



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: Revised Major Master & Final Site Plan



Name or Title of Proposed Project: Rio Marine Village East

Brief Project Description:

Please see attached narrative.

Was a Pre-Application Held? ☒ YES/NO ☐ **Pre-Application Meeting Date:** 03/19/2020

Is there Previous Project Information? ☒ YES/NO ☒

Previous Project Number if applicable: N/A

Previous Project Name if applicable: Rio Town Center (F/K/A Stuart Harbor)

Parcel Control Number(s)

27-37-41-025-001-00000-8

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Rio South Dixie, LLC;

Company Representative: Josh Simon

Address: 601 Heritage Dr, Suite #277

City: Jupiter, **State:** FL **Zip:** 33458

Phone: 561-575-6454 **Email:** joshsimon@flfholdings.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Rio South Dixie, LLC;

Company Representative: Josh Simon

Address: 601 Heritage Dr, Suite #277

City: Jupiter, State: FL Zip: 33458

Phone: 561-575-6454 Email: joshsimon@flfholdings.com

Agent (Name or Company): Cotleur & Hearing

Company Representative: George Missimer

Address: 1934 Commerce Lane #1

City: Jupiter, State: FL Zip: 33458

Phone: 561-406-1008 Email: gmissimer@cotleur-hearing.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Cotleur & Hearing

Company Representative: George Missimer

Address: 1934 Commerce Lane, Suite #1

City: Jupiter, State: FL Zip: 33458

Phone: 561-406-1008 Email: gmissimer@cotleur-hearing.com

Landscape Architect (Name or Company): Cotleur & Hearing

Company Representative: Donaldson E. Hearing

Address: 1934 Commerce Lane, Suite #1

City: Jupiter, State: FL Zip: 33458

Phone: 561-747-6336 Email: dhearing@cotleur-hearing.com

Surveyor (Name or Company): Geopoint

Company Representative: Steven McMahon

Address: 4152 West Blue Heron Blvd., Suite 105

City: Riviera Beach, State: FL Zip: 33404

Phone: 772-444-2720 Email: stevem@geopointsurvey.com

Civil Engineer (Name or Company): Simmons and White

Company Representative: Greg Bolen, PE

Address: 2591 Metrocentre Blvd, Suite 3

City: West Palm Beach, State: FL Zip: 33407

Phone: 561-644-4312 Email: bolen@simmonsandwhite.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Simmons and White

Company Representative: Greg Bole, PE

Address: 2591 Metrocentre Blvd, Suite 3

City: West Palm Beach, State: FL Zip: 33407

Phone: 561-644-4312 Email: bolen@simmonsandwhite.com

Architect (Name or Company): Charles Brock & Associates, Inc.

Company Representative: Cristian Oquendo

Address: 1770 Fennell Street

City: Maitland, State: FL Zip: 32751

Phone: 407-660-8900 x 260 Email: cristian@cbaarchitects.com

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): Aquatic Research Monitoring, Equipment and Deployment

Company Representative: Jennifer Acevedo

Address: PO Box 1421

City: Stuart, State: FL Zip: 34995

Phone: 772-408-7421 Email: acevedojmr@gmail.com

Other Professional (Name or Company): Photometrics-Levinson PE

Company Representative: Ronald Levinson

Address: 530 South Federal Highway, Suite 4

City: Lake Worth Beach, State: FL Zip: 33460

Phone: 561-379-5835 Email: levinsonPE@gmail.com

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. 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.

George Missimer
Applicant Signature

March 8, 2022

Date

George Missimer
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

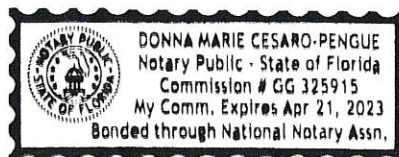
I hereby certify that the foregoing instrument was acknowledged before me this 9th day of MARCH, 20 22, by George Missimer.

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

Donna Marie Cesaro-Pengue
Notary Public Signature

Printed name

STATE OF: at-large



Rio Marine Village, Phase I (East)

Major Final Site Plan Application

September 29, 2025

On behalf of Rio South Dixie, LLC, please accept this as our formal request for approval of the Rio Marine Village (Phase I-East) Non-PUD, Major Final Site Plan Application. Phase I (East) is comprised of 10.27 acres; 0.094 acres are proposed to be dedicated to Martin County, leaving a net 10.17 acres of development area. The final site plan for The Rio Marine Village Phase 1 (East) proposes a mix of building types and uses. The Eastern Final Site Plan proposes various residential building types including two types of live/work buildings, eight apartment buildings, one townhome building, and a marina clubhouse building. A total of 190 residential units are proposed in Phase I (East).

The proposed mixed-use development project within the RIO Community Redevelopment Area of Martin County is supported by all development requirements of the CRA, as well as the intent of the CRA. Throughout the planning process of the proposed development plan, the surrounding community has voiced their support for the project. Restoring the rundown marina, improving the infrastructure, and providing the community with public access to the waterfront are only a few of this project's great benefits. The Martin County Commission has approved a Master Site Plan application through Resolution 22-2.1. The proposed Major Final Site Plan application is consistent with the approved master plan.

The abutting properties Future Land Use designations, Zoning Districts and CRA Subdistricts are as follows:

Abutting Property	Future Land Use	CRA Subdistrict
To the North	CRA Center	Core
To the East	CRA Center and CRA Neighborhood	Core and Detached-1
To the South	None (St. Lucie River)	None (St. Lucie River
To the West	CRA Center	Core

Rio Marine Village was designed to incorporate a variety of opportunities for traditional neighborhood design and mixed residential and commercial uses in the Rio Community Redevelopment Area (CRA). The Rio Marine Village project has gone to great lengths to ensure that the development in the Rio CRA complies with the Martin County Comprehensive Growth Management Plan. This project was designed with the form-based code design principles that foster predictable built results and a high-quality public realm by using a physical form, rather than total separation of uses, as the primary organizing principle of the development.

Site Plan:

The Proposed final site plan for RIO Marine Village Phase I (East) includes residential and non-residential uses as part of a thoughtful and high-quality mixed-use development within the heart of the RIO CRA. Phase I (East) is intended to be the first portion of the development to begin vertical construction, but it is the intent of the developer for the entire project (Phase I and II) to be constructed at one time.

A total of 190 residential units are proposed to be built within Phase I (East) of Rio Marine Village. That can be broken down into 8 Live Work Apartment Units, 4 Townhouse Units, and 178 Apartment Units. Approximately 7,703 SF of Retail & Service, General or Limited Impact space is proposed between the two live work buildings, an additional 5,497 SF of potential retail & Service, General or Limited Impact space is accounted for within Building M, which is the clubhouse building adjacent to the pool area.

Phase I (East) primarily contains the residential portions of the overall master plan for RIO marine Village. The development has been designed to be consistent with the goals and objectives of the comprehensive plan and the Community Redevelopment Area Zoning codes. The Florida Coastal architectural style of the architecture compliments the history of the RIO CRA and enhances the community for the surrounding residents. Consistent with the Master Plan approval, the site plan includes the extensive network of public access sidewalks and walking paths along the water frontage. Community green spaces and gathering areas promote the appreciation of the St. Lucie River and the outdoors as a whole.

There are two subdistricts of the CRA Regulating Plan located within the limits of the Rio Marine Village project, Core and Waterfront.

Waterfront Subdistrict

Marinas and working waterfronts define this subdistrict. The Rio CRA, Waterfront subdistrict also promotes a mixed-use waterfront environment with restaurants, entertainment, resorts, and residential uses. Several of these elements are designed to activate the waterfront while maintaining the goal of keeping the waterfront available for water-dependent, and water-related uses have been included in this project. Features such as this are achieved through the revitalization of two existing boat basins. These boat basins will heavily contribute to the activation of the waterfront by providing public access to the proposed waterfront restaurants, public boardwalk, and open-air green space. The proposed marine building is perpendicular to NE Dixie Hwy, facing a proposed project entrance. The location of the access point and the elevation of NE Dixie Hwy creates an open and expansive water view that features the naturally beautiful vistas of the St Lucie River. The marine buildings will provide space for marine uses that require a working waterfront environment but will be designed to encourage pedestrian window shopping. The mixed retail/industrial environment will cater to marine uses such as custom fabrication, boat repair/upgrades, electronics sales, custom rod manufacturers, and more.

Core Subdistrict

The project is designed in line with the intent to be a pedestrian-oriented center for surrounding

neighborhoods and the entire CRA. This is accomplished by carefully curating the mix of uses. The marina and commercial waterfront will make RIO Marine Village a destination for boaters, neighborhood pedestrians, and locals that want to experience waterfront activities. The site will include a waterfront park, walking paths, waterfront restaurants, and associated retail that will allow the community to enjoy the waterfront. The proposed residential units are designed to provide housing for young families and current Martin County residents looking to downsize to a simpler lifestyle, and all three-story buildings will include elevator access. The mixed-use and marine industrial uses will provide both daytime activities to help support the restaurants and provide the community with an environment where they can work and play along the river.

Primary and Secondary Streets and Alleys

NE Dixie Highway, a Primary Street designated by the CRA Street Regulating Plan, abuts the northern boundary of the Rio Marine Village. Three access points are proposed from NE Dixie Hwy along the north perimeter. The existing roundabout at the intersection of NE Dixie Hwy and NE Martin Ave is proposed to be relocated to the east about 300 feet. The intersection of Dixie and Martin Ave would then be reconfigured as a standard unsignalized intersection. The westernmost access point is also proposed as a round-about, providing a bookend to the development and signifying another arrival point. NE Martin Avenue, another Primary Street designated by the CRA Street Regulating Plan, provides access through the center of the project on land that is not included within the boundary of the project. The mixed-use and marine industrial uses will provide both daytime activities to help support the restaurants and provide the community with an environment where they can work and play along the river.

