

INSTR # 2336474
OR BK 02583 PG 0950
Pgs 0950 - 9561 (7pgs)
RECORDED 06/14/2012 04:22:22 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY T Copus

EXHIBIT "B"

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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**MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER CHANGE**

**REGARDING REVISED FINAL SITE PLAN
FOR SUNLIGHT RANCH TO PROVIDE FOR A SUBPHASING PLAN
WITH MODIFIED CERTIFICATE OF PUBLIC FACILITIES RESERVATION**

WHEREAS, Trailside Land Company, Inc, submitted an administrative amendment application to revise the approved minor development final site plan, for the 50 lot subdivision of agricultural, minimum 20 acre lots in Sunlight Ranch, located on land described, as Exhibit A, attached hereto;

WHEREAS, this application for revised final site plan is to provide for subphasing as set forth in Exhibits B and C, attached hereto to preclude the issuance of building permits on Lots 8 through 19 and 25 through 50 until a future final site plan for a residential subdivision is approved by Martin County. Additionally, all required improvements and infrastructure needed to service the referenced platted lots must be constructed in accordance with Martin County Land Development Regulations and accepted by the County Engineer to meet the criteria for a future revised final site plan, administrative amendment, established in Section 10.14.C.2, Land Development Regulations, Martin County Code.

WHEREAS, pursuant to Section 10.14.D, Land Development Regulations, Martin County Code, (LDR) final action on an administrative amendment to existing development orders shall be taken by the County Administrator or his/her designee.

WHEREAS, the County Administrator has delegated final action on administrative amendment applications to the Growth Management Director.

NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR HEREBY DETERMINES THAT:

A. The requested administrative amendment for revised final site plan to provide for a subphasing plan, Exhibit C, to the approved final site plan for Sunlight Ranch, is hereby approved

subject to the limitations imposed by the Sunlight Ranch Notice of Disqualification of Building Permits, attached as Exhibit B as executed by Clifford F. Burg, Vice President of Trailside Land Company, Inc.

B. No permits for construction or development activity shall be issued until all required documents; plans and fees are received and approved as required by Section 10.9, LDR, Martin County Code.

C. Failure to submit the required documents, plans, and fees as required by Section 10.9, LDR, Martin County Code, shall render this administrative amendment to the existing recorded minor development final site plan approval null and void.

D. This application is hereby determined to meet the requirements for a modification of the Certificate of Public Facilities Reservation for Sunlight Ranch as set forth in Section 5.32.D.8, Land Development Regulations (LDR), Martin County Code.

E. No rights to obtain development orders are herein conveyed beyond the reservation period except as permitted in Section 5.32.D.8, LDR, Martin County Code. Any required impact fees and capital facility charges are previously paid in full with the Certificate of Public Facilities Reservation Extension for Sunlight Ranch as approved February 3, 2010 (OR BK 02447, PG 1266) pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

F. This development order shall be recorded in the public records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

DATED THIS 5 DAY OF JUNE 2011.

Nicki van Vonno

**NICKI van VONNO, DIRECTOR OF
GROWTH MANAGEMENT DEPARTMENT**

EXHIBIT A

Legal Description for Sunlight Ranch

PARCEL 1 (GROVE NUMBER 2)

