



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://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](http://www.martin.fl.us/accessibility-feedback)

### A. GENERAL INFORMATION

Type of Application: Revised PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Meridian Marina

#### Brief Project Description:

See project narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 6-29-23

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: M035-210

Previous Project Name if applicable: Martin Downs Marina Village (Parcel 29, Martin Downs PUD)

#### Parcel Control Number(s)

07-38-41-000-00010-7

07-38-41-015-000-00010-0

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): AC Meridian Marina LLC

Company Representative: Austin Cameron

Address: P.O. Box 1713

City: Palm City, State: FL Zip: 34991

Phone: 817-291-9609 Email: [austin@vipmarinas.com](mailto:austin@vipmarinas.com)

### C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** Same as property owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** Lucido & Associates

Company Representative: Brian Nolan, AICP, ASLA

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

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

**Contract Purchaser (Name or Company):** \_\_\_\_\_

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):** Engineering, Design & Construction, Inc.

Company Representative: Michael Owen

Address: 10250 SW Village Parkway, Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-462-2455 ext. 124 Email: mowen@edc-inc.com

**Civil Engineer (Name or Company):** Stephen Cooper, P.E. & Associates, Inc.

Company Representative: Stephen Cooper

Address: 7450 South Federal Highway

City: Port St. Lucie, State: FL Zip: 34952

Phone: 772-336-2933 Email: scooper@scpeinc.com

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** Same as civil engineer

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** EAV/BTD LLC

Company Representative: Eduardo Vazquez

Address: 69 55Northwest 52nd Street

City: Miami, State: FL Zip: 33166

Phone: 786-277-4512 Email: eavarchitect@gmail.com

**Attorney (Name or Company):** Gunster Law Firm

Company Representative: Robert S. Raynes, Jr.

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: r-raynesjr@gunster.com

**Environmental Planner (Name or Company):** Same as agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, 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.

**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.

  
Applicant Signature

10.17.23  
Date

Brian Nolan

Printed Name

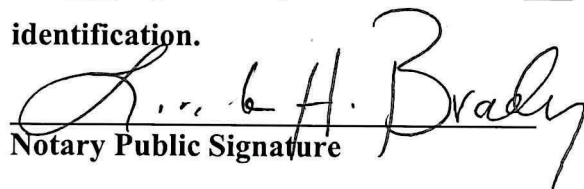
**NOTARY ACKNOWLEDGMENT**

**STATE OF: FLORIDA**

**COUNTY OF: MARTIN**

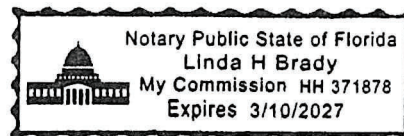
I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or [ ] online notarization this 17<sup>th</sup> day of October, 2023, by Brian Nolan.

He X is personally known to me or \_\_\_ has produced \_\_\_ as identification.

  
Notary Public Signature

Linda H. Brady  
Printed name

**STATE OF: FLORIDA at-large**





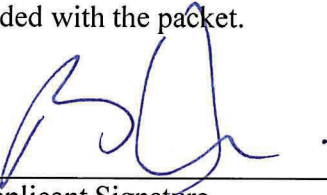


**Martin County Florida Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

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## Digital Submittal Affidavit

I, Brian Nolan, attest that the electronic version included for the project Meridian Marina PUD Amendment & Final Site Plan for Phase IV Restaurant 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

10.17.23  
Date

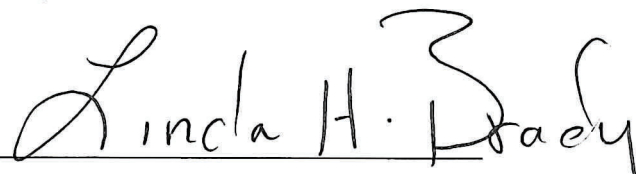
**STATE OF FLORIDA**  
**COUNTY OF MARTIN**

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17<sup>th</sup> day of October, 2023, by Brian Nolan, 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

### **Meridian Marina (FKA Martin Downs Marina) Martin Downs PUD/DRI, Parcel 29**

#### **PUD Amendment and Revised Master/Final Site Plan Application ~~October 17, 2023~~ ~~Revised July 24, 2024~~ Revised May 14, 2025**

The 11-acre (+/-) waterfront commercial parcel is located at the intersection of SW Mapp Road and SW Chapman Way, adjacent to the North Fork of the St. Lucie River. The subject parcel represents a portion of Parcel 29 within the Martin Downs PUD/DRI, formerly known as “Martin Downs Marina Village”. The development, as approved, consists of four Phases. Phase III, the residential portion of Parcel 29, known as “The Admiralty Condominiums”, was developed in the early 1990’s and is not included in this Application.