The RIO Marine Village redevelopment project is positioned within an area of previously developed lands and existing/occupied properties. An established network of streets has influenced the organization of the building's development and positioning. Utilizing the existing street network of NE Stuart St., NE Bernard St., NE St. Lucie ter., and NE Martin Ave, a block network of development has been created. This further promotes the development guidelines within the Martin County RIO Community Redevelopment Area Land Development Regulations. Additionally, conforming to the existing infrastructure allows for more connectivity and sustainable design.

Required Commercial Frontage

While designing this project, the design team followed the intent of Primary Streets within the CRA to support businesses, civic uses and reinforce local character. It's understood that these streets are designated as Required Commercial Frontage and shall be non-residential and open to the public at the ground level. The frontages of the buildings along Dixie shall be shopfronts and arcades.

Section 12.1.03. Permitted Uses

This project complies with this section of code. All proposed building uses are allowed in the subdistrict it is proposed within. In the Core subdistrict areas of the Rio Marine Village final site plan, Live Work units, apartments, and restaurants are proposed. Apartments, townhomes, restaurants, Marine Industrial,

Mixed Use Office, and limited impact retail and services are proposed within the Waterfront subdistrict areas of the Rio Marine Village.

Section 12.1.04. Development Standards

Height- All proposed building heights comply with height standards, and no building height exceeds the 40' and 4-story height limit. Ceiling heights for this project were measured consistently with the County code requirements.

Density-

The Applicant acknowledges that the Martin County Comprehensive Growth Management Plan allows site plans with two or more underlying future land use designations to be developed with blended densities. The total maximum density of this final site plan (11.54 UPA) does not allow more residential units per acre to be approved than the maximum gross densities allowed by the individual future land use designations (12.5 UPA). Commercial Waterfront and CRA Center are the two future land use designations within this project's limits.

The permitted gross residential density in the Waterfront subdistrict allows for ten units per acre. The residential density proposed in the waterfront subdistrict for this project is 8.85 units per acre. Below is the calculation used to determine gross residential density:

94 residential units/10.87 waterfront subdistrict acres= 8.65 units per acre

The permitted gross residential density in the Core subdistrict is 15 units per acre, and the proposed residential density in the Core subdistrict for this project is 17.8 units per acre. There are 98 residential units located in the Core subdistrict of this project.

98 residential units/ 5.5 core subdistrict acres= 17.82 units per acre

The overall blended density of the project is 11.9 units per acre. Below is the calculation used to determine gross residential density:

192 residential units/ 16.63 acres of unsubmerged land within the boundary of this project= 11.54 units per acre.

The Applicant recognizes that the project can utilize blended densities to comply with development regulations. When calculating residential density, the total acreage of land submerged underwater was not included in the gross land acreage. Additionally, the Applicant is permitted to utilize adjacent ROW to calculate the permitted residential density. To determine the overall density permitted within RIO Marine Village, 0.43 acres of adjacent ROW were utilized in calculating the permitted residential density.

Building Coverage- The calculation utilized when determining building coverage is the horizontal area measured from the building footprint of the roofed area on the ground floor of the principal and accessory structures on the lot. The total Building lot coverage is 98,176 SF.

Open Space- This project will comply with the open space requirement of 20%. Total amount of open space required in the Rio Marine Village is 3.24 acres. The master plan provides 7.52 acres of open space, well exceeding the requirement.

Policy 18.5C.1 Shoreline Protection Zone

The Rio Marine Village satisfies the 25' landward from shoreline setback and is redeveloped in accordance with this policy. There was 50,692 SF of impervious ground coverage existing in the project site. An Existing Impervious Conditions Map and chart detailing the total impervious square footage in the project have been provided.

This project's total square footage of Shoreline Protection Zone is 78,908 SF. Proposed impervious surfaces do not exceed 40% of the SPZ area. Pervious walkways are provided within the Shoreline Protection Zone, as allowed by this policy, to provide public access to the water or connection between adjoining properties. Any development and redevelopment in the proposed project protect the shoreline mangroves, incorporate a living shoreline element and meet the minimum stormwater requirements for rate, quantity, quality, and timing of the discharge. We were diligent in ensuring that development and redevelopment do not contribute to shoreline erosion.

The Applicant proposes a pervious public boardwalk along more than 50% of the project's shoreline. This public space will front portions of the living shoreline and provide direct access to the beach for residents and visitors to enjoy.

Alternative Compliance

There are Alternative Compliance requests associated with this project, see attached PDF for details. The specific alternative compliance requests are detailed within a separate justification statement. All the requests are a direct result of the innovative design measures taken to create a development that fits within the unique property boundaries and the surrounding development. These alternative compliance requests are necessary to create a project that is consistent with the intent behind the design requirements listed within the RIO Community Redevelopment Area Land Development Regulations.

ALTERNATIVE COMPLIANCE			
REQUEST #	CODE	REQUIREMENT	REQUEST
1	12, §12.3.05 FIGURE R-5.04	Front Build-to-Zones shall have a minimum of 10' and a maximum of 25'. See figure R-5.04.	Building I setback from N.E. Martin Avenue 84', deviation of 59' required.

2	12, §12.1.04.7 d.	Sheds, exposed pumps, electrical meters, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street.	4' wall screening and landscaping around all AC units on the property.
3	12, §12.3.09	Properties within Waterfront and Core subdistricts are required to plant one tree per 1,000 SF of Site Area.	374 trees are proposed a 66-tree deviation from the 440 required by the site area's square footage.
4	12, §12.3.09.7.a.ii	The side of a vehicular use area abutting a Detached, Detached Estate, Multifamily or Mobile Home that is not part of the subject development shall be planted with trees with a minimum height of 16 feet, 4-foot clear trunk, and four-inch DBH, at 25-foot intervals in a landscape area that is at least ten feet wide. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.	An Alternative design is being proposed for the eastern buffer, reduced tree size specification, to comply with FPL's Right Tree / Right Place Guidelines. Minimum tree height required: The proposed minimum tree height is 12' with a 4' deviation from the requirement.

5	12, §12.1.05 Building types and frontage types	Frontage Type requirements, selection of a frontage type.	Building I does not comply with a frontage type listed within the CRA Code.
6	12, §12.3.05 FIGURE R-5.07	Front Build-to-Zones shall be a minimum of 10' and a maximum of 25'.	• Building B proposed 7' front setback, a 3' deviation from the requirement. • Building C has a proposed 9' front setback, a 1' deviation from the requirement.
7	12, §12.5.04 Development standards	Requires buildings with a Live/Work designation to have a minimum frontage buildout percentage of 70%.	The Applicant is requesting a front buildout of 50% deviation of 20% from the required 70%.
8	4, §4.1.664.c.	Not more than 30 percent of all trees shall be palms	The Applicant is requesting that 46% of the total trees planted on site are palms, a 16% deviation from the required 30%.

Conclusion

The applicant proposes redeveloping a portion of the RIO Community Redevelopment Area and bringing a high-quality and sustainable core to the CRA. The proposed plan fits with the intent of the RIO CRA and provides numerous public benefits as well as revitalizes a key portion of Martin County. Members of the surrounding community have been vocal in their desires for this area, and we have worked diligently to accommodate every one of their concerns. The proposed Phase I (East) final site plan includes a mixture of uses, but provides for enhanced pedestrian and community amenities. The proposed final site plan for RIO Marine Village Phase I (East) results from successfully implementing the RIO CRA Land Development Regulations and the community's desires.

July 24, 2020

Martin County Growth Management
C/O Peter Walden
2401 SE Monterey Road
Stuart, FL 34996

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Coteleur & Hearing and its staff to act as agents for the area owned by RIO SOUTH DIXIE LLC in The Rio Marine Village project, located to the south of the intersection of State Road 707, NE Dixie Highway, and NE Martin Avenue in the Rio CRA of Martin County, FL, for the purposes of obtaining approvals and permits from state and local government agencies regarding development applications, site plan, signage plan, subdivision plat, PUD, and other similarly related applications.

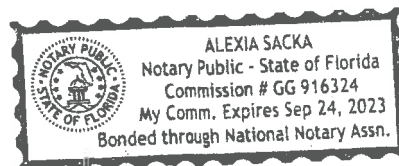
Authorized Person: Joshua Simon
FLF- CROSSROADS- RIO B MEMBER LLC
Title: Manager

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization this 27 day of July, 2020 by
Joshua Simon who is personally known to me or has produced
11 as identification.

[NOTARIAL
SEAL]

Alexia Sacka
NOTARY PUBLIC, State of Florida





Prepared by and return to:

Jeffrey S. Raynor
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121
561-713-2094
File Number: 16156.05007
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of February, 2019 between Elizabeth S. Zurich, a married person, individually and as Successor Trustee of the Declaration of Trust of Frederick P. Stein dated February 7, 1996; and Elizabeth S. Zurich, a married person, individually and as Successor Trustee of the Declaration of Trust of Garnette B. Stein dated February 7, 1996 whose post office address is 1112 NE St. Lucie Terrace, Jensen Beach, FL 34957, grantor, and RIO South Dixie, LLC, a Florida limited liability company whose post office address is 8985 S.E. Bridge Road, 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)

Witnesseeth, 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:

See attached Exhibit A

Property Identification Number: 33-37-41-000-014-00340-7;

Subject to comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; provided this shall not serve to reimpose any of the foregoing; and taxes for years subsequent to December 31, 2018;

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida. Grantor's residence and homestead address is: 1112 NE St. Lucie Terrace, Jensen Beach, FL 34957.

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.

