



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: Revised Major Master & Final Site Plan

Name or Title of Proposed Project: Palm Pike Crossing Lot 5 Hotel

Brief Project Description:

See project Narrative.

Was a Pre-Application Held? ☒ YES/NO ☐ **Pre-Application Meeting Date:** 12/4/2024

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: P175-005

Previous Project Name if applicable: Palm Pike Crossing Lot 5 Hotel

Parcel Control Number(s)

24-38-40-006-000-00050-0

24-38-40-006-000-00002-0

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:** Florida **Zip:** 32819

Phone: 407-999-9985 **Email:** Katie@unicorp.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Bradford Trading Partners LLC

Company Representative: Rajesh Patel

Address: 4545 SW Longbay Drive

City: Palm City, State: Florida Zip: 34990

Phone: _____ Email: Abh11570@yahoo.com

Agent (Name or Company): Cotleur & Hearing

Company Representative: Leah Heinzelmann

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: Florida Zip: 33458

Phone: 561-406-1007 Email: Lheinzelmann@cotleur-hearing.com

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Cotleur & Hearing

Company Representative: Leah Heinzelmann

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: Florida Zip: 33458

Phone: 561-406-1007 Email: Lheinzelmann@cotleur-hearing.com

Landscape Architect (Name or Company): Cotleur & Hearing

Company Representative: Leah Heinzelmann

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: Florida Zip: 33458

Phone: 561-406-1007 Email: Lheinzelmann@cotleur-hearing.com

Surveyor (Name or Company): Christian Fenex and Associates

Company Representative: Christian Fenex, PSM

Address: 1263 SW Thelma St

City: Palm City, State: Florida Zip: 32990

Phone: 772-283-2977 Email: surveysbyfenex@gmail.com

Civil Engineer (Name or Company): Mills, Short & Associates

Company Representative: Brandon Ulmer

Address: 700 22nd Pl Ste 2C 2D

City: Vero Beach, State: Florida Zip: 32960

Phone: 561-329-2451 Email: Bulmer@millsshortassociates.com

PROJECT PROFESSIONALS CONTINUED

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

Company Representative: Shaun MacKenzie

Address: 1172 SW 30th Street

City: Palm City, State: Florida Zip: 34990

Phone: 772-286-8030 Email: Shaun@mackenzieengineeringinc.com

Architect (Name or Company): Harter - Adams P.A.

Company Representative: Thomas Adams and Jolie Supan

Address: 377 Maitland Avenue, Suite 2010

City: Altamonte Springs, State: Florida Zip: 32701

Phone: 407-647-5767 Email: Tom.adams1370@gmail.com / peristele@aol.com

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): EW Consultants

Company Representative: Mary Lindgren

Address: 1000 SE Monterey Commons Blvd Ste 208

City: Stuart, State: Florida Zip: 34996

Phone: 772-287-8771 Email: _____

Other Professional (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

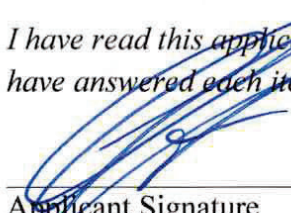
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, 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.

F. 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

5/22/25
Date

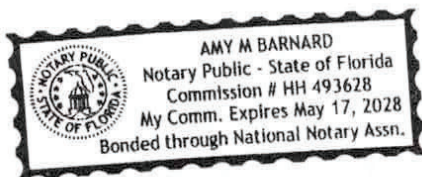
Charles Whittall, Manager
Printed Name

STATE OF FLORIDA

COUNTY OF ~~MARTIN~~ Orange

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of May, 2025, by Charles Whittall, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL




Notary Public, State of Florida

Amy M. Barnard

(Printed, Typed or Stamped Name of Notary Public)



Martin 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, Charles Whittall, attest that the electronic version included for the project Palm Pike Crossing Hotel 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

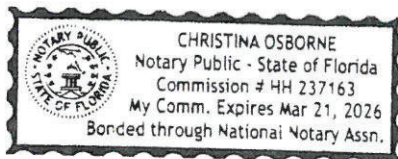
4/29/25

Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29th day of April, 2025, by Charles Whittall, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Christina Osborne

Christina Osborne

(Printed, Typed or Stamped Name of Notary Public)



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

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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Leah Heinzelmann, am the copyright owner of the following materials:
site plan, landscape plan, & master plan ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

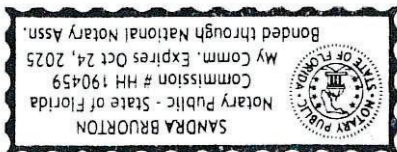
I warrant that I have the authority to grant the permission requested by Martin County.


