

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 26-

WHEREAS, Martin County desires to acquire approximately 32 +/-acre of environmentally sensitive lands from:

- PC Realty Ventures, LLC, a Florida limited liability company (37 parcels = 10.089 acres); and
- Luna Blu, Inc., a Florida profit corporation f/k/a Ken Marlin Stuart, Inc.(57 parcels = 21.189 acres); and

WHEREAS, by documents entitled "Warranty Deed", the first executed on _____, 2026, by PC Realty Ventures, Inc. and the second executed on _____, 2026, by Luna Blu, Inc. f/k/a Ken Marlin Stuart, Inc., Martin County will acquire the properties described in **Exhibit "A"** and **Exhibit "A-1"**, attached hereto and made a part hereof; and

WHEREAS, Sec. 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:

Martin County hereby accepts and approves the two (2) Warranty Deeds, for the acquisition of 94 parcels for a total of 32+/- acres, using funds from the one-half cent Local Government Infrastructure Surtax Referendum, from both, (1) PC Realty Ventures, LLC, a Florida limited liability company and (2) Luna Blu, Inc., a Florida profit corporation f/k/a Ken Marlin Stuart, Inc.

DULY PASSED AND ADOPTED THIS 10TH DAY OF MARCH 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

SEBASTIAN FOX
SENIOR ASSISTANT COUNTY ATTORNEY

EXHIBIT A
PC Realty Ventures (37 Parcels)

Section 1

1. Parcel ID# 34-38-42-038-003-00080-4 Sec 1, Lot 8, Blk 3
2. Parcel ID# 34-38-42-038-006-00080-7 Sec 1, Lot 8, Blk 6
3. Parcel ID# 34-38-42-038-006-00090-5 Sec 1, Lot 9, Blk 6
4. Parcel ID# 34-38-42-038-007-00040-4 Sec 1, Lot 4, Blk 7
5. Parcel ID# 34-38-42-038-008-00100-9 Sec 1, Lot 10, Blk 8
6. Parcel ID# 34-38-42-038-008-00160-6 Sec 1, Lot 16, Blk 8
7. Parcel ID# 34-38-42-038-008-00170-4 Sec 1, Lot 17, Blk 8
8. Parcel ID# 34-38-42-038-008-00200-8 Sec 1, Lot 20, Blk 8
9. Parcel ID# 34-38-42-038-009-00020-4 Sec 1, Lot 2, Blk 9
10. Parcel ID# 34-38-42-038-009-00040-0 Sec 1, Lot 4, Blk 9
11. Parcel ID# 34-38-42-038-011-00120-9 Sec 1, Lot 12, Blk 11
12. Parcel ID# 34-38-42-038-011-00170-8 Sec 1, Lot 17, Blk 11
13. Parcel ID# 34-38-42-038-011-00180-6 Sec 1, Lot 18, Blk 11
14. Parcel ID# 34-38-42-038-011-00200-2 Sec 1, Lots 20 & 21, Blk 11
15. Parcel ID# 34-38-42-038-011-00240-4 Sec 1, Lot 24, Blk 11
16. Parcel ID# 34-38-42-038-012-00010-0 Sec 1, Lot 1, Blk 12
17. Parcel ID# 34-38-42-038-012-00110-9 Sec 1, Lot 11, Blk 12
18. Parcel ID# 34-38-42-038-012-00120-7 Sec 1, Lot 12, Blk 12
19. Parcel ID# 34-38-42-038-012-00200-0 Sec 1, Lot 20, Blk 12

Section 3

20. Parcel ID# 34-38-42-038-015-00150-3 Sec 3, Lot 15, Blk 15
21. Parcel ID# 34-38-42-038-016-00150-1 Sec 3, Lot 15, Blk 16
22. Parcel ID# 34-38-42-038-017-00100-0 Sec 3, Lot 10, Blk 17
23. Parcel ID# 34-38-42-038-018-00030-3 Sec 3, Lot 3, Blk 18
24. Parcel ID# 34-38-42-038-019-00180-9 Sec 3, Lots 18 & 19, Blk 19
25. Parcel ID# 34-38-42-038-023-00010-7 Sec 3, Lot 1, Blk 23
26. Parcel ID# 34-38-42-038-023-00070-4 Sec 3, Lot 7, Blk 23
27. Parcel ID# 34-38-42-038-023-00080-2 Sec 3, Lot 8, Blk 23
28. Parcel ID# 34-38-42-038-023-00090-0 Sec 3, Lot 9, Blk 23
29. Parcel ID# 34-38-42-038-023-00170-3 Sec 3, Lot 17, Blk 23
30. Parcel ID# 34-38-42-038-023-00180-1 Sec 3, Lot 18, Blk 23
31. Parcel ID# 34-38-42-038-024-00080-0 Sec 3, Lot 8, Blk 24
32. Parcel ID# 34-38-42-038-024-00190-7 Sec 3, Lot 19, Blk 24
33. Parcel ID# 34-38-42-038-024-00220-1 Sec 3, Lot 22, Blk 24
34. Parcel ID# 34-38-42-038-024-00280-8 Sec 3, Lot 28, Blk 24
35. Parcel ID# 34-38-42-038-024-00290-6 Sec 3, Lot 29, Blk 24
36. Parcel ID# 34-38-42-038-025-00060-1 Sec 3, Lot 6, Blk 25
37. Parcel ID# 34-38-42-038-028-00130-1 Sec 3, Lot 13, Blk 28