A PARCEL OF LAND LYING WITHIN SECTIONS 2, 3, AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S01°54'59"E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 100.02 FEET, TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 3 AND THE POINT OF BEGINNING; THENCE S89°30'59"W, A DISTANCE OF 100.03 FEET; THENCE S89°21'45"W, A DISTANCE OF 795.61 FEET; THENCE S00°49'06"E, A DISTANCE OF 377.41 FEET; THENCE S89°23'29"W, A DISTANCE OF 2049.99 FEET; THENCE S00°30'29"E, A DISTANCE OF 770.39 FEET; THENCE N89°22'03"E, A DISTANCE OF 1499.34 FEET; THENCE S00°26'59"E, A DISTANCE OF 452.15 FEET; THENCE N89°33'38"W, A DISTANCE OF 196.00 FEET; THENCE S00°30'01"E, A DISTANCE OF 702.45 FEET; THENCE N89°54'38"E, A DISTANCE OF 8204.73 FEET; THENCE N00°03'28"E, A DISTANCE OF 804.38 FEET; THENCE N51°19'26"E, A DISTANCE OF 199.30 FEET; THENCE N88°20'46"E, A DISTANCE OF 713.34 FEET; THENCE N48°16'35"E, A DISTANCE OF 1486.97 FEET; THENCE N00°25'54"W, A DISTANCE OF 464.54 FEET TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 2; THENCE S89°19'32"W, ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 2, A DISTANCE OF 3267.30 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE S89°19'32"W, ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 3, A DISTANCE OF 5293.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 508.88 ACRES OF LAND, MORE OR LESS.

A PARCEL OF LAND LYING WITHIN SECTIONS 1, 2, AND 3 TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S01°54'59"E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 100.02 FEET, TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 3; THENCE S89°30'59"W, A DISTANCE OF 100.03 FEET; THENCE S89°21'45"W, A DISTANCE OF 795.61 FEET; THENCE S00°49'06"E, A DISTANCE OF 377.41 FEET; THENCE S89°23'29"W, A DISTANCE OF 2049.99 FEET; THENCE S00°30'29"E, A DISTANCE OF 770.39 FEET; THENCE N89°22'03"E, A DISTANCE OF 1499.34 FEET; THENCE S00°26'59"E, A DISTANCE OF 452.14 FEET; THENCE N89°33'38"W, A DISTANCE OF 196.00 FEET; THENCE S00°30'01"E, A DISTANCE OF 702.45 FEET; THENCE N89°54'39"E, A DISTANCE OF 2904.59 FEET, TO THE POINT OF BEGINNING; THENCE S00°41'15"E, A DISTANCE OF 1290.53 FEET;

THENCE N89°17'04"E, A DISTANCE OF 1470.70 FEET; THENCE S01°44'46"E, A DISTANCE OF 1570.14 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE N89°06'04"E, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 2645.21 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE N88°08'10"E, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 2639.28 FEET TO THE SOUTH ONE-QUARTER CORNER OF SECTION 2; THENCE N88°11'20"E, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 2636.82 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE N89°23'09"E, ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 18.77 FEET; THENCE N00°38'20"W, A DISTANCE OF 2645.50 FEET; THENCE S89°54'39"W, A DISTANCE OF 9445.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 547.83 ACRES OF LAND, MORE OR LESS.

ADD PARCEL 1 (REMAINDER FROM ARMSTRONG PARCEL)

A PARCEL OF LAND LYING WITHIN SECTION 3 TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S01°12'11"E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 100.02 FEET; THENCE N89°45'01"W, A DISTANCE OF 100.00 FEET; THENCE S89°53'35"W, A DISTANCE OF 795.70 FEET; THENCE S00°04'26"E, A DISTANCE OF 377.41 FEET; THENCE N89°51'51"W, A DISTANCE OF 2049.99 FEET; THENCE S00°14'11"W, A DISTANCE OF 770.39 FEET; THENCE S89°53'17"E, A DISTANCE OF 1499.34 FEET; THENCE S00°17'41"W, A DISTANCE OF 452.15 FEET; THENCE N89°48'58"W, A DISTANCE OF 196.00 FEET; THENCE S00°14'39"W, A DISTANCE OF 702.45 FEET; THENCE S89°20'42"E, A DISTANCE OF 2904.59 FEET; THENCE S00°03'25"W, A DISTANCE OF 1290.53 FEET; THENCE S89°58'16"E, A DISTANCE OF 1365.68 FEET, TO THE POINT OF BEGINNING; THENCE S89°58'16"E, A DISTANCE OF 105.00 FEET; THENCE S00°54'02"E, A DISTANCE OF 1584.41'; THENCE S89°58'40"E, A DISTANCE OF 105.00 FEET; THENCE S00°54'02"E, A DISTANCE OF 1584.42'; TO THE POINT OF BEGINNING.