Printed Name: Leah Heinzelmann

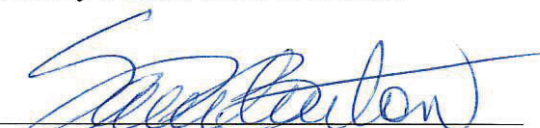
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of May, 2025, by Leah Heinzelmann, who is ☒ personally known to me, or ☐ produced the following type of identification —.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of
Notary Public)



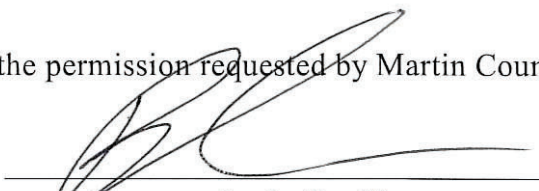
Martin County Florida Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Brandon Ulmer, am the copyright owner of the following materials:
All Civil Engineering Documents Produced by Mills Short and Associates ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

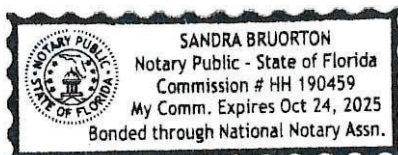
I warrant that I have the authority to grant the permission requested by Martin County.


Printed Name: Brandon Ulmer PE

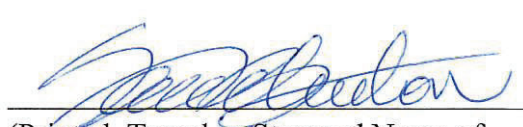
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of May, 2025, by Brandon Ulmer, who is ☐ personally known to me, or ☒ produced the following type of identification FL Driver.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)



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

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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Thomas D. Adams, am the copyright owner of the following materials:
Architectural drawings for the Hampton Inn and Suites (Palm Pike Hotel) Martin County, FL ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.


Printed Name: Thomas D Adams

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of MAY, 2025, by Thomas Dale Adams, who is ☐ personally known to me, or ☐ produced the following type of identification FLDL A 352824 531500.

NOTARY PUBLIC SEAL

Notary Public, State of Florida

ROBERT LEE PATTON

Notary Public

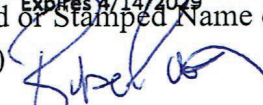
State of Florida

Comm# HH664181

Expires 4/14/2029

(Printed, Typed or Stamped Name of
Notary Public)





May 23, 2025

Attn: Luis Aguilar
Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996
(772)-288-5495

Palm Pike Crossing
Revised Major Site Plan with Revised PH 4 Major Final Site Plan
Narrative

Description:

Parcel ID: 24-38-40-006-000-00050-0; 24-38-40-006-000-00002-0

Site Acreage: 6.578

Current Future Land Use: Industrial

Current Zoning: LI (Limited industrial)

On behalf of the applicant, please accept this letter for **Item 4. Narrative** as part of the application for the Palm Pike Crossing Revised Major Site Plan with Revised PH 4 Major Final Site Plan for the project known as Palm Pike Crossing Lot 5 Hotel. The subject property, which is approximately 6.578 acres, is currently undeveloped and located at the southwest portion of SW Martin Highway and SW High Meadow Avenue. The parcel control numbers of each parcel are listed above.

The site is composed of two parcels, each with a Future Land Use designation of Industrial and Zoning Classification of Limited Industrial. Pod 5 will consist of the development of a 20,959 square foot, 3-story Hampton Inn & Suites hotel with 105 rooms. The development is consistent with the Future Land Use Designation for the site and is allowed within the LI Zoning District.

The proposed building is 105.6 feet from the north lot line, 365.1 feet from the east lot line, 99.2 feet from the west lot line, and 166.5 feet from the South lot line. The site is comprised of 1.08 acres of lake and lake maintenance easements, 1.21 acres of dry detention area, and 2.64 acres landscape area, for a total of 4.93 acres of open space, exceeding the 20%



open space requirement. The site has a total impervious area of 2.29 acres or 34.86% and total pervious area of 6.58 acres or 65.14%.

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

We would like to request the reservation of adequate public facilities for this project. The project site will use potable water from Martin County.

If you have any questions about the Major Final Site Plan application for Palm Pike Crossing Lot 5, please do not hesitate to contact me at 561.406.1007 or Lheinzelmann@cotleur-hearing.com.