EXHIBIT A-1
Luna Blue f/k/a Ken Marlin Stuart, Inc. (57 Parcels)
(1 of 2 pages)

1. Parcel ID# 34-38-42-038-002-00020-9 - Poinciana Gardens Sec 1 Lot 2 Blk 2
2. Parcel ID# 34-38-42-038-002-00030-7 - Poinciana Gardens Sec 1 Lot 3 Blk 2
3. Parcel ID# 34-38-42-038-002-00040-5 - Poinciana Gardens Sec 1 Lot 4 Blk 2
4. Parcel ID# 34-38-42-038-002-00050-2 - Poinciana Gardens Sec 1 Lot 5 Blk 2
5. Parcel ID# 34-38-42-038-002-00060-0 - Poinciana Gardens Sec 1 Lot 6 Blk 2
6. Parcel ID# 34-38-42-038-002-00070-8 - Poinciana Gardens Sec 1 Lot 7 Blk 2
7. Parcel ID# 34-38-42-038-002-00080-6 - Poinciana Gardens Sec 1 Lot 8 Blk 2
8. Parcel ID# 34-38-42-038-002-00090-4 - Poinciana Gardens Sec 1 Lot 9 Blk 2
9. Parcel ID# 34-38-42-038-002-00100-2 - Poinciana Gardens Sec 1 Lot 10 Blk 2
10. Parcel ID# 34-38-42-038-002-00110-0 - Poinciana Gardens Sec 1 Lot 11 Blk 2
11. Parcel ID# 34-38-42-038-002-00140-4 - Poinciana Gardens Sec 1 Lot 14 Blk 2

12. Parcel ID# 34-38-42-038-003-00020-7 - Poinciana Gardens Sec 1 Lot 2 Blk 3
13. Parcel ID# 34-38-42-038-003-00030-5 - Poinciana Gardens Sec 1 Lot 3 Blk 3
14. Parcel ID# 34-38-42-038-003-00070-6 - Poinciana Gardens Sec 1 Lot 7 Blk 3
15. Parcel ID# 34-38-42-038-003-00090-2 - Poinciana Gardens Sec 1 Lot 9 Blk 3
16. Parcel ID# 34-38-42-038-003-00100-0 - Poinciana Gardens Sec 1 Lot 10 Blk 3
17. Parcel ID# 34-38-42-038-003-00110-8 - Poinciana Gardens Sec 1 Lot 11 Blk 3

18. Parcel ID# 34-38-42-038-004-00020-5 - Poinciana Gardens Sec 1 Lot 2 Blk 4
19. Parcel ID# 34-38-42-038-004-00030-3 - Poinciana Gardens Sec 1 Lot 3 Blk 4
20. Parcel ID# 34-38-42-038-004-00040-1 - Poinciana Gardens Sec 1 Lot 4 Blk 4
21. Parcel ID# 34-38-42-038-004-00050-8 - Poinciana Gardens Sec 1 Lot 5 Blk 4
22. Parcel ID# 34-38-42-038-004-00060-6 - Poinciana Gardens Sec 1 Lot 6 Blk 4

23. Parcel ID# 34-38-42-038-004-00070-4 / Poinciana Gardens Sec 1 Lot 7 Blk 4
24. Parcel ID# 34-38-42-038-004-00080-2 / Poinciana Gardens Sec 1 Lot 8 Blk 4
25. Parcel ID# 34-38-42-038-004-00150-7 / Poinciana Gardens Sec 1 Lot 15 Blk 4
26. Parcel ID# 34-38-42-038-004-00160-5 / Poinciana Gardens Sec 1 Lot 16 Blk 4
27. Parcel ID# 34-38-42-038-004-00170-3 / Poinciana Gardens Sec 1 Lot 17 Blk 4