CONTAINING 3.82 ACRES OF LAND, MORE OR LESS.

THIS SITE CONTAINS 1,070.07 TOTAL ACRES, MORE OR LESS.

EXHIBIT B

SUNLIGHT RANCH

NOTICE OF DISQUALIFICATION OF BUILDING PERMITS

WHEREAS, on or about September 7, 2006, pursuant to the approval of Martin County, and in accordance with Martin County Land Development Regulations, the final site plan of Sunlight Ranch, consisting of fifty 20-acre residential lots, was recorded in Official Record Book 2205, Page 2749, of the Public Records of Martin County, Florida (“Sunlight Ranch”); and

WHEREAS, on or about January 27, 2007, pursuant to the approval of Martin County, and in accordance with Martin County Land Development Regulations, the plat of Sunlight Ranch was recorded in Plat Book 16, Page 46, of the Public Records of Martin County, Florida (“Sunlight Ranch”); and

WHEREAS, on or about February 11, 2008, pursuant to the approval of Martin County, and in accordance with Martin County Land Development Regulations, the amended final site plan of Sunlight Ranch was recorded in Official Record Book 2336, Page 486, of the Public Records of Martin County, Florida (“Sunlight Ranch”); and

WHEREAS, Trailside Land Company, Inc., a Florida corporation, as the developer of Sunlight Ranch (“Developer”), entered into that certain Contract for Construction of Required Improvements and Infrastructure, as amended by that certain Amendment to Contract for Construction of Required Improvements and Infrastructure (“Contract”) for the development of Sunlight Ranch; and

WHEREAS, Developer has provided Martin County with security in the amount representing the estimated cost of said Required Improvements and Infrastructure; and

WHEREAS, the construction of Required Improvements and Infrastructure to serve platted Lots 1 through 7 and 20 through 24 has been completed and accepted by the County Engineer and are therefore available for sale and are eligible for the issuance of building permits; and

WHEREAS, the construction of Required Improvements and Infrastructure to serve the remaining platted lots, Lots 8 through 19 and 25 through 50 has not been completed, and the time frame for completing the construction of Required Improvements and Infrastructure expired on September 7, 2011, and the security terminates on June 19, 2012; and

WHEREAS, Developer has applied for a revised final site plan approval for Sunlight Ranch; and

WHEREAS, the revised final site plan provides for Lots 8 through 19 and 25 through 50 of Sunlight Ranch to be an agricultural subdivision and agricultural subdivisions do not require the services necessary for residential subdivisions as provided in Section 4.911 C.7. of the Land

Development Regulations; and

WHEREAS, as an agricultural subdivision with no services necessary for a residential subdivision, Lots 8 through 19 and 25 through 50 of Sunlight Ranch will not qualify for building permits; and

WHEREAS, as an agricultural subdivision, Lots 8 through 19 and 25 through 50 of Sunlight Ranch no longer requires a Contract for Required Improvements and Infrastructure;

NOW, THEREFORE, Martin County and Developer hereby notify all prospective purchasers of Lots 8 through 19 and 25 through 50, of Sunlight Ranch as follows:

No building permits shall be issued by Martin County on Lots 8 through 19 and 25 through 50 of Sunlight Ranch until a final site plan for a residential subdivision is approved by Martin County and all required improvements and infrastructure are constructed in accordance with the Martin County Land Development Regulations and are accepted by the County Engineer.

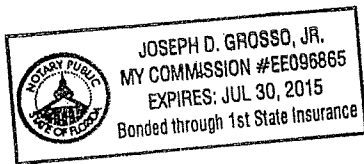
Trailside Land Company, Inc.

Clifford F. Bus V.P.
Clifford F. Bus, Vice President

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 24th day of May, 2012, by Clifford F. Bus, Vice President, of Trailside Land Company, Inc. He is [] personally known to me or [] has produced _____ as identification, and acknowledged the execution thereof to be his free act and deed as such officer for the use and purpose therein mentioned, and that such instrument is the act and deed of such company.

