



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

DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Revised PUD Final Site Plan



Name or Title of Proposed Project: Three Lakes Golf Club PUD, Phase 3 Revised Final Site Plan

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: B115

Previous Project Name if applicable: _____

Parcel Control Number(s)

14-39-40-000-000-00010-3

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Three Lakes Golf Club, LLC

Company Representative: Michael Loughran

Address: 501 Fern Street

City: West Palm Beach, State: FL Zip: 33401

Phone: 631-622-9474 Email: MLoughran@Related.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Blvd

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): Kimley-Horn

Company Representative: Mike Spruce

Address: 477 South Rosemary Ave., Suite 215

City: West Palm Beach, State: FL Zip: 33401

Phone: 561-404-7248 Email: Mike.Spruce@kimley-horn.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): Hart Howerton

Company Representative: A. James Tinson

Address: 10 East 40th Street

City: New York, State: NY Zip: 10016

Phone: 212-683-5631 Email: JTinson@harthowerton.com

Attorney (Name or Company): Gunster

Company Representative: Bob Raynes

Address: 890 SE Monterey Commons Boulevard, Suite 208

City: Stuart, State: FL Zip: 34996

Phone: 772-287-9771 Email: RRaynesJr@gunster.com

Environmental Planner (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

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

E. Certification by Professionals

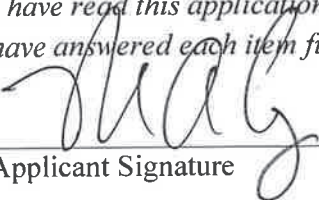
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

☒ This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

June 5, 2025
Date

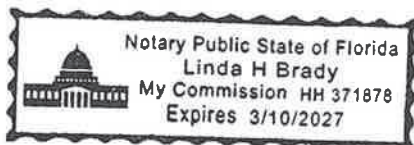
Morris A. Crady
Printed Name

STATE OF FLORIDA

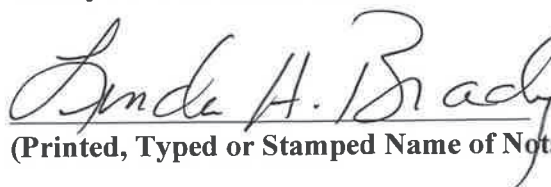
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2025, by Morris A. Crady, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)



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

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Three Lakes Golf Club PUD, Phase 3 Revised Final Site Plan is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

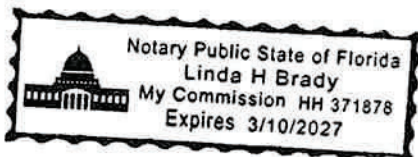
June 5, 2025
Date

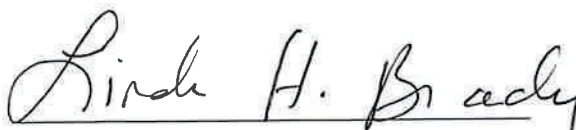
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2025, by Morris A. Crady, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida





(Printed, Typed or Stamped Name of Notary Public)



PROJECT NARRATIVE Three Lakes Golf Club PUD (AKA Apogee)

Phase 3 Revised Final Site Plan

June 4, 2025

PROPERTY LOCATION

The 1,216-acre (+/-) subject property is located on both sides of Kanner Highway, north of Bridge Road, approximately one mile west of I-95 in unincorporated Martin County, Florida. The project area includes an approximately 500-acre parcel west of Kanner Highway along the St. Lucie Canal (also known as the C-44 Canal or Okeechobee Waterway) and approximately 700-acres east of Kanner Highway.

SURROUNDING PROPERTY CHARACTERISTICS

The property is immediately adjacent to similar lands that also retain the Agricultural and Rural Lifestyle future land use designation. The west parcel is separated from the St. Lucie Canal waterfront by approximately 350 feet of canal right-of-way that is under the jurisdiction of the Army Corps of Engineers. The northeast corner of the property (along the Kanner Highway frontage) is immediately adjacent to the South Florida Gateway Industrial Park, which is within a Free-Standing Urban Service District.