Signed, sealed and delivered in our presence:

Kathryn H. Landrey
Witness Name: Kathryn H. Landrey

Elizabeth S. Zurich, individually and as Successor Trustee of the Declaration of Trust of Frederick P. Stein dated February 7, 1996

By: Elizabeth S. Zurich
Elizabeth S. Zurich

Elizabeth S. Zurich, individually and as Successor Trustee of the Declaration of Trust of Garnette B. Stein dated February 7, 1996

By: Elizabeth S. Zurich
Elizabeth S. Zurich

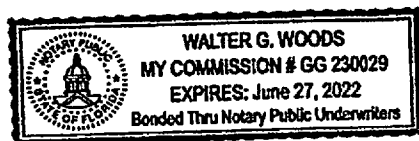
Walter G. Woods
Witness Name: WALTER G. WOODS

1112 NE St. Lucie Terrace, Jensen Beach, FL 34957

State of Florida
County of ~~Palm Beach~~ MARTIN

The foregoing instrument was acknowledged before me this 5th day of February, 2019 by Elizabeth S. Zurich, individually and as Successor Trustee of the Declaration of Trust of Frederick P. Stein dated February 7, 1996. She ☒ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Walter G. Woods
Notary Public

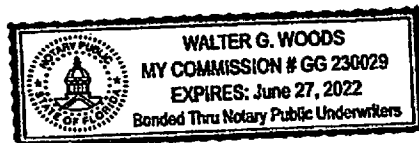
Printed Name: WALTER G. WOODS

My Commission Expires: June 27, 2022

State of Florida
County of ~~Palm Beach~~ MARTIN

The foregoing instrument was acknowledged before me this 5th day of February, 2019 by Elizabeth S. Zurich, individually and as Successor Trustee of the Declaration of Trust of Garnette B. Stein dated February 7, 1996. She ☒ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Walter G. Woods
Notary Public

Printed Name: WALTER G. WOODS

My Commission Expires: June 27, 2022

EXHIBIT A, LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING OVER A PORTION OF LOT 14, GLUTSCH'S SUBDIVISION OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, RECORDED IN PLAT BOOK 1, PAGE 151, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK 1, PAGE 213, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 14, AND THE CENTERLINE OF BERNARD AVENUE (NOW BREVARD AVENUE) AS SHOWN ON THE PLAT OF RIO ST. LUCIE TERRACE RECORDED IN PLAT BOOK 1, PAGE 14 B, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PROCEED SOUTH 03°17'20" EAST, ALONG SAID EAST LINE, A DISTANCE OF 100.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°17'20" EAST, ALONG SAID EAST LINE, A DISTANCE OF 321.62 FEET TO THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER PRIOR TO THE CONSTRUCTION OF A BOAT CHANNEL AND BOAT BASIN; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE, DEPARTING SAID EAST LINE, A DISTANCE OF 169.10 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY EXTENSION OF THE FACE OF AN EXISTING BULKHEAD; THENCE NORTH 06°17'06" WEST, DEPARTING SAID MEAN HIGH WATER LINE, AND ALONG SAID SOUTHERLY EXTENSION, AND THE FACE OF SAID BULKHEAD, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 352.00 FEET, MORE OR LESS; THENCE SOUTH 89°29'20" EAST, DEPARTING SAID NORTHERLY EXTENSION, A DISTANCE OF 89.69 FEET TO A POINT ON A LINE 25.00 FEET WEST OF, AND PARALLEL WITH, THE WEST LINE OF THE "LILLY FRIPP" PARCEL AS DESCRIBED IN DEED BOOK 52, PAGE 100; THENCE NORTH 06°45'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 34.49 FEET; THENCE SOUTH 89°29'20" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 89.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH INGRESS-EGRESS EASEMENT DATED JULY 11, 2002, RECORDED JULY 16, 2002, IN OFFICIAL RECORD BOOK 1663, PAGE 732, OF THE PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.



THIS INSTRUMENT WAS PREPARED BY AND,
AFTER RECORDING, RETURN TO:
Jin Liu, Esquire
Carlton Fields Jordan Burt, P.A.
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
(813) 223-7000

Parcel Nos.: 27-37-41-025-001-00000-80000; 33-37-41-000-014-00310-30000; 33-37-41-000-014-00320-10000

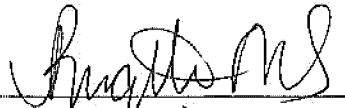
SPECIAL WARRANTY DEED

SFI MARINA STUART TRS LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto RIO South Dixie, LLC, a Florida limited liability company ("Grantee"), the tracts or parcels of land located in Martin County, Florida, described in Exhibit A (the "Land"), together with: (a) all improvements located thereon, but expressly excluding improvements and structures owned by any tenant, bailee or other third party; (b) all right, title and interest of Grantor, if any, in and to the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto; and (c) all right, title and interest of Grantor, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the Land and all riparian and littoral rights, air rights, vegetation minerals, oil, gas, water or water stock related to the Land and all lands lying in the bed of any body of water abutting, included in the legal description of or adjoining the Land (such land and interests are hereinafter collectively referred to as the "Property").

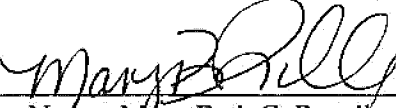
This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and covenants now of record and further subject to all matters that a current, accurate survey of the Property would show, together with all of the exceptions set forth on the Title Commitment obtained by Grantee (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

Grantee's address is: 8985 S.E. Bridge Road, Hobe Sound, FL 33455.

EXECUTED as of January 22, 2019.SFI MARINA STUART TRS LLC,
a Delaware limited liability company
(Signature Witness #1)Brigitte Miller
(Print Name Witness #1)
(Signature Witness #2)Steve Chazan
(Print Name Witness #2)

By:


Name: Mary-Beth C. Roselle
Title: Senior Vice PresidentSTATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 17 day of January, 2019, by Mary-Beth C. Roselle, as Senior Vice President of SFI MARINA STUART TRS LLC, a Delaware limited liability company, on behalf of said company. She ☒ is personally known to me or ☐ produced as identification a _____ driver's license.

My Commission Expires:

(AFFIX NOTARY SEAL)

Jesus Rosado
Notary Public, State of New York
No. 01RO6242246
Qualified in Bronx County
Commission Expires May 31, 2019


(Signature)Name: _____
(Legibly Printed)

Notary Public State of _____

(Commission Number, if any)

Exhibit "A"***Legal Description – RIO South Dixie, LLC*****PARCEL "A"****Parcel 1**

Intentionally Omitted.

Parcel 2

A parcel of land, being a portion of Lot 14 of Glutsch's Subdivision of Section 33, Township 37 South, Range 41 East, according to the Plat thereof as recorded in Plat Book 1, Page 151, of the Public Records of St Lucie (now Martin) County, Florida, more particularly described as follows:

COMMENCE at the intersection of the South right-of-way line of Dixie Highway and the centerline of Martin Boulevard as shown on the Plat of Rio St. Lucie Terrace Subdivision, Plat Book 1, Page 14B, of the Public Records of said Martin County; thence North 89°30'58" West, along said South right-of-way line, a distance of 267.17 feet, being a point on a line parallel with and 15 feet West of the East line of said Lot 14; thence South 03°17'20" East, along said line, a distance of 200.43 feet to the POINT OF BEGINNING; thence continue South 03°17'20" East, along said line, a distance of 213.40 feet; thence North 89°29'20" West, departing said line, a distance of 59.79 feet to a point on the West line of the "Lillie Fripp" parcel, as recorded in Deed Book 52, Page 100, of the Public Records of St. Lucie (now Martin) County; thence North 06°45'00" West, along said West line, a distance of 214.62 feet; thence South 89°30'58" East, along a line parallel with the South right-of-way line of Dixie Highway and 200 feet Southerly thereof, a distance of 72.77 feet to the POINT OF BEGINNING.

TOGETHER WITH Parcel "A"

A parcel of land, being a portion of Lot 14 of Glutsch's Subdivision of Section 33, Township 37 South, Range 41 East, according to the Plat thereof, as recorded in Plat Book 1, Page 151, of the Public Records of St Lucie (now Martin) County, Florida, more particularly described as follows:

COMMENCE at the intersection of the South right-of-way line of Dixie Highway and the centerline of Martin Boulevard as shown on the Plat of Rio St. Lucie Terrace Subdivision, Plat Book 1 Page 14B, of the Public Records of said County; thence North 89°30'58" West, along said South right-of-way line, a distance of 252.14 feet to a point on the West line of the Plat of Rio St. Lucie Terrace, as recorded in Plat Book 1, Page 14B, Public Records of said County, and a point on the East line of said Glutsch's Subdivision and the POINT OF BEGINNING; thence South 03°17'20" East, along said East and West lines, a distance of 591.28 feet; thence North 89°29'20" West, departing said East and West line, a distance of 89.22 feet to a point on a line 25.00 feet West of, and parallel with, the West line of the "Lillie Fripp" parcel as described in Deed Book 52, page 100, Public Records of said County; thence North 06°45'00" West, along said parallel line, a distance of 178.48 feet; thence South 89°29'20" East, departing said parallel line, a distance of 84.99 feet to a point on a line 15.00 feet West of, and parallel with, the East line of Lot 14, said Glutsch's Subdivision; thence North 03°17'20" West, along said parallel line, a distance of 413.83 feet to a point on said South right-of-way line of said Dixie Highway; thence South 89°30'58" East, departing said parallel line, and along said South right-of-way line, a distance of 15.03 feet to the POINT OF BEGINNING.

