

AND TOGETHER WITH

PCN: 343842061000000203

**ALL OF LOT 2, SUBURBAN HOMES AND GROVES, ACCORDING TO THE PLAT THEREOF FILED MAY 9, 1947 AND RECORDED IN PLAT BOOK 2, PAGE 58, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, LESS THE SOUTH 600 FEET THEREOF, SAID 600 FEET BEING MEASURED ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID LOT 2.
SAID PARCEL CONTAINING 3.87 ACRES MORE OR LESS.**

Return to:
Martin County Growth Management Department

UNITY OF TITLE

LAUREL LANE HOLDINGS LLC
HOBE SOUND JUPITER ISLAND
PROPERTIES

In consideration of the issuance of a permit to _____, as Owner(s) for the construction of Tradewinds of Hobe Sound 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)**

PCN: 343842061000000310

SOUTH 217.74' OF LOT 3 ACCORDING TO THE PLAT OF SUBURBAN HOMES AND GROVES DULY RECORDED IN THE OFFICE OF THE CLERK OF MARTIN COUNTY, FLORIDA IN PLAT BOOK 2 PAGE 58 OF MARTIN COUNTY PUBLIC RECORDS FILED MAY 7, 1947
SAID PARCEL CONTAINING 1.96 ACRES MORE OR LESS.

AND TOGETHER WITH

PCN: 343842000103000209

SOUTH 1/2 OF LOT 103 (LESS SOUTH 210' OF EAST 485') GOMEZ GRANT, WEST OF INDIAN RIVER, ACCORDING TO PLAT THEREOF FILED SEPTEMBER 13, 1892, RECORDED IN PLAT BOOK A, PAGE 10, DADE COUNTY, FLORIDA, PUBLIC RECORDS; ALSO FILED MARCH 25, 1910, RECORDED IN PLAT BOOK 1, PAGE 62, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS AND PLAT BOOK 1, PAGE 80, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
LESS AND EXCEPT THE EASTERLY 50 FEET THEREOF AS DESCRIBED IN DEED RECORDED IN O.R. BOOK 2036, PAGE 789 AND CORRECTIVE DEED RECORDED IN O.R. BOOK 2111, PAGE 409, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
SAID PARCEL CONTAINING 7.34 ACRES MORE OR LESS.

AND TOGETHER WITH

PCN: 343842061000000203

ALL OF LOT 2, SUBURBAN HOMES AND GROVES, ACCORDING TO THE PLAT THEREOF FILED MAY 9, 1947 AND RECORDED IN PLAT BOOK 2, PAGE 58, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, LESS THE SOUTH 600 FEET THEREOF, SAID 600 FEET BEING MEASURED ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID LOT 2.
SAID PARCEL CONTAINING 3.87 ACRES MORE OR LESS.

Tradewinds

34-38-42-000-103-00020-9
34-38-42-061-000-00020-3
34-38-42-061-000-00031-0
9755 SE Federal Highway
Hobe Sound, Florida