BY-RIGHT GOLF COURSE APPROVAL

On **September 27, 2022**, the Board of County Commissioners approved a “by-right” major final site plan application for the construction of two 18-hole golf courses, i.e. “West Course” on the west side of Kanner Highway and the “South Course” on east side of Kanner Highway, along with practice facilities, maintenance facilities, golf shelters and the use of an existing single-family home as a temporary clubhouse for the owners and guests in accordance with the existing AG-20A zoning district requirements.

On **June 6, 2023**, the Board of County Commissioners approved a revised final site plan application that included the construction of the permanent “west” clubhouse and 14 golf cottages on the west side of Kanner Highway.

APPROVED PUD MASTER SITE PLAN AND PHASING PLAN

On **February 20, 2024**, the Board of County Commissioners adopted the Comprehensive Plan land use amendment from Agricultural land use to Rural Lifestyle and approved the Three Lakes Golf Club PUD Zoning Agreement and Phasing Plan. The approved Master Site Plan and Phasing Plan acknowledged the approval of the by-right final site plan as “**Phase 1**” of the PUD and created 3 additional Phases.

The land use change to Rural Lifestyle and creation of the PUD were necessary to eliminate reliance on individual wells and septic tanks systems and allow connection to Martin County water and sewer lines that are located adjacent to the subject property.

As shown on the PUD master site plan, the change in land use to Rural Lifestyle also allows the construction of the expanded golf clubhouse and related facilities, training and practice facilities, private recreation amenities and up to 54 golf cottages (up to 324 rooms) that will be owned and operated by the

golf club for use by members and guests. No residential units or parcels will be constructed for sale or lease.

In accordance with the Rural Lifestyle policies and the PUD Master Site Plan Zoning Agreement, the project provides more than 95% open space including golf course areas, native landscape buffer areas, lakes, upland and wetland preserve areas, and required wetland buffer preserve areas that will be restored and managed in perpetuity pursuant to the approved Preserve Area Management Plan.

More than 170 acres of lakes will be constructed to manage storm water from the project site and to intercept water from the St. Lucie Canal (C-44) that would normally be discharged into the South Fork of the St. Lucie River. The canal water will be stored on site and used for irrigation of the golf courses. Based on the amount of open space, all irrigation and storm water will be retained on site and filtered through ground surface penetration and/or expansive lake littoral zones designed to provide water quality treatment and habitat for native wildlife.

All jurisdictional wetlands have been protected by a 50' wide upland preserve buffer. An additional 25' setback is provided between the golf course use and the preserve areas to ensure no negative impacts to the preserve area by prohibiting turfgrass, irrigation, fertilizer or pesticide use within the 25' setback.

On **June 18, 2024**, the County Commission approved the **Phase 2** Final Site Plan that included the construction of additional golf cottages on the west side of Kanner Highway, the construction of the 3rd 18-hole golf course, i.e. "North Course", the construction of the golf performance center and the construction of the golf maintenance facility on the east side of Kanner Highway.

On **October 22 2024**, the County Commission approved the First PUD Amendment to the PUD Agreement and the **Phase 3** Final Site Plan that included the following elements that are currently under construction:

- Additional golf cottages on the east and west side of Kanner Highway for a total of 54 buildings with 280 bedrooms;
- Private bridge (SW Apogee Drive) over Kanner Highway;
- Golf clubhouse on the east side of Kanner Highway;
- Helipad on east side of Kanner Highway;
- 12-hole short course on the west side of Kanner Highway; and
- Racquet club and the pool/spa/fitness center on the west side of Kanner Highway.

All phases within the PUD have obtained final site plan approval except Phase 4, which consists of employee housing.

PROPOSED PHASE 3 REVISED FINAL SITE PLAN

By way of this revised Phase 3 final site plan, the applicant is requesting to...

- Relocate approved, unbuilt golf cottages within the existing Phase 3 development area;
- Expand Lake 13 near the east clubhouse parking field; and
- Relocate recreation amenities within existing Phase 3 development footprint.

Specifically, the current approved Phase 3 final site plan reflects 48 cottages and 262 bedrooms including 7 cottages and 22 bedrooms in Phase 1 (Cottage Pod B). An additional 6 cottages and 18 bedrooms were approved in Cottage Pod B (also Phase 1) for a total of 54 cottages and 280 bedrooms approved to date.