By way of this current request, the Applicant is desiring to amend the Martin Downs PUD Zoning Agreement, which will be the 80<sup>th</sup> Amendment to such Agreement, and is also requesting Final Site Plan approval for Phase IV (Restaurant) Master/Final Site Plan of the Meridian Marina Master Plan.

The purpose of the proposed PUD Amendment is to:

- Revised Phase IV to increase the size of the restaurant from 6,000 sf to 6,261 sf;
- Removal of previously approved accessory dwelling units from the waterfront building;
- Reduce Marina Sales operations, retail and office area from 2,800 sf. to approximately 1,209 sf;
- Increase Boat Sales and Office area from 1,200 sf. to approximately 1,768 sf.;
- Update Timetable of Development Schedule to complete the expansion of the boat storage building, additional parking, required landscaping and supporting infrastructure;
- Update Timetable of Development Schedule to complete the construction of revised Phase IV waterfront building, consistent with the current legislative extension (a copy of which is provided with the Application materials);
- Require completion of construction of the revised Phase IV waterfront building by March 31, 2029, and;
- Inclusion of Restaurant hours of operation and a nightly weekend time in which to cease music.

As depicted on the proposed Revised Phase IV Master/Final Site Plan, the existing waterfront building is to be demolished, with a new 2-story building to be constructed in its place. Supporting infrastructure (i.e., water, sewer, drainage, etc.), will also be implemented to support the proposed building.

As evidenced by the attached Water and Sewer Statement provided by the EOR, such services are currently provided by MCUD, a new service connection agreement will be entered into to account for changes in demand, as applicable.

As evidenced by the attached Traffic Statement, the proposed use will have negligible to no increase in vehicle trips, beyond that which is currently accounted for in the Project's existing Traffic Impact Analysis.



June 20, 2023

**BY EMAIL**

Mr. Paul Schilling  
Director  
Martin County Growth Management  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: Project Name: AC Meridian Marina LLC**

**Project Number: 00054265.00001**

**Extension Pursuant to Section 252.363, Florida Statutes**

**Executive Order 22-218 (Tropical Depression Nine)**

**Executive Order 22-219 (Tropical Depression Nine)**

**Executive Order 22-268 (Hurricane Ian)**

**Executive Order 23-21 (Extension of Exec. Order 22-218 - Hurricane Ian)**

**Executive Order 23-60 (Extension of Exec. Order 22-218 - Hurricane Ian)**

**Executive Order 23-104 (Extension of Exec. Order 22-218 - Hurricane Ian)**

**Executive Order 22-253 (Subtropical Storm Nicole)**

**Executive Order 23-02 (Extension of Exec. Order 22-253 – Hurricane Nicole)**

**Executive Order 23-48 (Extension of Exec. Order 22-253 – Hurricane Nicole)**

**Executive Order 23-87 (Extension of Exec. Order 22-253 – Hurricane Nicole)**

Dear Mr. Schilling:

Section 252.363, Florida Statutes provides in part as follows:

252.363            Tolling and extension of permits and other authorizations.

(1)(a) The declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration. Further, the emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 6 months in addition to the tolled period. This paragraph applies to the following:

1.     The expiration of a development order issued by a local government.
2.     The expiration of a building permit.



## BY EMAIL

Mr. Paul Schilling  
June 20, 2023  
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3. The expiration of a permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373.
4. The buildout date of a development of regional impact, including any extension of a buildout date that was previously granted pursuant to § 380.06 (19)(c).

(b) Within 90 days after the termination of the emergency declaration, the holder of the permit or other authorization shall notify the issuing authority of the intent to exercise the tolling and extension granted under paragraph (a). The notice must be in writing and identify the specific permit or other authorization qualifying for extension.

On September 23, 2022, Governor DeSantis issued Executive Order Number 22-218 declaring a state of emergency for certain counties in the State of Florida, including Martin County, as a result of the threat of Tropical Storm Nine. This emergency declaration was effective on September 23, 2022, and would have expired, 60 days later, on November 22, 2022. The Governor also issued Executive Order 22-219 on September 24, 2022, expanding the state of emergency to cover the entire State of Florida.

