



## Legislation Details (With Text)

**File #:** 22-0193

**Type:** Consent      **Status:** Agenda Ready

**In control:** Board of County Commissioners

**On agenda:** 10/19/2021      **Final action:**

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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Martin Enterprise Park DO.pdf, 2. FW Request to Rescind Resolution 12-10.32.pdf, 3. Shadow Lake Groves Resolution.pdf

Date	Ver.	Action By	Action	Result
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**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LLC and Martin Gateway Center, LLC have requested that the master site plan approval for Martin Enterprise Park be rescinded.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LLC and Martin Gateway Center, LLC, have requested that the master site plan approval for Martin Enterprise Park be rescinded.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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