Parcel 3 (Marine Parcel)

A parcel of land, being a portion of Lot 14 of Glutsch's Subdivision of Section 33, Township 37 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 1, Page 151, of the Public Records of St. Lucie (now Martin) County, Florida, more particularly described as follows:

COMMENCE at the Intersection of the South right-of-way line of Dixie Highway and the centerline of Martin Boulevard as shown on the Plat of Rio St. Lucie Terrace Subdivision, Plat Book 1, Page 14B, of the Public Records of said Martin County, thence North 89°30'58" West, along said South right-of-way line, a distance of 352.14 feet to the POINT OF BEGINNING; thence South 06°45'00" East, a distance of 416.22 feet; thence North 89°29'20" West, a

distance of 25.20 feet to a point on a line 25 feet Westerly of, and parallel with, the West line of the "Lillie Fripp" parcel; thence South 06°45'00" East, along said parallel line, a distance of 212.97 feet; thence North 89°29'20" West, a distance of 89.69 feet to a point on a line being the Northerly extension of the face of an existing bulkhead; thence South 06°17'06" East along said Northerly extension, said face of bulkhead and the Southerly extension thereof a distance of 352 feet more or less to a point on the mean high water line of the St. Lucie River prior to construction of a boat channel and basin; thence Westerly along said mean high water line, a distance of 60 feet more or less to a point on a line parallel with, and 175 feet East of the West line of, said Lot 14; the following 3 courses are common to that certain parcel of land as described in Deed Book 21, Pages 320 and 366, Public Records of Martin County, Florida; thence North 00°35'59" East, along said parallel line, a distance of 296 feet more or less; thence North 89°09'16" West, a distance of 159.00 feet to a point on a line parallel with, and 16 feet East of, the West line of said Lot 14; thence North 00°35'59" East, along said parallel line, a distance of 708.85 feet to a point on said South right-of-way line; thence South 89°30'58" East, along said South right-of-way line, a distance of 201.07 feet to the POINT OF BEGINNING.

TOGETHER WITH (Office Parcel)

A parcel of land, being a portion of Lot 14 of Glutsch's Subdivision of Section 33, Township 37 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 1, Page 151, of the Public Records of St. Lucie (now Martin) County, Florida, more particularly described as follows:

COMMENCE at the intersection of the South right-of-way line of Dixie Highway and the centerline of Martin Boulevard as shown on the Plat of Rio St. Lucie Terrace Subdivision, Plat Book 1, Page 14B, of the Public Records of said Martin County; thence North 89°30'58" West along said South right-of-way line a distance of 267.17 feet to the POINT OF BEGINNING, being a point on a line parallel with, and 15 feet West of, the East line of said Lot 14; thence South 03°17'20" East, along said line, a distance of 200.43 feet; thence North 89°30'58" West, along a line parallel with the South right-of-way line of Dixie Highway and 200 feet Southerly thereof, a distance of 72.77 feet to a point on the Westerly line of the "Lillie Fripp" parcel, as recorded in Deed Book 52, Page 100, of the Public Records of said Martin County; thence North 06°45'00" West, along said Westerly line, a distance of 201.60 feet to a point on said South right-of-way line, thence South 89°30'58" East, along said South right-of-way line, a distance of 84.97 feet to the POINT OF BEGINNING.

PARCEL "B"

Parcel 1

All those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in Jensen Beach, the County of Martin County, and the State of Florida, being more particularly described:

All of the lots in Blocks 4 and 5 and all of that part of Block 3 of Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida, lying Northerly of the following described line:

COMMENCE at an iron bar found on the West line of Section 34, Township 37 South, Range 41 East, said iron bar being South 00°13'00" East, 640 feet from the Northwest corner of said Section 34, and also being North 00°13'00" West, 100 feet from a concrete monument on said West line, said monument also being at the Southwest corner of Block 3 of Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida; thence along said West line of Section 34, North 00°13'00" West, 83.10 feet; thence due East 20.00 feet to the POINT OF BEGINNING; thence continue due East 101.24 feet; thence due South 61.12 feet; thence due East 143.89 feet, more or less, to the East boundary line of Rio St. Lucie Terrace Addition No. 1 as shown on the Plat thereof, as recorded in Plat Book 1, Page 56, of the Public Records of Martin County, Florida.

TOGETHER WITH an easement in common with others for ingress and egress over the following described parcel, to-wit:

The West 20 feet of the North 842.32 feet of Section 34, Township 37 South, Range 41 East, Martin County, Florida; SUBJECT TO right-of-way for State Road 707.

TOGETHER WITH a utility easement in common with others over, across, under and upon the West 6 feet of the East 12 feet of that certain property conveyed to Frank Malocsay and Velma Malocsay, his wife, as described in Warranty

Deed dated April 22, 1977, recorded in Official Records Book 418, Page 2079, Public Records of Martin County, Florida.

TOGETHER WITH the abandoned portion of Stuart Avenue lying between Blocks 4 and 5, and the abandoned portion of Bernard Avenue lying between Blocks 3 and 4, and that portion of the unmarked street lying between the East boundary line of the subdivision and the property conveyed above, all according to the Plat of Rio St. Lucie Terrace Addition No. 1, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida.

TOGETHER WITH a portion of Block 3, including those portions of abandoned rights-of-way therein Rio St. Lucie Terrace Addition No. 1, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of Section 34, Township 37 South, Range 41 East; thence South 00°08'11" East, along the West line of said Section 34, 740.20 feet to a 3" x 3" shell concrete monument, said point being the Southwest corner of Block 3; thence South 00°11'00" West, 72.35 feet; thence South 89°50'33" East, 20.44 feet; thence South 89°50'33" East, 244.76 feet; thence North 00°05'40" West, 179.11 feet to the POINT OF BEGINNING; thence continue North 00°05'40" West, 16.64 feet; thence North 89°55'00" West, 42.31 feet; thence South 68°28'22" East, 45.52 feet to the POINT OF BEGINNING.

Parcel 2

That portion of the following described parcel which lies West of the West line of Lot 3, Block 3, Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida, to wit:

A portion of Lots 1 through 10, inclusive, Block 3, and the unnamed alleyway lying East of said Lot 1 of Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof, as recorded in Plat Book 1, Page 56, of the Public Records of Martin County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 34, Township 37 South, Range 41 East; thence South 00°13'00" West, along the West line of said Section 34, a distance of 539.51 feet to the Northwest corner of said Block 3 and the POINT OF BEGINNING; thence continue South 00°13'00" East, a distance of 17.87 feet; thence North 89°55'16" East, a distance of 101.17 feet; thence South 00°04'51" East, a distance of 61.04 feet; thence North 89°56'16" East, a distance of 101.65 feet; thence South 68°11'00" East, a distance of 44.59 feet; thence North 00°13'00" West, a distance of 95.43 feet; thence South 89°57'09" West, a distance of 264.00 feet to the POINT OF BEGINNING.

Parcel 3

The West 20 feet of the North 842.32 feet of Section 34, Township 37 South, Range 41 East, Martin County, Florida; LESS the right-of-way for State Road 707 and LESS that portion of said West 20 feet of the North 842.32 feet conveyed to Chef's International, Inc., recorded in Official Records Book 504, Page 2290.

LESS AND EXCEPT that portion of the above-described property lying within the twenty (20)-foot alleyway which divides Block 5 of Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof, recorded in Plat Book 1, Page 56, Martin County, Florida Public Records.

Parcel 4

All of Grantor's right, title, claim or interest, if any, in and to that twenty (20)-foot alley which divides Block 5 of Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof, recorded in Plat Book 1, Page 56, Martin County, Florida Public Records.

PARCEL "C"

Parcel 1

Being a portion of Blocks 2 and 3, including those portions of abandoned Rights-of-Way therein, Rio-St. Lucie Terrace Addition No. 1, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of Section 34, Township 37 South, Range 41 East; thence South 00°08'11" East, along the West line of said Section 34, 740.20 feet, to a 3" x 3" shell concrete monument, said point being the Southwest corner of said Block 3; thence South 00°11'00" West, 72.35 feet; thence South 89°50'33" East, 20.44 feet to the POINT OF BEGINNING; thence South 89°50'33" East, 244.76 feet; thence North 00°05'40" West, 195.75 feet; thence North 89°55'00" West, 132.02 feet; thence South 00°07'02" West, 40.00 feet; thence North 89°57'36" West, 112.74 feet; thence South 00°08'11" East, 155.35 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, however, that portion thereof described as follows:

COMMENCE at the Northwest corner of Section 34, Township 37 South, Range 41 East; thence South 00°08'11" East, along the West line of said Section 34, 740.20 feet to a 3" x 3" shell concrete monument, said point being the Southwest corner of Block 3; thence South 00°11'00" West, 72.35 feet; thence South 89°50'33" East, 20.44 feet; thence South 89°50'33" East, 244.76 feet; thence North 00°05'40" West, 179.11 feet to the POINT OF BEGINNING; thence continue North 00°05'40" West, 16.64 feet; thence North 89°55'00" West, 42.31 feet; thence South 68°28'22" East, 45.52 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for parking and ingress and egress in common with others over the following described property, to-wit:

The South 30 feet of the North 842.32 feet of the West 264.4 feet, Section 34, Township 37 South, Range 41 East, Martin County, Florida.

TOGETHER WITH an easement in common with others for ingress and egress over the following described parcel, to-wit:

The West 20 feet of the North 842.32 feet, Section 34, Township 37 South, Range 41 East, Martin County, Florida SUBJECT TO right-of-way for State Road 707.

Parcel 2

Lots 1 through 9, Block 18; all of Lots 10, 11, 12, Lots 13, 14, 15, LESS the North 25.00 feet thereof; Lot 16, LESS the West 19.00 feet of the North 25.00 feet, all in Block 1; including that portion of River Boulevard lying between Block 1 and Block 18;

TOGETHER WITH an easement for ingress and egress over the South 44.00 feet of the East 6.00 feet of Lot 1, Block 1; all being part of "Rio-St. Lucie Terrace", as shown on the Plat thereof, recorded in Plat Book 1, Page 14B, Public Records of Martin County, Florida.

