



Agenda Item Summary

File ID: 22-0193

CNST-19

Meeting Date: 10/19/2021

PLACEMENT: Consent

TITLE:

REQUEST BY SHADOW LAKE GROVES, INC., MARTIN GATEWAY CENTER, LLC TO RESCIND THE MARTIN ENTERPRISE PARK MASTER SITE PLAN DEVELOPMENT ORDER

EXECUTIVE SUMMARY:

In conjunction with a due diligence review being conducted in reference to the Newfield (f/n/a Pineland Prairie) project, Shadow Lake Groves, Inc., Martin Gateway Estates, LLC and Martin Gateway Center, LLC have requested that the master site plan approval for Martin Enterprise Park be rescinded.

DEPARTMENT: County Attorney

PREPARED BY: **Name:** Krista A. Storey
Title: Senior Assistant County Attorney

REQUESTED BY: Shadow Lake Groves, Inc., Martin Gateway Estates, LLC and Martin Gateway Center, LLC

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

Pursuant to Resolution Number 12-10.32, (copy attached) on October 23, 2012, the Board of County Commissioners approved the master site plan for Martin Enterprise Park. All final site plan approvals were required to be obtained by October 23, 2017. None were obtained and accordingly, the project was never constructed. The property subject to the Martin Enterprise Park master site plan is owned by Martin Gateway Center, LLC and is within the footprint of the Newfield (f/n/a Pineland Prairie) project.

In conjunction with a due diligence review being conducted for the Newfield project, the 2012 Martin Enterprise Park development order has been identified as a potential title issue. Therefore, pursuant to the attached request, owners of the Newfield project, Shadow Lake Groves, Inc., Martin Gateway Estates, LLC and Martin Gateway Center, LLC, have requested that the master site plan approval for Martin Enterprise Park be rescinded. Attached is a proposed resolution rescinding the 2012 development order.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board approve the resolution.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input checked="" type="checkbox"/> Resolution |
| <input type="checkbox"/> Other: | | |

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