On November 7, 2022, Governor DeSantis issued Executive Order 22-253 declaring a state of emergency for certain counties in the State of Florida, including Martin County, as a result of the impending Subtropical Storm Nicole. This emergency declaration was effective on November 7, 2022, and would have expired 60 days later, on January 6, 2023. However, subsequent executive orders have continued to extend executive order 22-253, specifically extending orders 23-02, 23-48, and 23-87.

On November 21, 2022, Governor DeSantis issued Executive Order 22-268 extending the state of emergency declared in previously issued executive orders 22-218, and 22-219. The extension of the state of emergency was necessitated by the continued recovery efforts and the continued recovery of affected people hit by Hurricane Ian, which still required the support of the State of Florida. This emergency declaration was effective on November 21, 2022, and would have expired, 60 days later, on January 20, 2023. However, subsequent executive orders have continued to extend executive orders 22-218 and 22-219, specifically extending orders 22-268, 23-21, 23-60, and 23-104.

This correspondence is sent on behalf of AC Meridian Marina LLC and serves as the required notice to Martin County of AC Meridian Marina LLC's, notice that the timetable for development for the Seventy-Ninth Amendment to Martin Downs Planned Unit Development Zoning Agreement must be tolled for the entire tolling period provided through Executive Orders 22-218,

## BY EMAIL

Mr. Paul Schilling  
June 20, 2023  
Page 3

22-219, 22-268, 23-21, 23-60, 23-104, 22-253, 23-02, 23-48, and 23-87, **as of June 20, 2023**, which currently amounts to 294 days and 12 months.

Therefore, based upon Executive Orders 22-218, 22-219, 22-268, 23-21, 23-60, 23-104, 22-253, 23-02, 23-48, and 23-87, **as of June 20, 2023**, the timetable for the Seventy-Ninth Amendment to Martin Downs Planned Unit Development Zoning Agreement, is extended as follows:

- The timetable to obtain completion of construction of expansion of boat storage building, additional parking, required landscaping and supporting infrastructure is extended from May 31, 2024, to March 21, 2026.
- The timetable to acquire site plan approval of revised Phase IV to allow renovation and expansion of waterfront building(s) is extended from December 31, 2023, to October 20, 2025.
- The timetable for completion of the construction of the approved renovation and expansion of waterfront building(s) is extended from March 31, 2025, to January 19, 2027.

Although these extensions are automatic, pursuant to Florida law, with submission of the required notification to Martin County, we would appreciate written acknowledgment regarding the extension of the development order pursuant to the Executive Orders referenced above. Please be aware that further extensions may occur, and the Expiration Dates above will be automatically extended should there be any future extensions to the above referenced Executive Orders.

Please let us know if you have any disagreement with the new expiration dates identified above, or if you have any questions or need anything else regarding this matter.

**BY EMAIL**

Mr. Paul Schilling

June 20, 2023

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Sincerely,

*/s/ Audra Creech*

Audra Creech

Attorney

AC

cc: Elysse Elder, Esq. Deputy County Attorney (via email)

Don Donaldson, County Administrator (via email)

Client (via email)

AC Meridian Marina LLC  
1400 SW Chapman Way  
Palm City, FL 34990

July 13, 2023

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

Re: Martin Downs PUD, Portion of Parcel 29 (Meridian Marina)  
Parcel Control Nos. 07-38-41-000-000-00010-7 and 07-38-41-015-000-00010-0

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence form authorization for Lucido & Associates to represent AC Meridian Marina LLC during the governmental review process of the PUD Amendment and Final Site Plan applications.

Sincerely;


AC Meridian Marina LLC  
a Texas limited liability company

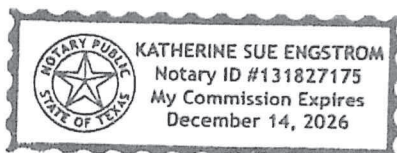
  
Austin Cameron, Manager

STATE OF TEXAS  
COUNTY OF TRAVIS

The foregoing was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 25 day of JULY; 2023; by Austin Cameron, Manager of  
AC Meridian Marina LLC a Texas limited liability company who ☒ is personally known to me  
or ☐ has produced \_\_\_\_\_ as identification.