28. Parcel ID# 34-38-42-038-005-00160-2 / Poinciana Gardens Sec 1 Lot 16 Blk 5
29. Parcel ID# 34-38-42-038-005-00170-0 / Poinciana Gardens Sec 1 Lot 17 Blk 5
30. Parcel ID# 34-38-42-038-005-00180-8 / Poinciana Gardens Sec 1 Lot 18 Blk 5
31. Parcel ID# 34-38-42-038-005-00190-6 / Poinciana Gardens Sec 1 Lot 19 Blk 5

32. Parcel ID# 34-38-42-038-006-00020-0 / Poinciana Gardens Sec 1 Lot 2 Blk 6
33. Parcel ID# 34-38-42-038-006-00050-3 / Poinciana Gardens Sec 1 Lot 5 Blk 6
34. Parcel ID# 34-38-42-038-006-00060-1 / Poinciana Gardens Sec 1 Lot 6 Blk 6
35. Parcel ID# 34-38-42-038-006-00070-9 / Poinciana Gardens Sec 1 Lot 7 Blk 6
36. Parcel ID# 34-38-42-038-006-00100-3 / Poinciana Gardens Sec 1 Lot 10 Blk 6
37. Parcel ID# 34-38-42-038-006-00120-9 / Poinciana Gardens Sec 1 Lot 12 Blk 6

EXHIBIT A-1 (con't)
Luna Blue f/k/a Ken Marlin Stuart, Inc. (57 Parcels)
(2 of 2 pages)

- 38. Parcel ID# 34-38-42-038-006-00130-7 / Poinciana Gardens Sec 1 Lot 13 Blk 6
- 39. Parcel ID# 34-38-42-038-006-00140-5 / Poinciana Gardens Sec 1 Lot 14 Blk 6
- 40. Parcel ID# 34-38-42-038-006-00150-2 / Poinciana Gardens Sec 1 Lot 15 Blk 6
- 41. Parcel ID# 34-38-42-038-006-00170-8 / Poinciana Gardens Sec 1 Lot 17 Blk 6
- 42. Parcel ID# 34-38-42-038-006-00200-2 / Poinciana Gardens Sec 1 Lot 20 Blk 6

- 43. Parcel ID# 34-38-42-038-007-00140-3 / Poinciana Gardens Sec 1 Lot 14 Blk 7
- 44. Parcel ID# 34-38-42-038-007-00170-6 / Poinciana Gardens Sec 1 Lot 17 Blk 7

- 45. Parcel ID# 34-38-42-038-008-00190-0 / Poinciana Gardens Sec 1 Lot 19 Blk 8

- 46. Parcel ID# 34-38-42-038-009-00080-1 / Poinciana Gardens Sec 1 Lot 8 Blk 9
- 47. Parcel ID# 34-38-42-038-009-00090-9 / Poinciana Gardens Sec 1 Lot 9 Blk 9
- 48. Parcel ID# 34-38-42-038-009-00140-9 / Poinciana Gardens Sec 1 Lot 14 Blk 9
- 49. Parcel ID# 34-38-42-038-009-00150-6 / Poinciana Gardens Sec 1 Lot 15 Blk 9
- 50. Parcel ID# 34-38-42-038-009-00160-4 / Poinciana Gardens Sec 1 Lot 16 Blk 9
- 51. Parcel ID# 34-38-42-038-009-00170-2 / Poinciana Gardens Sec 1 Lot 17 Blk 9
- 52. Parcel ID# 34-38-42-038-009-00180-0 / Poinciana Gardens Sec 1 Lot 18 Blk 9

- 53. Parcel ID# 34-38-42-038-011-00090-5 / Poinciana Gardens Sec 1 Lot 9 Blk 11
- 54. Parcel ID# 34-38-42-038-011-00100-3 / Poinciana Gardens Sec 1 Lot 10 Blk 11
- 55. Parcel ID# 34-38-42-038-011-00150-2 / Poinciana Gardens Sec 1 Lot 15 Blk 11
- 56. Parcel ID# 34-38-42-038-011-00160-0 / Poinciana Gardens Sec 1 Lot 16 Blk 11

- 57. Parcel ID# 34-38-42-038-017-00020-7 / Poinciana Gardens Sec 3 Lot 2 Blk 17

57 PARCELS

TOTAL ACRES 21.189