AND

Blocks 1 and 2, "Rio-St. Lucie Terrace, Addition No. 1", Plat Book 1, Page 56, Public Records of Martin County, Florida, LESS that portion more particularly described as follows:

Being a portion of Blocks 2 and 3, including those portions of abandoned Rights-of-Way therein, Rio-St. Lucie Terrace Addition No. 1, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of Section 34, Township 37 South, Range 41 East; thence South 00°08'11" East, along the West line of said Section 34, 740.20 feet, to a 3" x 3" shell concrete monument, said point being the Southwest corner of said Block 3; thence South 00°11'00" West, 72.35 feet; thence South 89°50'33" East, 20.44 feet to the POINT OF BEGINNING; thence South 89°50'33" East, 244.76 feet; thence North 00°05'40" West, 195.75 feet; thence North 89°55'00" West, 132.02 feet; thence South 00°07'02" West, 40.00 feet; thence North 89°57'36" West, 112.74 feet; thence South 00°08'11" East, 155.35 feet to the POINT OF BEGINNING.

AND

INCLUDING that portion of River Boulevard lying between Block 1 and 2, and that certain unmarked street lying East of River Boulevard and Blocks 1 and 2, "Rio-St. Lucie Terrace Addition No. 1," according to Plat thereof, filed July 19, 1926, and recorded in Plat Book 1, Page 56, Martin County, Florida, Public Records, including any extension of said street into submerged land.

INCLUDING all those lands lying between the existing bulkhead shown on Mathers & Associates survey dated September 25, 1980, No. 242-01, and the Southerly boundary of Rio-St. Lucie Terrace Addition No. 1, per Plat Book 1, Page 56, and the Southerly boundary of Rio-St. Lucie Terrace, per Plat Book 1, Page 14B, Public Records of Martin County, Florida, meaning and intending to include those submerged lands conveyed by instrument recorded in Official Records Book 164, Page 194, mapped and recorded in Plat Book 4, Page 40, Public Records of Martin County, Florida.

TOGETHER WITH AND SUBJECT TO an easement in common with others for ingress and egress over the following described parcel, to-wit:

The West 20 feet of the North 842.32 feet, Section 34, Township 37 South, Range 41 East, Martin County, Florida; SUBJECT TO right-of-way State Road 707.

Parcel 3

COMMENCE at the Northeast corner of Section 33, Township 37 South, Range 41 East, Martin County, Florida; thence South along the East line of said Section 33, a distance of 760.80 feet to the POINT OF BEGINNING; said point being on the centerline of St. Lucie Avenue, as shown on the Plat of Rio St. Lucie Terrace, as recorded in Plat Book 1, Page 14B, Public Records of Martin County, Florida; thence South 89°43'45" West, along said centerline of St. Lucie Avenue a distance of 75 feet to a Southerly projection of the East line of Lot 13, Block 2, of said Plat of Rio St. Lucie Terrace, thence North along last said projection line a distance of 20 feet to the Southeast corner of said Lot 13, Block 2; thence continue North along the East line of said Lot 13, a distance of 100 feet to the Northeast corner of said Lot 13; thence South 89°43'45" West, along the North line of Lots 13 and 9 of said Block 2, a distance of 125 feet to the Northwest corner of said Lot 9, Block 2; thence South along the West line of said, Block 2, a distance of 100 feet to the Southwest corner of said Block 2; thence continue South a distance of 40 feet to the Northwest corner of Block 1 of said Plat of Rio St. Lucie Terrace; thence South 89°43'45" West along the Westerly extension of the North line of said Block 1, a distance of 35 feet; thence South along a line 10 feet West of and parallel to the centerline of Martin Boulevard to the waters of St. Lucie River; thence Southeasterly along said waters to the intersection with centerline of Martin Boulevard.; thence North along said centerline to a point on the Westerly extension of the South line of Lot 9, Block 1, of said Subdivision; thence North 89°43'45" East, along said line a distance of 25 feet to the Southwest corner of Lot 9 of said Block 1; thence continue North 89°43'45" East, along the South line of said Lot 9, a distance of 100 feet to the Southeast corner of said Lot 9; thence continue North 89°43'45" East, along the South line of the Northerly 25 feet of Lots 13, 14, 15 and 16, of said Block 1, being also 6 feet West of the East line of said Section 33; thence North a distance of 25 feet to the South line of Lot 1 of said Block 1; thence North 89°43'45" East, a distance of 6 feet to the Southeast corner of Lot 1, Block 1, also being the East line of said Section 33; thence North along the East line of said Block 1, a distance of 100 feet to the Northeast corner of said Block 1; thence North along the East line of said Section 33, a distance of 20 feet to the POINT OF BEGINNING.

AND

Lots 14, 15 and 16, TOGETHER WITH the North one-half of abandoned St. Lucie Avenue adjacent to and South of Lots 14, 15 and 16, Block 2, Rio St. Lucie Terrace, according to the Plat thereof, recorded in Plat Book 1, Page 14B, Martin County, Florida, Public Records.

PARCEL "D"

Intentionally Omitted.

PARCEL "F"

COMMENCE at an iron bar found on the West line of Section 34, Township 37 South, Range 41 East, said iron bar being South 00°13'00" East, 640 feet from the Northwest corner of said Section 34 and also being North 00°13'00"

West, 100.00 feet from a concrete monument on said West line, said monument also being at the Southwest corner of Block 3, of the Plat entitled "Rio St. Lucie Terrace Addition No. 1", dated July 19, 1926, and recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida; thence along said West line of Section 34, South 00°13'00" East, 18.02 feet; thence due East 20.00 feet to the POINT OF BEGINNING; thence continue due East 112.74 feet; thence due North 40.00 feet; thence due West 11.87 feet; thence due North 61.12 feet; thence due West 101.24 feet; thence South 00°13'00" East, 101.12 feet to the POINT OF BEGINNING; said land lying and being in Martin County, Florida.

PARCEL "G"

Parcel 1

Lots 1, 2, 3 and 4, Block 3, Rio St. Lucie Terrace, according to the Map or Plat thereof, as recorded in Plat Book 1, Page 14-B, Public Records of Martin County, Florida.

Parcel 2

Lots 13, 14, 15 and 16, Block 3, Rio St. Lucie Terrace, according to the Map or Plat thereof, as recorded in Plat Book 1, Page 14-B, Public Records of Martin County, Florida.

Parcel 3

Lots 1 through 8, inclusive, and Lots 13 through 16, inclusive, Block 4, Rio St. Lucie Terrace, according to the Plat thereof, as recorded in Plat Book 1, Page 14B, Public Records of Martin County, Florida.

TOGETHER WITH that portion of the alleyway that lies between Lots 1 through 8, and Lots 9 through 16, Block 4, as shown on the Plat of Rio St. Lucie Terrace Subdivision, recorded in Plat Book 1, Page 14B, Martin County, Florida, Public Records.

LESS AND EXCEPT from Parcels "B", "C", "F", & "G", conveyed to Martin County, in Receiver's Right-of-way Deed, recorded April 21, 2010, in Official Records Book 2448, Page 2256, Public Records of Martin County, Florida.



Prepared by and return to:

**Jeffrey S. Raynor, Vice President
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121
561-713-2094
File Number: 16156.05008**

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Warranty Deed

This Warranty Deed made this 5th day of February, 2019 between Richard P. Zurich and Elizabeth S. Zurich, husband and wife whose post office address is 1112 NE St. Lucie Terrace, Jensen Beach, FL 34957, grantor, and RIO South Dixie, LLC, a Florida limited liability company whose post office address is 8985 S.E. Bridge Road, 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:

See attached Exhibit A;

Property Identification Number: 28-37-41-001-017-00011-7;

Subject to comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; provided this shall not serve to reimpose any of the foregoing; and taxes for years subsequent to December 31, 2018;

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.

Signed, sealed and delivered in our presence:

Kathryn H. Woodrey
Witness Name: Kathryn H. Woodrey

Walter G. Woods
Witness Name: WALTER G. WOODS

Richard P. Zurich (Seal)
Richard P. Zurich

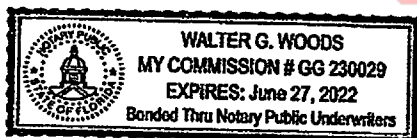
Elizabeth S. Zurich (Seal)
Elizabeth S. Zurich

State of Florida

County of ~~Palm Beach~~ MARTIN

The foregoing instrument was acknowledged before me this 5th day of February, 2019 by Richard P. Zurich and Elizabeth S. Zurich, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



Walter G. Woods
Notary Public

Printed Name: WALTER G. WOODS

My Commission Expires: June 27, 2022

EXHIBIT A

The West 15 feet of Lots 1 through 8, inclusive, and all of Lots 9 through 13, inclusive, Block 17, RIO ST. LUCIE TERRACE, according to the Plat thereof recorded in Plat Book 1, Page 14B, of the Public Records of Martin County, Florida.

TOGETHER WITH a tract of submerged land described as follows:

The West 21 feet of Lot 14, and all of Lots 15 and 16, Block 18, RIO ST. LUCIE TERRACE, according to the Plat thereof, recorded in Plat Book 1, Page 14B, of the Public Records of Martin County, Florida.