(Notarial Seal)

  
NOTARY PUBLIC  
My Commission Expires: 12/14/2026





RECORD AND RETURN TO:

Bush Ross, P.A.  
1801 N. Highland Avenue  
Tampa, Florida 33602  
Attn: Joseph A. Probasco

PREPARED BY:

Wick Phillips Gould & Martin, LLP  
3131 McKinney Avenue, Suite 100  
Dallas, Texas 75204  
Attn: Scott Hotchkiss

[Space Above This Line For Recording Data]

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, is made this 8th day of January, 2021, by **Meridian Marina & Yacht Club of Palm City, LLC**, a Florida limited liability company (hereinafter called the "**Grantor**"), whose address is 1400 SW Chapman Way, Palm City, FL 34990, pursuant to that certain Order Granting Debtor Meridian Marina & Yacht Club of Palm City, LLC's Emergency [Sic] Motion to Approve Private Sale Contract with AC VIP Marina, LLC or, in the Alternative, Motion to Approve Contract With Stalking Horse and Continue Auction Hearing Date entered on December 15, 2020 by the United States Bankruptcy Court for the Southern District of Florida, West Palm Beach Division, Case No. 19-18585-MAM, for the benefit of **AC Meridian Marina LLC**, a Texas limited liability company, whose address is 16201 Dodd Street, Volente, Texas 78641 (hereinafter called the "**Grantee**").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain real property situated in the County of Martin, State of Florida, as more particularly described in the Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements thereon and appurtenances relating thereto (the "**Property**").



TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions (defined below) and all improvements located thereon, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the said Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its legal representatives and successors, to warrant and forever defend all and singular the Property unto the said Grantee, its legal representatives, 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.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, to Grantee, all of Grantor's (i) rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property, (ii) rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in and to any strips or gores of real estate adjoining the Property, and (iii) rights, titles, power, privileges, interest, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing.

This conveyance is made and delivered subject to those matters of title (the "Permitted Exceptions") set forth on Exhibit B attached hereto and incorporated herein by reference, but only to the extent the same, in fact, do exist and are applicable to the Property.

**NOTE TO RECORDER'S OFFICE: THIS DEED EVIDENCES THE TRANSFER OF TITLE TO UNENCUMBERED PROPERTY FROM GRANTOR TO GRANTEE PURSUANT TO A CHAPTER 11 PLAN THAT WAS CONFIRMED UNDER SECTION 1129 OF THE BANKRUPTCY CODE (TITLE 11 U.S.C.) PRIOR TO THE DATE HEREOF. ACCORDINGLY, PURSUANT TO RULE 12B-4.014(15), FLORIDA ADMINISTRATIVE CODE, THIS DEED IS NOT SUBJECT TO TAX.**

*[Remainder of Page Intentionally Left Blank; Signature Page Follows]*

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

**WITNESSES:**

Chris Silva  
 Print name: CHRIS SILVA

Elise Orrok  
 Print name: ELISE ORROK

**GRANTOR:**

**Meridian Marina & Yacht Club of Palm City, LLC**, a Florida limited liability company

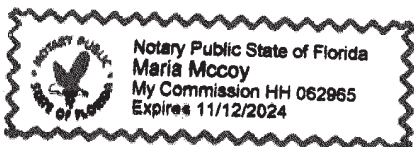
By: [Signature]  
 Name: Timothy Mullen  
 Title: Managing Member

STATE OF FLORIDA  
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 12 day of January, 2021, by Timothy Mullen, as the Managing Member of Meridian Marina & Yacht Club of Palm City, LLC, a Florida limited liability company, on behalf of said limited liability company, who (check one) ☐ is personally known to me OR ☒ produced a FLDL Driver's License as identification.

[Signature]  
 Notary Public  
 My Commission Expires: 11-12-2024

[NOTARY SEAL]



**EXHIBIT A TO  
SPECIAL WARRANTY DEED**

Legal Description

**PARCEL 1:**

PLAT NO. 35 MARTIN DOWNS P.U.D., according to the Plat thereof, as recorded in Plat Book 11, Page 25, of the Public Records of Martin County, Florida, less and except S.W. Chapman Way as accepted by Martin County in Official Records Book 970, Page 277, Public Records of Martin County, Florida.