Sincerely,

Leah Heinzelmann
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



LAND PLANNING • LANDSCAPE ARCHITECTURE • TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
☎ 561.747.4336 📠 561.747.1377

April 2, 2025

Martin County
Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

RE: Letter of Authorization – Palm Pike Crossing Hotel

To Whom it may Concern:

Please be advised that Palm Pike Crossing, LLC is the owner of the parcels 24-38-40-006-000-00050-0 and 24-38-40-006-000-00002-0 located on SW Martin Highway. The undersigned Authorized Person hereby gives consent to Cotleur & Hearing to act as the agent for the for the purposes of obtaining approvals and permits from state and local government agencies regarding all application documents for the above mentioned project.

For: Palm Pike Crossing, LLC

[Signature]
Authorized Person

4/15/25
Date

Charles Whitall, Manager

Printed Name

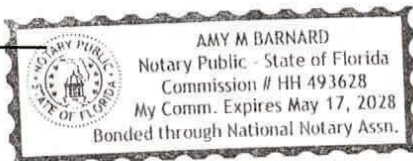
NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Orange

I hereby certify that the foregoing instrument was acknowledged before me this 15th day of April, 2025, by Charles Whitall. He or she is personally known to me or has provided _____ as identification.

[Signature]
Notary Public Signature
State of Florida at-large



Amy M. Barnard
Printed Name



Cotleur & Hearing

EC2500535

LAND PLANNING * LANDSCAPE ARCHITECTURE * TRANSPORTATION

1934 COMMERCE LANE * SUITE 1
JUPITER, FLORIDA * 33458
☎ 561.747.6336 561.747.1377

March 27, 2026

Martin County
Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

RE: Power of Attorney

To whom it may concern,

Please be advised that Anglo American Land Company LLC is the owner of the parcels, 24-38-40-006-000-00050-0 and 24-38-40-006-000-90001-0 located on SW Martin Highway. The undersigned Authorized Person hereby gives consent to Cotleur & Hearing to act as the agent for the purposes of obtaining approvals and permits from state and local government agencies regarding all application documents for the above mentioned project.

For

[Signature]

Authorized Person

Date

3 / 30 / 26

RAJESH PATEL

Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF MARTIN

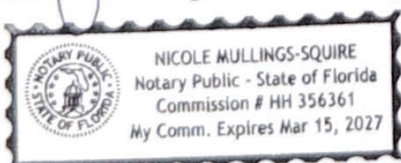
I hereby certify that the foregoing instrument was acknowledged before me this 30th day of MARCH, 2026, by RAJESH J PATEL (He or she is personally known to me or has provided FL DRIVERS LICENSE as identification.

Notary Public Signature

State of Florida at-large

Printed Name

Nicole Mullings-Squire





LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33438
☎ 561.747.6336 📠 561.747.1377

April 2, 2025

Martin County
Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

RE: Letter of Authorization – Palm Pike Crossing Hotel

To Whom it may Concern:

Please be advised that Bradford Trading Partners LLC is the applicant of the parcels 24-38-40-006-000-00050-0 and 24-38-40-006-000-00002-0 located on SW Martin Highway. The undersigned Authorized Person hereby gives consent to Cotleur & Hearing to act as the agent for the for the purposes of obtaining approvals and permits from state and local government agencies regarding all application documents for the above mentioned project.

For:

Authorized Person

4/24/25

Date

RAJESH-J. PATEL

Printed Name

NOTARY ACKNOWLEDGEMENT

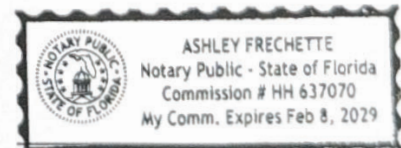
STATE OF FLORIDA

COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 24th day of April, 2025, by Rajesh J. Patel. He or she is personally known to me or has provided _____ as identification.

Notary Public Signature

State of Florida at-large



Printed Name

**THIS INSTRUMENT PREPARED BY AND
UPON RECORDING, PLEASE RETURN TO:**

Robert M. Poppell, Esquire
AKERMAN LLP
420 South Orange Avenue, 12th Floor
Orlando, Florida 32801
Telephone: 407-423-4000

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the ____ day of November, 2025 by **PALM PIKE CROSSING, LLC**, a Florida limited liability company, whose post office address is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819 ("**Grantor**"), to **ANGLO AMERICAN LAND COMPANY LLC**, a Florida limited liability company ("**Grantee**"), whose post office address is 4545 SW Longbay Drive, Palm City, Florida 34991 (wherever 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).