Copy
Copy
Copy



Prepared by and return to:

Jeffrey S. Raynor, Vice President
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121
561-713-2094
File Number: 16156.05009

This document is being re-recorded to evidence execution by the Notary Public which was missing on the Warranty Deed recorded at O.R. Book 3040, Page 2258, Public Records of Martin County, Florida, upon which full documentary stamp tax was properly paid.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24 day of January, 2019 between Mark J. Grove and Crystal M. Grove, husband and wife, whose post office address is 6272 SW Banks Street, Palm City, FL 34990, grantor, and RIO South Dixie, LLC, a Florida limited liability company whose post office address is 8985 S.E. Bridge Road, 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:

Lots 1 through 8, inclusive (less the West 15 feet thereof), Block 17, and the West 15 feet of closed Martin Boulevard from St. Lucie Avenue South, RIO ST. LUCIE TERRACE, as recorded in Plat Book 1, Page 14 B, of the Public Records of Martin County, Florida.

Together with a tract of submerged land described as follows: The West 21 feet of Lot 10; all of Lots 11, 12, 13 and 14 (less the West 21 feet), Block 18, RIO ST. LUCIE TERRACE, as recorded in Plat Book 1, Page 14 B, of the Public Records of Martin County, Florida;

Property Identification Number: 28-37-41-001-017-00010-8;

Subject to comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; provided this shall not serve to reimpose any of the foregoing; and taxes for years subsequent to December 31, 2018;

Crystal M. Grove ("Crystal") is joining in and executing this Deed for the sole purpose of agreeing to release and convey any homestead interest she may have or claim to have in and to said land as a result of her marriage to Mark J. Grove ("Mark"), the sole owner of the land, and Crystal disclaims any ownership interest in said land and acknowledges said land is a non-marital asset purchased before meeting Mark.

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.

Signed, sealed and delivered in our presence:

Dianne M. Good
Witness Name: Dianne M. Good

Angela M. Lewis
Witness Name: Angela M. Lewis

Mark J. Grove (Seal)
Mark J. Grove

Crystal M. Grove (Seal)
Crystal M. Grove

6272 SW Banks Street, Palm City, FL 34990

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 24 day of January, 2019 by Mark J. Grove and Crystal M. Grove who ☐ are personally known or ☒ have produced a driver's license as identification. and passport

[Notary Seal]

Dianne M. Good
Notary Public

Printed Name: _____

My Commission Expires: _____





Prepared by and return to:

Richard D. Percic, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed is made this 15 day of September, 2020, between Sharlene Anne Levy, also known as Sharlene A. Levy, as Personal Representative of the Estate of Robert M. Kulback, also known as Robert Michael Kulback, Deceased, whose post office address is 13355 Sioux Trail, Carmel, IN 46033, "Grantor", and RIO South Dixie, LLC, a Florida limited liability company, whose post office address is 601 Heritage Drive, Suite 227, Jupiter, FL 33458, "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, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in **Martin, Florida**, to-wit (the "Property"):

Lots 6, 7, 8, 12, 13, and 14, Block 16, RIO ST. LUCIE TERRACE, according to the Plat thereof, recorded in Plat Book 1, Page 14-B, of the Public Records of Martin County, Florida.

Tax Identification Numbers: 28-37-41-001-016-00060-90000; and 28-37-41-001-016-00120-70000.

The Property is being conveyed by Grantor: (a) pursuant to that Order Authorizing Sale of Property dated July 28, 2020, recorded July 30, 2020, in Official Records Book 3146, Page 2331, of the Public Records of Martin County, Florida; and (b) free and clear of any personal representative's lien.

Subject to: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements of record; and (e) taxes for the year of closing and subsequent years.

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 Grantor hereby covenants with said Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; (c) Grantor hereby fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever; and (d) the Property is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Amanda S. Sorrell

Signature of Witness #1

Amanda S. Sorrell

Printed Name of Witness #1

Janetta Lockhart

Signature of Witness #2

Janetta Lockhart

Printed Name of Witness #2

Sharlene A. Levy, PR

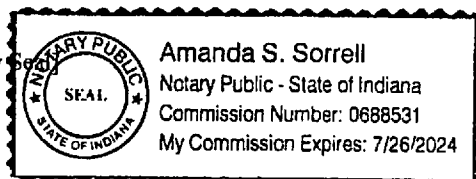
Sharlene Anne Levy, also known as Sharlene A. Levy, as
Personal Representative of the Estate of Robert M. Kulback,
also known as Robert Michael Kulback, Deceased

Address: 13355 Sioux Trail
Carmel, IN 46033

STATE OF INDIANA
COUNTY OF HAMILTON

The foregoing Warranty Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of September, 2020, by Sharlene Anne Levy, also known as Sharlene A. Levy, as Personal Representative of the Estate of Robert M. Kulback, also known as Robert Michael Kulback, Deceased, who ☐ is personally known to me or ☒ produced a driver's license as identification.

[Notary Seal]



Amanda S. Sorrell

Notary Public

Printed Name:

Amanda S. Sorrell

My Commission Expires:

07/26/2024

Certification of Property Ownership

The undersigned, Rio South Dixie LLC, a Florida Limited Liability Company ("Rio South"), hereby certifies that the property described on Exhibit "A" attached hereto ("Property") was purchased by, and title was transferred to, Rio South on January 22, 2019 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Records Book 3037, Page 2309.

Rio South, hereby certifies that the property described on Exhibit "B" attached hereto ("Property") was purchased by, and title was transferred to, Rio South on February 5, 2019 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Book 3040, Page 2199.

Rio South, hereby certifies that the property described on Exhibit "C" attached hereto ("Property") was purchased by, and title was transferred to, Rio South on February 5, 2019 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Book 3040, Page 2216.

Rio South, hereby certifies that the property described on Exhibit "D" attached hereto ("Property") was purchased by, and title was transferred to, Rio South on January 24, 2019 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Book 3041, Page 0609.

Rio South, hereby certifies that the property described on Exhibit "E" attached hereto ("Property") was purchased by, and title was transferred to, Rio South on September 15, 2020 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Book 3158, Page 2608.

Rio South further certifies that, since the Transfer Dates, Rio South has not sold, conveyed or otherwise transferred its interest in the Property or any portion thereof.

[Continued on following page]

By affixing its signature hereto, the undersigned hereby certifies that the foregoing is a true and complete statement.

RIO SOUTH:

Rio South Dixie, LLC,
a Florida Limited Liability Company

By: FLF-CROSSROADS-RIO B MEMBER LLC,
a Florida Limited Liability Company

Its: Manager

By: _____

Josh Simon

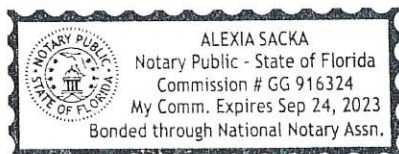
Its: Manager

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing certification was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or _____ online notarization this 9 day of March, 2020, by Josh Simon, who is ☒ personally known to me or _____ produced a driver's license as identification.

[NOTARY SEAL]



Notary Public- State of Florida

Alexia Sacka

Printed Name

09.24.23

My Commission Expires

EXHIBIT A

PARCEL NUMBERS:

- 33-37-41-000-014-00320-1
- 33-37-41-000-014-00310-3
- 27-37-41-025-001-00000-8

Martin County Property Information Lookup

General Information		Property Location Map	
Parcel #	333741000014003201		
Owner Name:	RIO SOUTH DIXIE LLC		
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455		
Site Address:	1050 NE DIXIE HWY JENSEN BEACH, FL 34957-6209		
Storm Surge Evacuation Zone:	AB		
Flood Zone:	VE,AE,X		
Base Flood Elevation:	7.5,N/A' NAVD		
FIRM Panel:	12085C0153H,12085C0151H		
Urban Service District:	Primary		
Municipality:	Unincorporated Martin County		
Taxing District:	District 1		
ISO-PPC Rating:	3		
Subdivision Infill Applicability:	Yes		
Building Design Wind Speed		Election Information	
Occupancy Category	140	Election information obtained from the Martin County GIS system. If there are any questions, please contact the Martin County Supervisor of Elections at 772-288-5637	
Occupancy Category	160		
Occupancy Category III and IV:	170		
Land Use			
*NOTE: Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495			
Zoning:	Rio Redevelopment Zoning District	Voter Precinct 4	
Zoning Details:	N/A	Commission District: 1	
Future Landuse	COMM. WATERFRONT	Commissioner: Doug Smith 772-288-5400	
Landuse Details:	N/A	Clerk of Circuit Court: Carolyn Timmann 772-288-5576	
Community Redevelopment		County Sheriff: William Snyder 772-220-7000	
CRA:	Rio	Property Appraiser: Laurel Kelly 772-288-5608	
Zoning Overlay Zone:	N/A	School Superintendent: Laurie J. Gaylord 772-219-1200	
Mixed Use Areas:	N/A	Supervisor of Elections: Vicki Davis 772-288-5637	
Schools		Tax Collector: Ruth Pietruszewski 772-288-5600	
School information obtained from the Martin County School District system. If there are any questions, please contact the Martin County School District at 772-219-1200		Utilities & Solid Waste	
Elementary School:	Felix A. Williams Elementary	Service/Utility: Availability: Phone:	
Middle School:	Stuart Middle School	Water: Martin County Utilities 772-221-1434	
High School:	Jensen Beach High School	Sewer: Martin County Utilities 772-221-1434	
Created:	August , 28th, 2020 1:43 PM	Recycle Collection: Monday	
		Trash Collection: Monday and Thursday	
		Print	

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Martin County Property Information Lookup