(Seal)



NOTARY PUBLIC

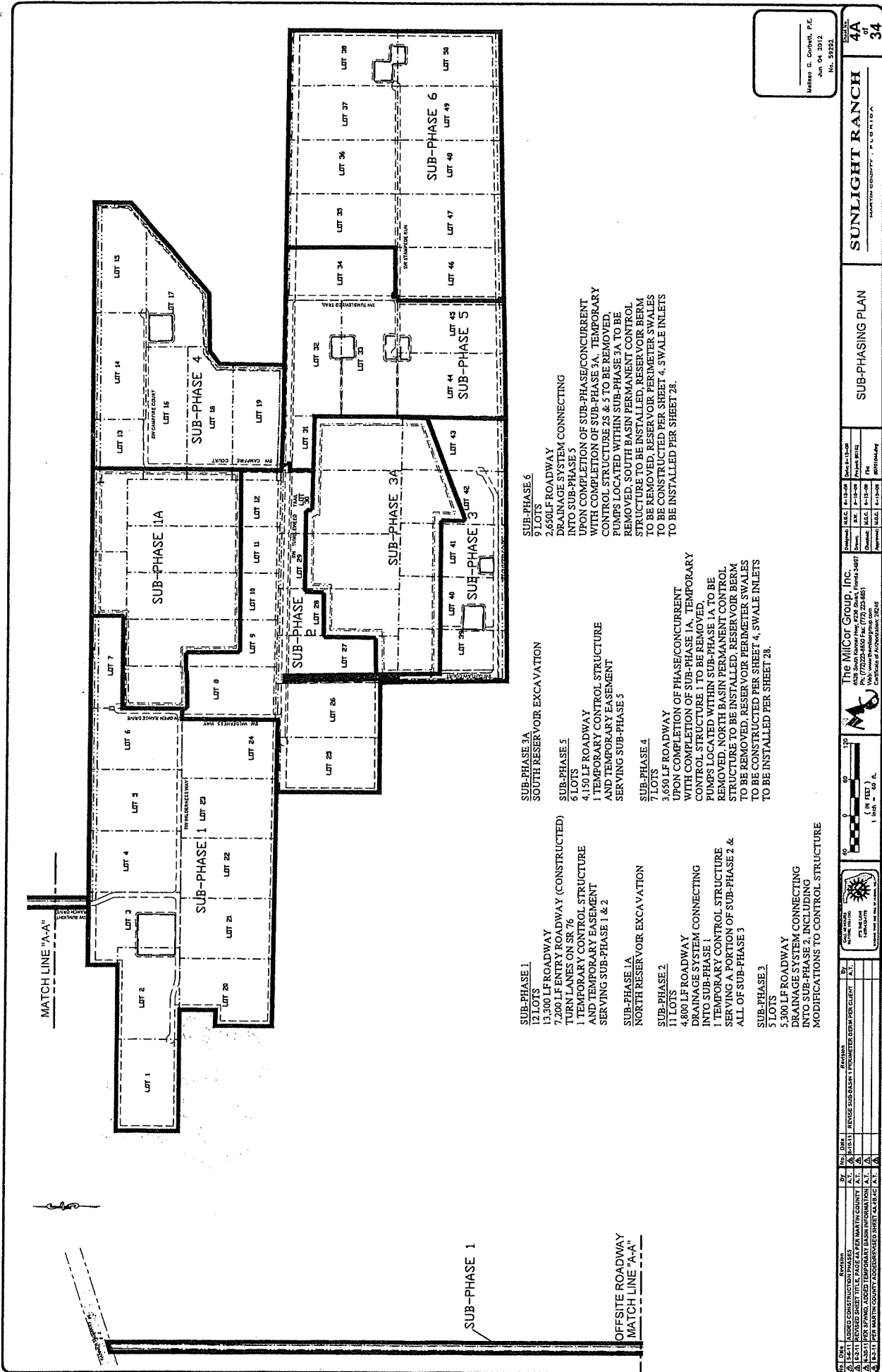
[Signature]
Name Printed: _____
State of Florida at Large
My Commission Expires: _____