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain real property together with the building, fixtures and improvements thereon located in Martin County, State of Florida, the legal description of which is contained in **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. This conveyance is made subject to all applicable zoning ordinances, regulations, easements, covenants, conditions and restrictions of record (the references to which shall not operate to reimpose same) and tenant in possession, as tenant only (collectively, the "**Permitted Exceptions**").

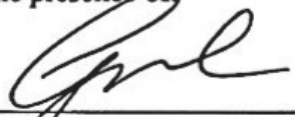
TO HAVE AND TO HOLD, the same is fee simple forever.

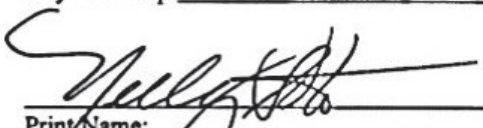
AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but none others.

IN WITNESS WHEREOF, Grantor has caused the deed to be executed and delivered of the day and year first above written.

"GRANTOR"

Signed, sealed and delivered
in the presence of


Print Name: _____
Address: _____
City/State/Zip: _____

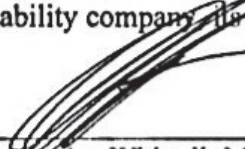

Print Name: _____
Address: _____
City/State/Zip: _____

PALM PIKE CROSSING, LLC,
a Florida limited liability company

By: Unicorp Investors III, LLC, a Florida
limited liability company, its Manager

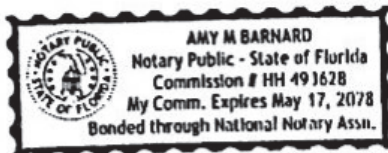
By: CW Family, LLLP, a Florida limited
liability limited partnership, its Manager

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

By: 
Charles Whittall, Manager

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of November, 2025, by **Charles Whittall**, as Manager of CW Family, LLC, a Florida limited liability company, in its capacity as General Partner of CW Family, LLLP, a Florida limited liability limited partnership, in its capacity as Manager of Unicorp Investors III, LLC, a Florida limited liability company, in its capacity as Manager of **PALM PIKE CROSSING, LLC**, a Florida limited liability company, on behalf of the company. He is ☒ personally known to me or ☐ has produced _____ as identification.




Notary Public - State of Florida
Printed Name: _____
Commission Number: HH 493628
Commission Expiration: 5/17/28

EXHIBIT "A"
Real Property

Lot 5, Palm Pike Crossing, according to the map or plat thereof, as recorded in Plat Book 19, Page 17, of the Public Records of Martin County, Florida.

AND

Open Space Tract 3, according to the map or plat thereof, as recorded in Plat Book 19, Page 17, of the Public Records of Martin County, Florida.



Recorded in Martin County, FL 8/31/2021 4:48 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$44.00 Deed Tax: \$159,051.20
CFN#2911621 BK 3253 PG 1078 PAGE 1 of 5

THIS DOCUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Randolph J. Rush, Esquire
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, Florida 32790

Parcel ID No. 02-38-39-000-000-00010-2; 11-38-39-000-000-00010-3; and
14-38-39-000-000-00010-7

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective the 27th day of August, 2021, between **TURNER GROVES LIMITED PARTNERSHIP, a Delaware limited partnership, doing business in Florida as Turner Groves Citrus Limited Partnership**, whose address is 3602 Colonial Court, Ft. Myers, Florida 33913 ("Grantor"), and **SUNRISE BUSINESS PARK, LLC, a Florida limited liability company**, whose address is 108 Talavera Place, Palm Beach Gardens, Florida 33418-6221 ("Grantee"):

WITNESSETH:

GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, conveyed, and sold to the said Grantee, and Grantee's successors and assigns forever, land, situate, lying and being in Martin County, Florida, being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

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.