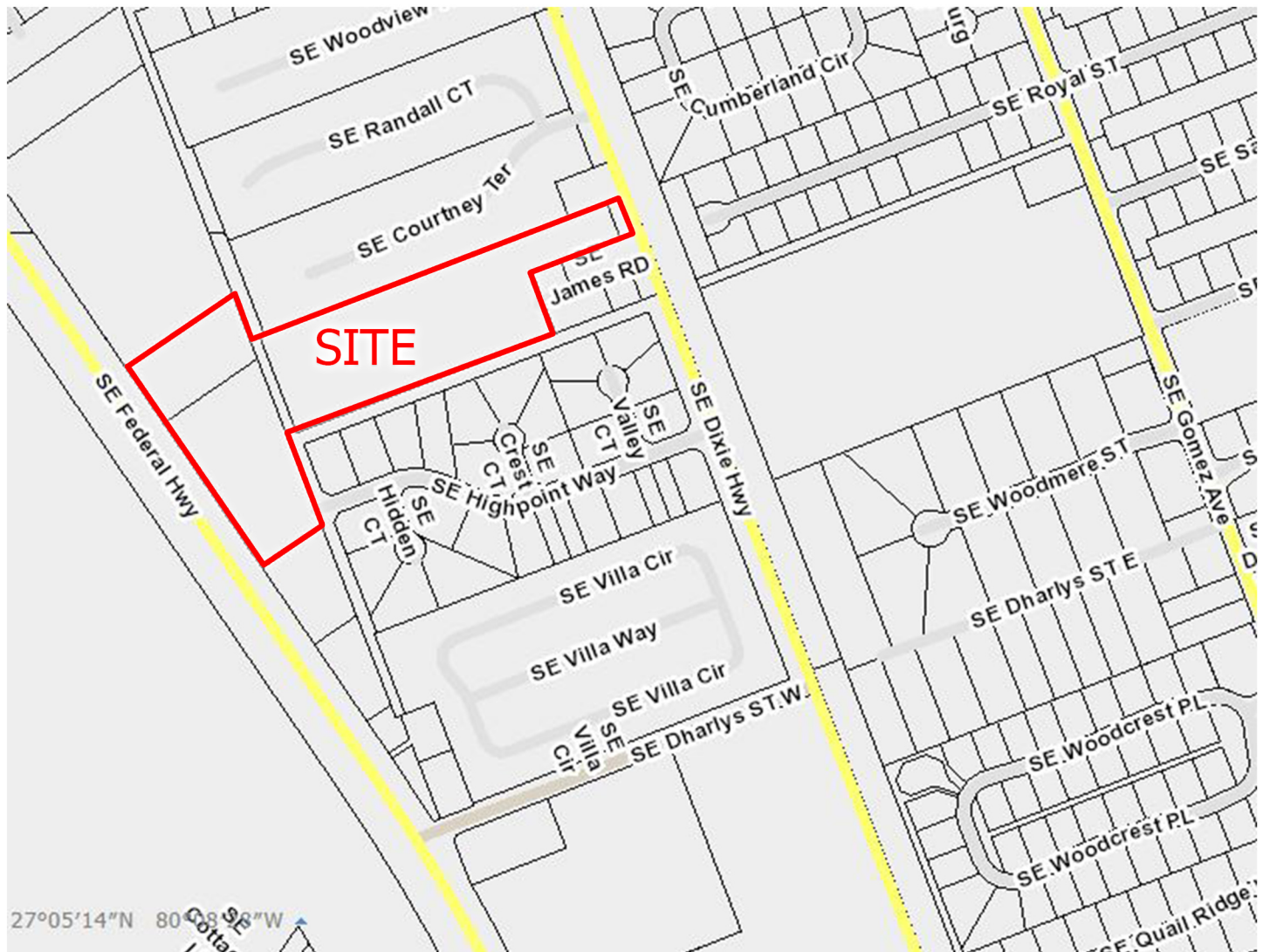
Location Map

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com





McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Street, Suite 104
Stuart FL 34994
772-341-9322

Adequate Public Facilities Statement

On behalf of the owner of the subject property, LAUREL LANE HOLDINGS LLC, HOBE SOUND JUPITER ISLAND PROPERTIES, the applicant request a reservation of public facilities capacity for the project known as the Tradewinds of Hobe Sound.



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Street, Suite 104
Stuart FL 34994
772-341-9322

Land Dedication Documents

To Whom It May Concern:

The applicant is aware land dedications will be required for certain ROWs and corner clips. The applicant will provide these documents at a later date once the portion of property to be dedicated has been definitively determined by staff during the review of the major master final site plan approval. To provide those documents at this point in time is premature.

Sincerely,

Michael T. McCarty, Principal
McCarty & Associates
Land Planning & Design, LLC
309 SE Osceola Street, Suite 104
Stuart, FL 34994
<http://www.mccartylandplanning.com>
(772) 341-9322



MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING

(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permits)

NAME OF FINAL SITE PLAN: Tradewinds

TYPE OF APPLICATION

If more than 10,000 cubic yards are hauled to or from the site, the application must be filed as a Major Development

1) Net cubic yards to be excavated:	<u>5,920</u>	
2) Net cubic yards to be filled:	<u>2,580</u>	
3) Cubic yards to be hauled from site:	<u>3,340</u>	(subtract line 2 from line 1)

TYPE OF APPLICATION: MINOR

HAULING FEE CALCULATION

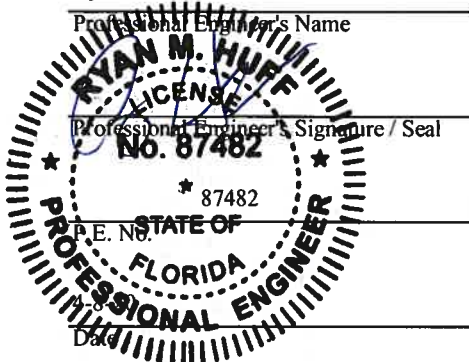
The hauling fee for fill hauled *from* the site is calculated at \$0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

HAULING FEE: \$701.40

Prepared by:

Ryan Huff, P.E.

Professional Engineer's Name



Professional Engineer's Signature / Seal

P.E. No.

STATE OF FLORIDA

PROFESSIONAL ENGINEER

Date

The MilCor Group, Inc. CA28246

Firm's Name and Certificate of Authorization No. (if applicable)

10975 SE Federal Highway, Hobe Sound, FL 33455

Address

772-223-8850

Phone No.

County Engineer's (or designee) Acceptance