MARTIN COUNTY, FLORIDA

By Nicki van Vonno
Nicki van Vonno
Growth Management Director

APPROVED AS TO FORM & CORRECTNESS:

[Signature]
Stephen Fry, County Attorney



- SUB-PHASE 1**
12 LOTS
13,300 LF ROADWAY
7,200 LF ENTRY ROADWAY (CONSTRUCTED)
TURN LANES ON SK 76
1 TEMPORARY CONTROL STRUCTURE
AND TEMPORARY EASEMENT
SERVING SUB-PHASE 1 & 2
- SUB-PHASE 1A**
NORTH RESERVOIR EXCAVATION
- SUB-PHASE 2**
11 LOTS
4,800 LF ROADWAY
DRAINAGE SYSTEM CONNECTING
INTO SUB-PHASE 1
1 TEMPORARY CONTROL STRUCTURE
SERVING A PORTION OF SUB-PHASE 2 &
ALL OF SUB-PHASE 3
- SUB-PHASE 3**
5 LOTS
5,300 LF ROADWAY
DRAINAGE SYSTEM CONNECTING
INTO SUB-PHASE 2, INCLUDING
MODIFICATIONS TO CONTROL STRUCTURE
- SUB-PHASE 3A**
SOUTH RESERVOIR EXCAVATION
- SUB-PHASE 5**
9 LOTS
4,150 LF ROADWAY
1 TEMPORARY CONTROL STRUCTURE
AND TEMPORARY EASEMENT
SERVING SUB-PHASE 5
- SUB-PHASE 4**
7 LOTS
3,650 LF ROADWAY
UPON COMPLETION OF PHASE/CONCURRENT
CONTROL STRUCTURE 1 TO BE REMOVED.
PUMPS LOCATED WITHIN SUB-PHASE 1A TO BE
REMOVED. NORTH BASIN PERMANENT CONTROL
STRUCTURE TO BE INSTALLED. RESERVOIR BERM
TO BE REMOVED. RESERVOIR PERIMETER SWALES
TO BE CONSTRUCTED PER SHEET 28.
- SUB-PHASE 5**
9 LOTS
2,650 LF ROADWAY
DRAINAGE SYSTEM CONNECTING
INTO SUB-PHASE 5
UPON COMPLETION OF SUB-PHASE/CONCURRENT
WITH CONTROL STRUCTURE 2S & 5 TO BE REMOVED
PUMPS LOCATED WITHIN SUB-PHASE 5A TO BE
REMOVED. SOUTH BASIN PERMANENT CONTROL
STRUCTURE TO BE INSTALLED. RESERVOIR BERM
TO BE REMOVED. RESERVOIR PERIMETER SWALES
TO BE CONSTRUCTED PER SHEET 4, SWALE INLETS
TO BE INSTALLED PER SHEET 28.
- SUB-PHASE 6**
9 LOTS
2,650 LF ROADWAY
DRAINAGE SYSTEM CONNECTING
INTO SUB-PHASE 5
UPON COMPLETION OF SUB-PHASE/CONCURRENT
WITH CONTROL STRUCTURE 2S & 5 TO BE REMOVED
PUMPS LOCATED WITHIN SUB-PHASE 6A TO BE
REMOVED. SOUTH BASIN PERMANENT CONTROL
STRUCTURE TO BE INSTALLED. RESERVOIR BERM
TO BE REMOVED. RESERVOIR PERIMETER SWALES
TO BE CONSTRUCTED PER SHEET 4, SWALE INLETS
TO BE INSTALLED PER SHEET 28.

Markus G. Condit, P.E.
Jun 04 2012
No. 39292

<p>SUNLIGHT RANCH SUNLIGHT RANCH SUNLIGHT RANCH</p>		<p>SUB-PHASING PLAN SUB-PHASING PLAN</p>		<p>4A of 34</p>	
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