The revised Phase 3 final site plan reflects 45 cottages with 262 bedrooms in Phase 3 along with the 6 cottages and 18 bedrooms approved in Phase 1 for a total of 51 cottages and 280 bedrooms.

In effect, by adding some 8-bedroom cottages, the number of approved cottages is being reduced from 54 to 51 while retaining the same number of bedrooms (280).

The proposed changes do not increase the number of cottages or bedrooms, as originally approved, or impact the required open space or approved preserve areas. The proposed changes do not affect utility services or have any impact on the PUD conditions of approval or public benefits.

Except for the expansion of Lake 13 near the east clubhouse where golf cottages were previously approved, the proposed Phase 3 revisions have no impact on the approved stormwater management plan.

*Three Lakes Golf Club, LLC
501 Fern Street
West Palm Beach, FL 33401*

June 5, 2025

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Three Lakes Golf Club PUD, Phase 3 – Application for Revised Final Site Plan

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Three Lakes Golf Club, LLC, a Delaware limited liability company, as the applicants for the above referenced project.

Sincerely,

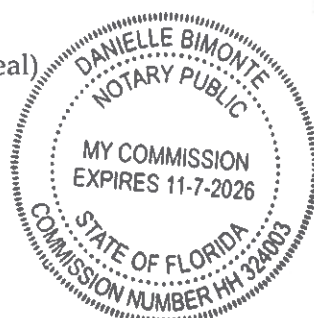
THREE LAKES GOLF CLUB, LLC,
a Delaware limited liability company

By: 
Name: Katherine Block
Title: Vice President

STATE OF FLORIDA
COUNTY OF PAWM BEACH

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of JUNE, 2025, by Katherine Block, Vice President of Three Lakes Golf Club, LLC, a Delaware limited liability company. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notarial Seal)




NOTARY PUBLIC

My Commission Expires: 11/7/26



This instrument was prepared
by and should be returned to:

Adam I. Bregman, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd, Suite 1100
West Palm Beach, Florida 33401

Parcel Identification Number(s):
24-39-40-000-001-00020-8
19-39-41-000-002-00000-8
18-39-41-000-006-00060-8

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”) is made as of August 23, 2021, by **ROBERT V. KENNA**, individually and as Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990, as amended (“**Grantor**”), with an address at 3535 SW Kanner Highway, Stuart, FL 34997, to **THREE LAKES GOLF CLUB, LLC**, a Delaware limited liability company (“**Grantee**”), with an address at c/o Shutts & Bowen LLP, 525 Okeechobee Blvd., Suite 1100, West Palm Beach, Florida 33401, Attention: Adam I. Bregman, Esq.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee and Grantee’s successors and assigns forever, the real property situate, lying, and being in Martin County, Florida, and legally described in **Exhibit “A”** attached hereto (the “**Property**”).

TOGETHER WITH all improvements, easements, tenements, hereditaments, and appurtenances belonging or in any ways appertaining to the Property.

SUBJECT TO real property taxes and assessments for the year 2021 and subsequent years; applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; and applicable covenants, conditions, restrictions, reservations, easements, and agreements of record, but nothing herein shall be deemed to reimpose any such matters.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

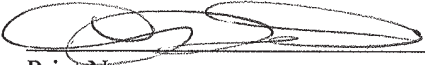
The Property is not the homestead of Grantor, nor is it contiguous to the homestead property of the Grantor. The Grantor’s homestead address is 3535 SW Kanner Highway, Stuart, FL 34997.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:


 Print Name: _____

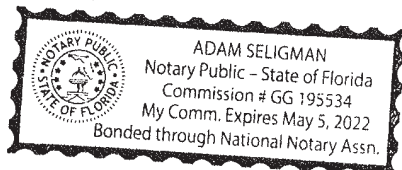

ROBERT V. KENNA, individually and as
 Trustee of the Robert V. Kenna Trust of 1990
 dated February 14, 1990, as amended

CONA HQ SQUADATO/10

 Print name: Adam Seligman

STATE OF Florida)
 COUNTY OF St. Martin) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ROBERT V. KENNA**, individually and as Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990, as amended, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



[OFFICIAL NOTARIAL SEAL]