General Information		Property Location Map	
Parcel #	333741000014003103		
Owner Name:	RIO SOUTH DIXIE LLC		
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455		
Site Address:			
Storm Surge	E		
Evacuation Zone:	X		
Base Flood Elevation:	N/A' NAVD		
FIRM Panel:	12085C0151H, 12085C0153H		
Urban Service District:	Primary		
Municipality:	Unincorporated Martin County		
Taxing District:	District 1		
ISO-PPC Rating:	3		
Subdivision Infill	Yes		
applicability:	Yes		
Building Design Wind Speed		Election Information	
Occupancy Category I:	140	Election information obtained from the Martin County GIS system. If there are any questions, please contact the Martin County Supervisor of Elections at 772-288-5637	
Occupancy Category II:	160		
Occupancy Category III and IV:	170		
Land Use			
*NOTE: Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495			
Zoning:	Rio Redevelopment Zoning District	Voter Precinct 4	
Zoning Details:	N/A	Commission District: 1	
Future Landuse	COMM. WATERFRONT	Commissioner: Doug Smith 772-288-5400	
Landuse Details:	N/A	Clerk of Circuit Court: Carolyn Timmann 772-288-5576	
Community Redevelopment		County Sheriff: William Snyder 772-220-7000	
CRA:	Rio	Property Appraiser: Laurel Kelly 772-288-5608	
Zoning Overlay Zone:	N/A	School Superintendent: Laurie J. Gaylord 772-219-1200	
Mixed Use Areas:	N/A	Supervisor of Elections: Vicki Davis 772-288-5637	
Schools		Tax Collector: Ruth Pietruszewski 772-288-5600	
School information obtained from the Martin County School District system. If there are any questions, please contact the Martin County School District at 772-219-1200		Utilities & Solid Waste	
Elementary School:	Felix A. Williams Elementary	Service: Utility: Availability: Phone:	
Middle School:	Stuart Middle School	Water: Martin County Utilities 772-221-1434	
High School:	Jensen Beach High School	Sewer: Martin County Utilities 772-221-1434	
Created:	August , 28th, 2020 1:48 PM	Recycle Collection: Monday	
		Trash Collection: Monday and Thursday	
		Print	

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Martin County Property Information Lookup

General Information

Property Location Map

Parcel #

273741025001000008

Owner Name:

RIO SOUTH DIXIE LLC

Owner Address:

8985 SE BRIDGE RD
HOBE SOUND, FL 33455

Site Address:

999 NE ANCHORAGE DR
JENSEN BEACH, FL 34957-6253

Storm Surge

AB

Evacuation Zone:

VE,X,AE

Base Flood Elevation:

7,N/A,5' NAVD

FIRM Panel:

12085C0153H,12085C0151H

Urban Service District:

Primary

Municipality:

Unincorporated Martin County

Taxing District:

District 1

ISO-PPC Rating:

3

Subdivision Infill Applicability:

Yes

Building Design Wind Speed

Occupancy Category I:

140

Occupancy Category II:

160

Occupancy Category III and IV:

170

Land Use

*NOTE: Land Use information can change frequently, please verify with the [Martin County Growth Management Department](#) at 772-288-5495

Zoning:

Rio Redevelopment Zoning District

Zoning Details:

N/A

Future Landuse

COMM. WATERFRONT,CRA CENTER

Landuse Details:

Ord. 1120

Community Redevelopment

CRA:

Rio

Zoning Overlay

N/A

Mixed Use Areas:

N/A

Schools

School information obtained from the [Martin County School District](#) system. If there are any questions, please contact the Martin County School District at 772-219-1200

Elementary School:

Felix A. Williams Elementary

Middle School:

Stuart Middle School

High School:

Jensen Beach High School

Created:

August , 28th, 2020 1:47 PM

Disclaimer:

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-



Election Information

Election information obtained from the [Martin County GIS](#) system. If there are any questions, please contact the [Martin County Supervisor of Elections](#) at 772-288-5637

Voter Precinct

4

Commission District:

1

Commissioner:

Doug Smith

Clerk of Circuit Court:

Carolyn Timmann

County Sheriff:

William Snyder

Property Appraiser:

Laurel Kelly

School Superintendent:

Laurie J. Gaylord

Supervisor of Elections:

Vicki Davis

Tax Collector:

Ruth Pietruszewski

Utilities & Solid Waste

Service:

Utility:

Martin County Utilities

Availability:

Yes

Phone:

772-221-1434

Water:

Martin County Utilities

772-221-1434

Sewer:

Martin County Utilities

772-221-1434

Recycle Collection:

Monday

Trash Collection:

Monday and Thursday

Print

EXHIBIT B

PARCEL NUMBER:

- 33-37-41-000-014-00340-7

Martin County Property Information Lookup

General Information		Property Location Map
Parcel #	33374100001400340Z	
Owner Name:	RIO SOUTH DIXIE LLC	
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455	
Site Address:	1100 NE ST LUCIE TER JENSEN BEACH, FL 34957-6274	
Storm Surge	AB	
Evacuation Zone:	X,AE	
Flood Zone:	N/A,5' NAVD	
Base Flood Elevation:	12085C0153H	
FIRM Panel:	Primary	
Urban Service District:	Unincorporated Martin County	
Municipality:	District 1	
Taxing District:	3	
ISO-PPC Rating:	Yes	
Subdivision Infill applicability:		
Building Design Wind Speed		
Occupancy Category	140	
I:		
Occupancy Category	160	
II:		
Occupancy Category	170	
III and IV:		
Land Use		
*NOTE: Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495		
Zoning:	Rio Redevelopment Zoning District	
Zoning Details:	N/A	
Future Landuse	COMM. WATERFRONT	
Landuse Details:	N/A	
Community Redevelopment		
CRA:	Rio	
Zoning Overlay Zone:	N/A	
Mixed Use Areas:	N/A	
Schools		
School information obtained from the Martin County School District system. If there are any questions, please contact the Martin County School District at 772-219-1200		
Elementary School:	Felix A. Williams Elementary	
Middle School:	Stuart Middle School	
High School:	Jensen Beach High School	
Created:	August , 28th, 2020 1:50 PM	
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Election Information	
Election information obtained from the Martin County GIS system. If there are any questions, please contact the Martin County Supervisor of Elections at 772-288-5637	
Voter Precinct	4
Commission District:	1
Commissioner:	Doug Smith 772-288-5400
Clerk of Circuit Court:	Carolyn Timmann 772-288-5576
County Sheriff:	William Snyder 772-220-7000
Property Appraiser:	Laurel Kelly 772-288-5608
School Superintendent:	Laurie J. Gaylord 772-219-1200
Supervisor of Elections:	Vicki Davis 772-288-5637
Tax Collector:	Ruth Pietruszewski 772-288-5600

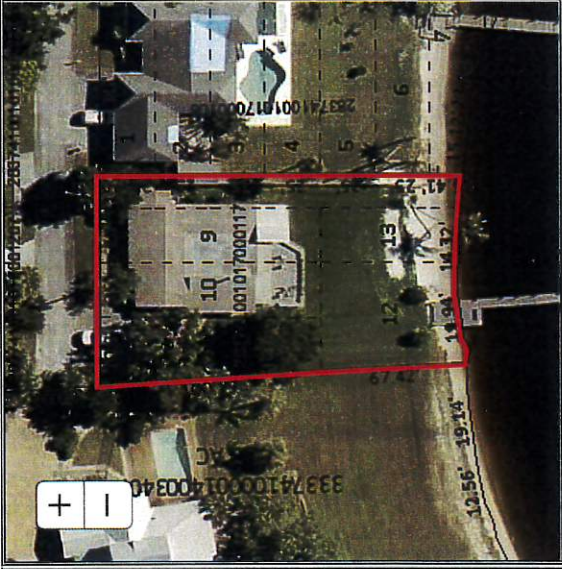
Utilities & Solid Waste	
Service:	Utility: Availability: Phone:
Water:	Martin County Utilities Yes 772-221-1434
Sewer:	Martin County Utilities No 772-221-1434
Recycle Collection:	Monday
Trash Collection:	Monday and Thursday

EXHIBIT C

PARCEL NUMBER:

- 28-37-41-001-017-00011-7

Martin County Property Information Lookup

General Information		Property Location Map	
Parcel #	283741001017000117		
Owner Name:	RIO SOUTH DIXIE LLC		
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455		
Site Address:	1112 NE ST LUCIE TER JENSEN BEACH, FL 34957-6274		
Storm Surge Evacuation Zone:	AB		
Flood Zone:	VE,X,AE	Election Information Election information obtained from the Martin County GIS system. If there are any questions, please contact the Martin County Supervisor of Elections at 772-288-5637	
Base Flood Elevation:	7, N/A, 5' NAVD		
FIRM Panel:	12085C0153H		
Urban Service District:	Primary		
Municipality:	Unincorporated Martin County		
Taxing District:	District 1	Land Use *NOTE: Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495	
ISO-PPC Rating:	3		
Subdivision Infill applicability:	Yes		
Occupancy Category I:	140		
Occupancy Category II:	160		
Occupancy Category III and IV:	170	Utilities & Solid Waste	
Building Design Wind Speed			
Occupancy Category	140		
Occupancy Category	160		
Occupancy Category	170		
Community Redevelopment		Schools School information obtained from the Martin County School District system. If there are any questions, please contact the Martin County School District at 772-219-1200	
CRA:	Rio		
Zoning Overlay Zone:	N/A		
Mixed Use Areas:	N/A		
Commissioner: Doug Smith Clerk of Circuit Court: Carolyn Timmann County Sheriff: William Snyder Property Appraiser: Laurel Kelly School Superintendent: Laurie J. Gaylord Supervisor of Elections: Vicki Davis Tax Collector: Ruth Pietruszewski			
Service: Utility: Martin County Utilities Water: Martin County Utilities Sewer: Martin County Utilities Recycle Collection: Monday Trash Collection: Monday and Thursday		Phone: 772-221-1434 Availability: Yes Phone: 772-221-1434 Availability: No	
Print			

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EXHIBIT D

PARCEL NUMBER:

- 28-37-41-001-017-00010-8

Martin County Property Information Lookup

General Information		Property Location Map
Parcel #	283741001017000108	
Owner Name:	RIO SOUTH DIXIE LLC	
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455	
Site Address:	1020 NE ST LUCIE TER JENSEN BEACH, FL 34957	
Storm Surge Evacuation Zone:	AB	
Flood Zone:	VE,X,AE	
Base Flood Elevation:	7,N/A,5' NAVD	
FIRM Panel:	12085C0153H	
Urban Service District:	Primary	
Municipality:	Unincorporated Martin County	
Taxing District:	District 1	
ISO-PPC Rating:	3	
Subdivision Infill applicability:	Yes	
Building Design Wind Speed		
Occupancy Category	140	
I:		
Occupancy Category	160	
II:		
Occupancy Category	170	
III and IV:		
Land Use		
*NOTE: Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495		
Zoning:	Rio Redevelopment Zoning District	
Zoning Details:	N/A	
Future Landuse	CRA CENTER	
Landuse Details:	Ord. 1120	
Community Redevelopment		
CRA:	Rio	
Zoning Overlay	N/A	
Zone:	N/A	
Mixed Use Areas:	N/A	
Schools		
School information obtained from the Martin County School District system. If there are any questions, please contact the Martin County School District at 772-219-1200		
Elementary School:	Felix A. Williams Elementary	
Middle School:	Stuart Middle School	
High School:	Jensen Beach High School	
Created:	August , 28th, 2020 1:50 PM	
Utilities & Solid Waste		
Service:	Utility:	Availability: Phone:
Water:	Martin County Utilities	Yes 772-221-1434
Sewer:	Martin County Utilities	No 772-221-1434
Recycle Collection:	Monday	
Trash Collection:	Monday and Thursday	
Print		

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EXHIBIT E

PARCEL NUMBER:

- 28-37-41-001-016-00120-7
- 28-37-41-001-016-00060-9

Martin County Property Information Lookup

General Information

Parcel #	283741001016001207
Owner Name:	RIO SOUTH DIXIE LLC
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455
Site Address:	1111 NE ST LUCIE TER JENSEN BEACH, FL 34957-6275
Storm Surge Evacuation Zone:	E
Flood Zone - BFE:	X - N/A' NAVD
FIRM Panel:	12085C0153H
Urban Service District:	Primary
Municipality:	Unincorporated Martin County
Taxing District:	District 1
ISO-PPC Rating:	3
Subdivision infill applicability:	Yes
Development Imposed Conditions:	Residential Fire Sprinklers Not Required

Building Design Wind Speed

Occupancy Category I,II,III/IV:	140, 160, 170
---------------------------------	---------------

Land Use

Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495

Zoning:	Rio Redevelopment Zoning District
Zoning Details:	Ord. 1121
Future Landuse	CRA CENTER
Landuse Details:	CPA 19-23, Ord. 1120

Community Redevelopment

CRA:	Rio
CRA Regulating Plan:	Core

Schools

School information obtained from the Martin County School District system, 772-219-1200

Elementary School:	Felix A. Williams Elementary
Middle School:	Stuart Middle School
High School:	Jensen Beach High School

Created: March , 8th, 2022 10:59 AM

Property Location Map



Election Information

Voter Precinct	4	
Commission District:	1	
Commissioner:	Doug Smith	772-288-5400
Clerk of Circuit Court:	Carolyn Timmann	772-288-5576
County Sheriff:	William Snyder	772-220-7000
Property Appraiser:	Jenny Fields	772-288-5608
School Superintendent:	John D. Millay, Ph.D.	772-219-1200
Supervisor of Elections:	Vicki Davis	772-288-5637
Tax Collector:	Ruth Pietruszewski	772-288-5600

Utilities & Solid Waste

Service:	Utility:	Availability:	Phone:
Water:	Martin County Utilities	Yes	772-221-1434
Sewer:	Martin County Utilities	No	772-221-1434
Recycle Collection:	Recycle Tuesday		
Trash Collection:	Garbage Tuesday and Friday		
Yard Waste Collection:	Yard Waste Wednesday		

Disclaimer: The Geographic Information System map product, received from Martin County, ("COUNTY") is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.

Martin County Property Information Lookup

General Information

Parcel #	283741001016000609
Owner Name:	RIO SOUTH DIXIE LLC
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455
Site Address:	1040 NE MARTIN AVE JENSEN BEACH, FL 34957-6214
Storm Surge Evacuation Zone:	E
Flood Zone - BFE:	X - N/A' NAVD
FIRM Panel:	12085C0153H
Urban Service District:	Primary
Municipality:	Unincorporated Martin County
Taxing District:	District 1
ISO-PPC Rating:	3
Subdivision infill applicability:	Yes
Development Imposed Conditions:	Residential Fire Sprinklers Not Required
Building Design Wind Speed	
Occupancy Category I,II,III/IV:	140, 160, 170

Land Use

Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495

Zoning:	Rio Redevelopment Zoning District
Zoning Details:	Ord. 1121
Future Landuse	CRA CENTER
Landuse Details:	CPA 19-23, Ord. 1120

Community Redevelopment

CRA:	Rio
CRA Regulating Plan:	Core

Schools

School information obtained from the Martin County School District system, 772-219-1200

Elementary School:	Felix A. Williams Elementary
Middle School:	Stuart Middle School
High School:	Jensen Beach High School

Created: March , 8th, 2022 11:01 AM

Property Location Map



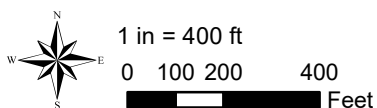
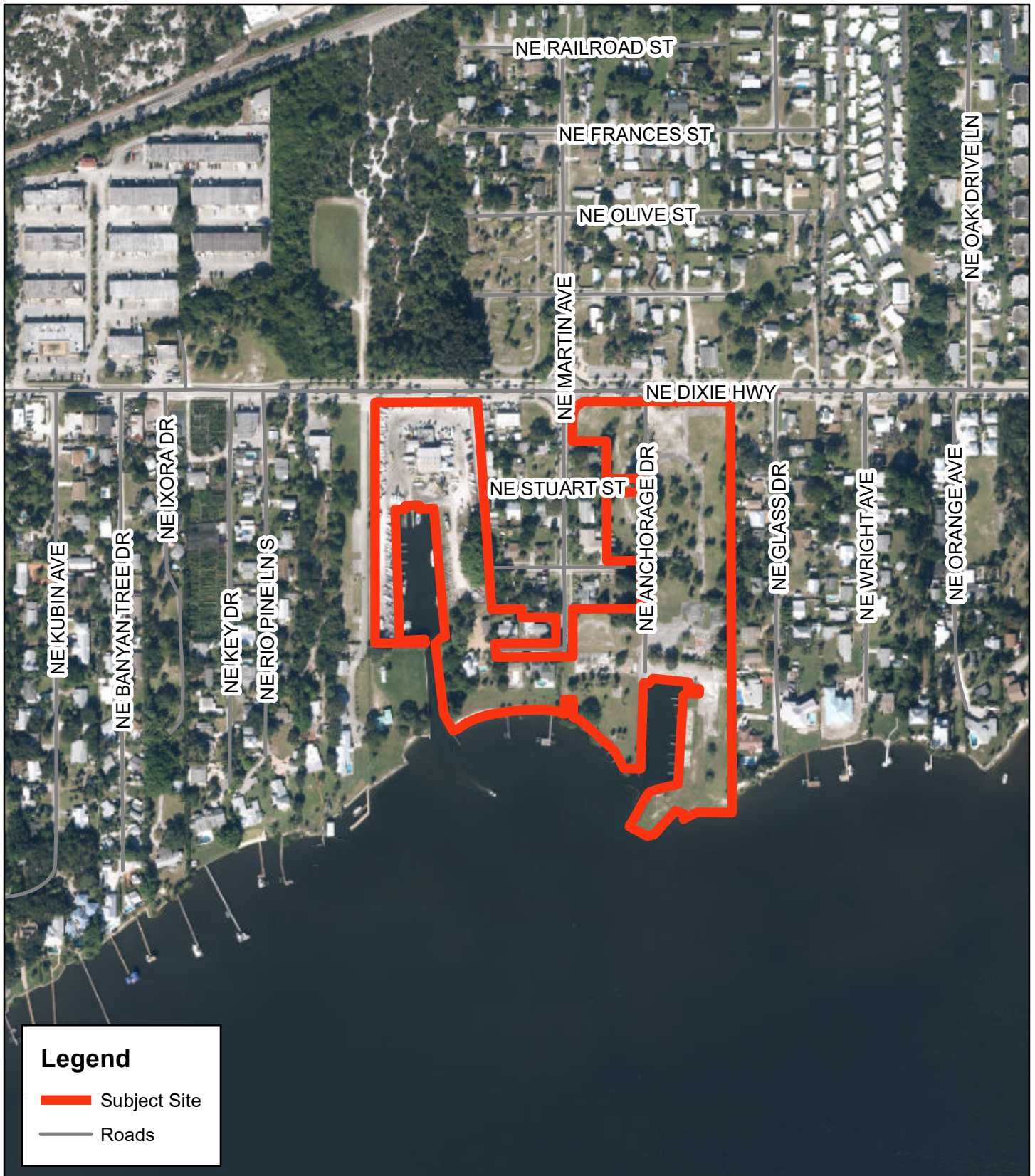
Election Information

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Map Document:
 (F:\Projects Active\20-0101 FLF - Rio\Maps and Graphics\
 ArcMap_Projects\PDFs\Marine Village\6-1-21 Maps)
 6/2/2021 -- 1:30:00 PM WS

Rio Marine Village Aerial Location Map

Martin County, FL



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