GRANTOR HEREBY covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good, right and lawful authority to sell and convey said land; and that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said Grantor. This conveyance is subject to taxes for the year 2021 and thereafter and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

TURNER GROVES LIMITED PARTNERSHIP
a Delaware limited partnership

By: **Turner Groves Management, L.L.C.,**
a Delaware limited liability company
as its general partner

By: **KR Florida Operations, L.L.C.**
a Delaware limited liability
company, as its manager

By: Peter R. Hahn
Peter R. Hahn, President

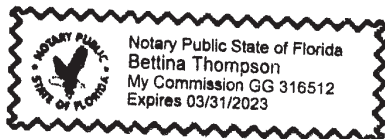
Print Name: MICHAEL HUGHES

Print Name: EMMA E. DELGADO

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to, subscribed, and acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 25 day of August, 2021 by PETER R. HAHN, as President of KR Florida Operations, L.L.C., a Delaware limited liability company, the Manager of Turner Groves Management, L.L.C., a Delaware limited liability company, the general partner of Turner Groves Limited Partnership, a Delaware limited partnership, on behalf of the company as manager of the general partner of the partnership, [☒] who is personally known to me or [☐] who produced a Florida Driver's License or _____ as identification.



Bettina Thompson
NOTARY PUBLIC
Commission Expires: 3/31/2023

EXHIBIT "A"
(LEGAL DESCRIPTION)

All that part of Sections 2, 11, and 14 of Township 38 South, Range 39 East, MARTIN County, Florida, lying East of a line drawn parallel to and 100 feet Easterly of Florida Power & Light Company Easement described in supplement to right-of-way agreement, dated June 24, 1959, recorded in Official Records Book 28, Page 63, Public Records of MARTIN County, Florida, (which said Easement is more fully described as follows: A right-of-way 110 feet in width in Sections 14, 11, and 2, Township 38 South, Range 39 East, MARTIN County, Florida, the center line of which is more particularly described as follows: Commencing at a point 248 feet Southerly of and 171 feet Easterly of the Northwest corner of Section 2, Township 38 South, Range 39 East, MARTIN County, Florida, said point being in the Southerly right-of-way of Canal C-23, a works of the Central and Southern Florida Flood Control District; thence Southerly through Sections 2, 11, and 14, Township 38 South, Range 39 East, to a point in the South line of said Section 14, said point being 204.4 feet Easterly of the Southwest corner of Section 14, Township 38 South, Range 39 East, MARTIN County, Florida).

LESS AND EXCEPT:

- a) The South 100 feet of Section 14, Township 38 South, Range 39 East;
- b) That part of Section 2, Township 38 South, Range 39 East, described as follows, to wit:

Beginning at the Northwest corner of Section 2, Township 38 South, Range 39 East, thence run Southerly along the West line of said Section 2 two hundred forty-eight feet (248'); thence run Easterly across Sections 2 and 1, Township 38 South, Range 39 East, to a point in the East line of said Section 1, three hundred feet (300') South of the Northeast corner thereof; thence run Northerly along said East line of Section 1 to the Northeast corner thereof; thence run Westerly along the North line of Township 38 South, Range 39 East, to the Northwest corner of Section 2, Township 38 South, Range 39 East, being the point or place of beginning.

- c) A parcel of land in Sections 2 and 11, all in Township 38 South, Range 39 East, more particularly described as follows:

Begin on the Northeast corner of said Section 11, thence run Southerly along the East line of said Section 11 South 00°24'10" East 658.48 feet, thence North 08°11'39" West 869.34 feet (crossing the North line of said Section 11 into said Section 2) to the beginning of a curve concave to the Easterly having a radius of 24,729.33 feet, thence run Northerly along said curve 3,572.92 feet, through a central angle of 08°16'41" to the end of said curve, thence North 00°05'02" East 1429.18 feet, thence South 89°55'52" East 404.32 feet to the East line of said Section 2, thence run Southerly along the East line of said Section 2 South 00°22'59" West 5,191.69 feet to the Northeast corner of said Section 11 and the Point of Beginning.

ALSO LESS AND EXCEPT that certain parcel conveyed to the State of Florida Department of Transportation by virtue of that certain Special Warranty Deed recorded in Official Records Book 1947, Page 2654, Public Records of Martin County, Florida, more particularly described as follows:

A portion of Section 11, Township 38 South, Range 39 East, Martin County, Florida, being described as follows:

Commence at a found 3" x 3" Concrete Monument with Rebar at the Southwest Corner of Section 12, Township 38 South, Range 39 East, Martin County, Florida; thence North 00°24'35" West along the West line of said Section 12, a distance of 3,606.38 feet to the POINT OF BEGINNING; thence continue North 00°24'35" West along the West line of said Section 12, a distance of 1,056.64 feet to a point on the Westerly Existing Limited Access Right of Way line for State Road 9 (I-95); thence North 08°11'44" West along said Westerly Existing Limited Access Right of Way line, a distance of 869.83 feet to a point on a curve concave Easterly, having a chord bearing of North 04° 36'38" West; thence continue Northerly along said Westerly Existing Limited Access Right of Way line, and the arc of said curve, having a radius of 24,729.33 feet, through a central angle of 07° 10' 12", an arc distance of 3,094.68 feet to the end of said curve; thence South 02°05'31" West, a distance of 1,395.55 feet; thence South 08°09'47" East, a distance of 988.64 feet; thence South 05°59'43" East, a distance of 545.52 feet; thence South 36°52'39" West, a distance of 458.54 feet; thence South 08° 11'44" East, a distance of 1,457.00 feet; thence South 47°33'05" East, a distance of 408.21 feet to the POINT OF BEGINNING.

Containing 19.986 acres, more or less.

ALSO LESS AND EXCEPT that certain parcel conveyed to the South Florida Water Management District by virtue of that certain Special Warranty Deed recorded in Official Records Book 3172, Page 2345, Public Records of Martin County, Florida, more particularly described as follows:

A strip of land 300 feet in width in Sections 2, 11, and 14 Township 38 South, Range 39 East, Martin County, Florida; said strip of land lying Easterly of parallel, continuous and as measured at right angles to a line drawn parallel to and 100 feet Easterly of Florida Power & Light Company Easement described in supplement to right-of-way agreement, dated June 24, 1959, recorded in Official Records Book 28, Page 63, Public Records of Martin County, Florida,

(which said Easement is more fully described as follows:

A right-of-way 110 feet in width in Sections 14, 11 and 2, Township 38 South, Range 39 East, Martin County, Florida, the center line of which is more particularly described as follows: Commencing at a point 248 feet Southerly of and 171 feet Easterly of the Northwest corner of Section 2, Township 38 South, Range 39 East, Martin County, Florida; said point being in the Southerly right-of-way of Canal C-23, a works of the Central and Southern Florida Flood Control District (now South Florida Water Management District); Thence Southerly through Section 2, 11 and 14, Township 38 South, Range 39 East, to a point in the South line of said Section 14; said point being 204.4 feet Easterly of the Southwest corner of Section 14, Township 38 South, Range 39 East, Martin County, Florida).

LESS AND EXCEPT:

- a.) The South 100 feet of Section 14, Township 38 South, Range 39 East:
- b.) That part of Section 2, Township 38 South, Range 39 East, described as follows to wit: Beginning at the Northwest corner of Section 2, Township 38 South, Range 39 East, thence

run Southerly along the West line of said Section 2 two hundred forty-eight feet (248'); thence run Easterly across Sections 2 and 1, Township 38 South, Range 39 East, to a point in the East line of said Section 1, three hundred feet (300') South of the Northeast corner thereof; thence run Northerly along said East line of Section 1 to the Northeast corner thereof; thence run Westerly along the North line of Township 38 South, Range 39 East, to the Northwest corner of Section 2, Township 38 South, Range 39 East, being the point or place of beginning.

The above-described strip of land contains 108.53 acres more or less.

Copy Copy Copy



Cotleur &
Hearing

LC26000533

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
☎ 561.747.6336 📠 561.747.1377

May 16, 2025

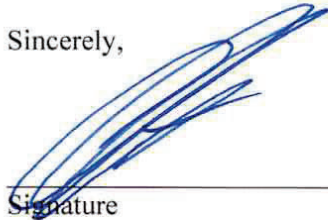
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

STATEMENT OF NO PROPERTY TRANSFER

To whom it may concern,

Please accept this letter as Item 9, Property Transfer Statement, for the proposed Palm Pike Crossing Revised Major Site Plan with Revised PH 4 Major Final Site Plan associated with the Palm Pike Hotel project. This letter certifies that, as of the date of this statement, there have been no transfers of title for the property described in Exhibit "A" since it was deeded to the current owner.

Sincerely,



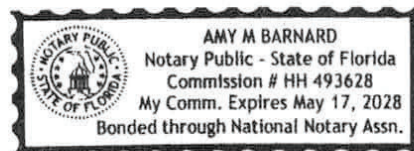
Signature

Charles Whittall, MANAGER
Printed Name Palm Pike Crossing, LLC

State of Florida

County of Orange

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence, or onling notarization this 16th day of May, 20 25, by Charles Whittall, who is personally known to me, or produced the following type of identification _____.






Location Map

Palm Pike Crossing Lot 5

Martin County, FL



1 inch = 500 feet

0 250 500
Feet



Cotleur &
Hearing

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377