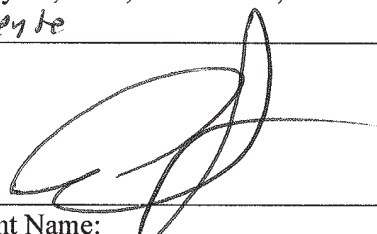

 Print Name: _____
 Notary Public, State of _____
 My Commission Number: _____
 My Commission Expires: _____

EXHIBIT "A"**LEGAL DESCRIPTION OF THE PROPERTY****PARCEL 1:**

That portion of Sections 23 and 24, Township 39 South, Range 40 East, Martin County, Florida, lying South and East of the right-of-way of State Road 76, LESS 60.00 acres more particularly described as follows to wit: Begin at the Southwest corner of said Section 24, also being a point in the North right-of-way line of State (now County) Road 708, based on Warranty Deed, as shown in Deed Book 55, Page 327; thence run North 89 degrees 45 minutes 40 seconds East, along the South line of Section 24 and the North right-of-way line of said State (now County) Road 708, a distance of 2,008.76 feet; thence run North 00 degrees 14 minutes 20 seconds West, a distance of 2,068.96 feet to a point in the Southeasterly right-of-way line of State Road 76; thence run South 50 degrees 11 minutes 38 seconds West, along said Southeasterly right-of-way line of State Road 76, a distance of 2,540.92 feet to the beginning of a curve concave to the Northwest, having a radius of 3,250.36 feet; thence Southwesterly along the arc of said curve through a central angle of 14 degrees 59 minutes 52 seconds, a distance of 850.82 feet to the intersection with the South line of State (now County) Road 708; thence North 89 degrees 45 minutes 40 seconds East, along said South line of said Section 23 and the North right-of-way line of said State (now County) Road 708, a distance of 668.92 feet to the Point of Beginning, containing 60.00 acres more or less.

PARCEL 2:

The West 53.57 feet of Tract 2, all of Tract 3, all of Tract 4 lying East of the right-of-way of State Road 76 (Kanner Highway), all of Tracts 5 and 6 and the West 53.57 feet of Tract 7, the West 53.57 feet of Tract 10, all of Tracts 11, 12, 13 and 14 and the West 53.57 feet of Tract 15 in Section 19 Township 39 South, Range 41 East, of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6.

PARCEL 3:

The South 331.62 feet of Tract 6 lying East of the right-of-way of State Road 76, the West 53.57 feet of the South 331.62 feet of Tract 7, the West 53.57 feet of Tract 10, all of Tract 11, those portions of Tract 12 and 13 lying East of State Road 76, all of Tract 14 and the West 53.57 feet of Tract 15 in Section 18, Township 39 South, Range 41 East, of the plat of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6.

PARCEL 4:

Any part of Tracts 3 and 4, and the West 53.57 of Tract 2 in Section 30, Township 39 South, Range 41 East, of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6, that lies Northerly of State (now County) Road 708.

PARCEL 5:

Being a parcel of land in Sections 23 and 24, Township 39 South, Range 40 East, Martin County, Florida, lying South and East of the Southeasterly right-of-way line of State Road 76 and North of the Northerly right-of-way line of State Road 708, being more particularly described as follows:

Begin at the Southwest corner of said Section 24, thence run North 89 degrees 45 minutes 40 seconds East, along the South line of said Section 24, a distance of 2008.76 feet (said line also being the Northerly right-of-way line of State Road 708 as recorded in Deed Book 55, Page 327); thence North 00 degrees 14 minutes 20 seconds West, a distance of 2,068.96 feet to the intersection with the Southeasterly right-of-way line of State Road 76; thence South 50 degrees 11 minutes 38 seconds West, along said Southeasterly right-of-way line of State Road 76, a distance of 2540.92 feet, to the Point of Curvature of a curve concave to the Northwest having a radius of 3250.36 feet; thence along the arc of said curve a distance of 850.82 feet through a central angle of 14 degrees 59 minutes 52 seconds to the intersection with the South line of Section 23 (said line also being the Northerly right-of-way line of State of Road 708; thence North 89 degrees 45 minutes 40" East, along the South line of Section 23, a distance of 668.92 feet to the Point of Beginning, containing 60.00 acres, more or less.



This instrument was prepared
by and should be returned to:

Adam I. Bregman, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd, Suite 1100
West Palm Beach, Florida 33401

Parcel Identification Number(s):
14-39-40-000-000-00010-3; 23-39-40-000-000-00010-4;
24-39-40-000-000-00010-2; 26-39-40-000-000-00010-7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”) is made as of August 23, 2021, by **ROBERT V. KENNA**, a married man, joined by his wife, **ODETTE MARIE BENDECK**, each with an address at 3535 SW Kanner Highway, Stuart, FL 34997, **GALE KOZLOFF**, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens’ Trust Agreement dated December 30, 1985, with an address at 1825 S Prairie Avenue, Chicago, IL 60616, and **GALE KOZLOFF**, individually and as Trustee of the Michael Vincent Kenna Trust created by the Robert Kenna Childrens’ Trust Agreement dated December 30, 1985, with an address at 1825 S Prairie Avenue, Chicago, IL 60616 (each a “**Grantor**” and, collectively, the “**Grantors**”), to **THREE LAKES GOLF CLUB, LLC**, a Delaware limited liability company, with an address at c/o Shutts & Bowen LLP, 525 Okeechobee Blvd., Suite 1100, West Palm Beach, Florida 33401, Attention: Adam I. Bregman, Esq. (“**Grantee**”)

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee and Grantee’s successors and assigns forever, the real property situate, lying, and being in Martin County, Florida, and legally described in **Exhibit “A”** attached hereto (the “**Property**”).

TOGETHER WITH all improvements, easements, tenements, hereditaments, and appurtenances belonging or in anyways appertaining to the Property.

SUBJECT TO real property taxes and assessments for the year 2021 and subsequent years; applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; and applicable covenants, conditions, restrictions, reservations, easements, and agreements of record, but nothing herein shall be deemed to reimpose any such matters.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that Grantors have good right and lawful authority to sell and convey the Property; and that Grantors hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under each Grantor, but not otherwise.

The Property is not the homestead of, nor is it contiguous to the homestead property of, any of the Grantors other than Robert V. Kenna.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

Print Name: _____

Concetta Sanfratello

Print name: _____

Adam Seligman

Print Name: _____

Concetta Sanfratello

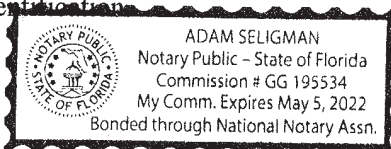
Print name: _____

Adam Seligman

STATE OF Florida)

COUNTY OF Marlin) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ROBERT V. KENNA**, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.

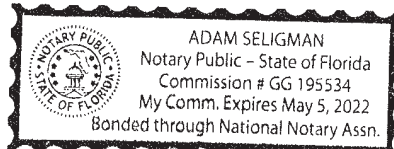


[OFFICIAL NOTARIAL SEAL]

STATE OF Florida)

COUNTY OF Marlin) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ODETTE MARIE BENDECK**, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



[OFFICIAL NOTARIAL SEAL]

ROBERT V. KENNA

ODETTE MARIE BENDECK

Print Name: _____

Notary Public, State of _____

My Commission Number: _____

My Commission Expires: _____

Print Name: _____

Notary Public, State of _____

My Commission Number: _____

My Commission Expires: _____

Signed, sealed, and delivered in the presence of:

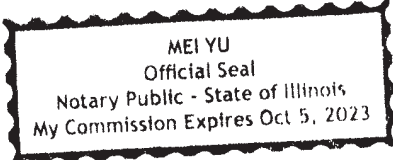
Mark Kozloff
Print Name: Mark Kozloff

Lara Kozloff
Print name: LARA KOZLOFF

Gale Kozloff
GALE KOZLOFF, individually and as Trustee of the Michael Vincent Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985

STATE OF Illinois)
) ss:
COUNTY OF Cook)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2021, by **GALE KOZLOFF**, individually and as Trustee of the Michael Vincent Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, who ☐ is personally known to me or ☒ has produced driver's license as identification.



[OFFICIAL NOTARIAL SEAL]

Mei Yu
Print Name: Mei Yu
Notary Public, State of Illinois
My Commission Number: _____
My Commission Expires: Oct 5, 2023

Signed, sealed, and delivered in the

presence of:

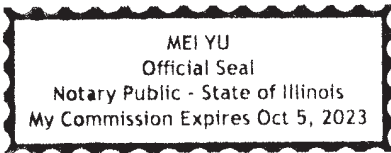
Mark Kozloff
Print Name: Mark Kozloff

Lan E Kozloff
Print name: Lan E Kozloff

Gale Kozloff
GALE KOZLOFF, individually and as Trustee
of the Susan Kenna Trust created by the Robert
Kenna Childrens' Trust Agreement dated
December 30, 1985

STATE OF Illinois)
) ss:
COUNTY OF Cook)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2021, by **GALE KOZLOFF**, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, who ☐ is personally known to me or ☒ has produced driver's license as identification.



[OFFICIAL NOTARIAL SEAL]

Mei Yu
Print Name: Mei Yu
Notary Public, State of Illinois
My Commission Number:
My Commission Expires: Oct 5, 2023

EXHIBIT "A"**LEGAL DESCRIPTION OF THE PROPERTY****PARCEL 6:**

That part of Section 14, lying East of the Easterly right-of-way line of the St. Lucie Canal, as shown on Sheet 7, Plat Book 2, Page 35; that part of the Northeast Quarter and the Northwest Quarter of Section 23 lying East of the Easterly right-of-way line of the St. Lucie Canal; the North 65.90 feet of that part of the Southwest Quarter of Section 23 lying East of the Easterly right-of-way line of the St. Lucie Canal; and the North 65.90 feet of the West 350 feet of the Southeast Quarter of Section 23, all in Township 39 South, Range 40 East, Martin County, Florida.

Together with the easement for ingress, egress and travel to and from State Road No. 76 and the lands described above, said easement being over, across, in and upon the West 100 feet of the SE 1/4, less the West 350 feet thereof, of Section 23, and that part of the NE 1/4 of Section 26, less the West 350 feet thereof, lying North of State Road No. 76, Township 39 South, Range 40 East, granted by Easement Grant dated January 21, 1975, from Susan Phipps Cochran, also known as Susan P. Cochran, and formerly known as Susan P. Santangelo to Palm Beach Trust Company and John Eugene Phipps, as Executors of the Will of Michael G. Phipps, deceased, recorded in Official Records Book 382, Page 1330, Public Records of Martin County, Florida.

PARCEL 7:

That part of the Southeast Quarter of Section 23, Less the West 350 feet thereof, lying North and West of State Road No. 76; that part of the Southwest Quarter of Section 24 lying North and West of State Road No. 76, LESS the following described parcel:

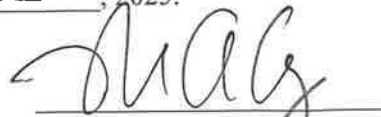
Begin at a concrete monument located at the point where the Northwesterly right-of-way line of State Road 76 intersects the Southerly boundary line of Tract 6, Section 24, Township 39 South, Range 40 East, Tropical Fruit Farms, Plat Book 3, Page 6, Public Records of Palm Beach (now Martin) County, Florida, thence run South 89 degrees 47 minutes 37 seconds West, along said Southerly line of Tract 6, a distance of 1021.35 feet to a concrete monument, thence run South 00 degrees 12 minutes 23 seconds East, a distance of 40 feet; thence run North 89 degrees 47 minutes 37 seconds East, a distance of 973.29 feet of said Northwesterly right-of-way line of State Road 76; thence run North 50 degrees 01 minutes 32 seconds East, along said right-of-way line a distance of 62.53 feet to the Point of Beginning.

PARCEL 8:

That part of the Northeast Quarter of Section 26, Less the West 350 feet thereof, lying and North and West of State Road No. 76; all in Township 39 South, Range 40 East, Martin County, Florida.

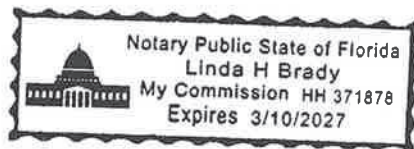
To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deeds for Three Lakes Golf Club, LLC, a Delaware limited liability company, was recorded in the Martin County Public Records.

DATED THIS 5 DAY OF June, 2025.


Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

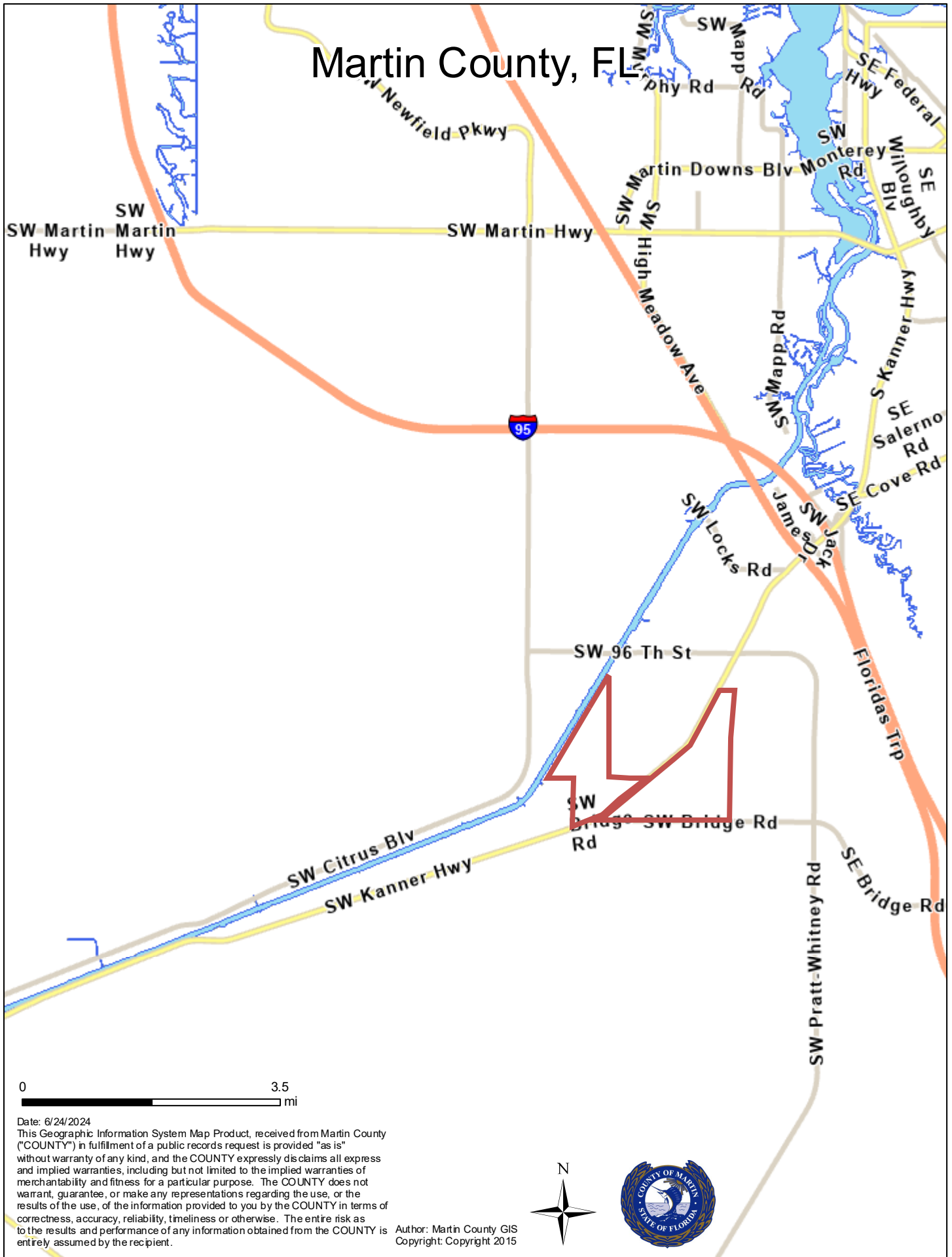
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 5 DAY OF June, 2025 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.




NOTARY PUBLIC
MY COMMISSION EXPIRES:

Location Map

Martin County, FL



Date: 6/24/2024

This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request 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.

Author: Martin County GIS
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