**PARCEL 2:**

Lots 23, 24 and 25, PLAT NO. 40, being a portion of PARCEL NO. 29, MARTIN DOWNS P.U.D., according to the Plat thereof recorded in Plat Book 11, Page 67, Public Records of Martin County, Florida.

**PARCEL 3:**

A parcel of land, lying in Government Lot 1, Section 7 and Government Lot 3, Section 8 and over a portion of RIVERVIEW SUBDIVISION, as recorded in Plat Book 5, Page 1, of the Public Records of Palm Beach (now Martin) County, Florida, lying in Township 38 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Southwest corner of Plat No. 35, MARTIN DOWNS, P.U.D., as recorded in Plat Book 11, Page 25, of the Public Records of Martin County, Florida, said Southwest corner being also a point of the East right-of-way line of Southwest Mapp Road; thence North 00°27'46" East, along said right-of-way line, a distance of 278.28 feet; thence South 48°18'28" East, a distance of 37.60 feet to a point on a curve, concave to the North having a radius of 215.00 feet, the radius point of which bears North 07°21'01" West; thence Easterly, along the arc of said curve, through a central angle of 07°48'35", a distance of 29.31 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 77.50 feet; thence Easterly, along the arc of said curve, through a central angle of 15°01'27", a distance of 20.32 feet to the point of reverse curvature of a curve, concave to the North, having a radius of 302.11 feet; thence Easterly, along the arc of said curve, through central angle of 30°01'49", a distance of 158.34 feet; thence South 29°53'40" East, a distance of 50.00 feet to the point of beginning of the herein described parcel of land and a point on the South right-of-way line of Southwest Chapman Way as shown on Plat No. 40, MARTIN DOWNS P.U.D., as recorded in Plat Book 11, Page 67, of the Public Records of Martin County, Florida; thence North 60°06' 20" East, a distance of 77.07 feet to the Point of curvature of a curve, concave to the South, having a radius of 180.00 feet; thence Easterly, along the arc of said curve, through a central angle of 30°01'49", a distance of 94.34 feet; thence South 89°51'51" East, a distance of 617.72 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 50.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 52°41'00", a distance of 45.97 feet; thence North 37°27'09" East a distance of 134.00 feet; thence South 52°32'51" East, a distance of 142.88 feet; thence South 60°47'34" West, a distance of 94.77 feet; thence South 28°37'30" East, a distance of 6.00 feet; thence North 60°47'34" East, a distance of 120.00 feet; thence South 50°43'17" East,

a distance of 34.48 feet; thence South 78°41'06" West, a distance of 47.90 feet; thence South 61°21'30" West, a distance of 109.99 feet; thence South 28°37'30" East, a distance of 26.00 feet; thence South 56°26'53" West a distance of 65.70 feet; thence North 89°51'38" West, a distance of 500.00 feet; thence South 00°08'23" West, a distance of 125.00 feet; thence North 89°51'38" West, a distance of 287.99 feet to a point on a curve concave to the Northeast, having a radius of 140.00 feet, the radius point of which bears North 33°26'57" East; thence Northwesterly, along the arc of said curve, through a central angle of 36°44'38", a distance of 89.78 feet; thence North 19°48'25" West, a distance of 95.39 feet to the Point of Beginning.

**EXHIBIT B TO**  
**SPECIAL WARRANTY DEED**

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year **2021** and subsequent years.
2. All matters contained on the Plat of Plat No. 35 Martin Downs P.U.D., as recorded in Plat Book 11, Page 25, Public Records of Martin County, Florida. As affected by Resolution No. 92-7.5 of the Board of County Commissioners of Martin County, Florida recorded in O.R. Book 970, Page 277, Public Records of Martin County, Florida. (Parcel 1)
3. All matters contained on the Plat of Plat No. 40 Martin Downs P.U.D., as recorded in Plat Book 11, Page 67, Public Records of Martin County, Florida. (Parcels 2 and 3)
4. Declaration of Covenants and Restrictions for Martin Downs recorded in O.R. Book 571, Page 787 and as amended in O. R. Book 573 Page 420, O. R. Book 573 Page 423, O. R. Book 598 Page 981, O. R. Book 598 Page 984, O. R. Book 598 Page 987, O. R. Book 598 Page 990, O. R. Book 599 Page 543, O. R. Book 624 Page 2533, O. R. Book 623 Page 2251, O. R. Book 632 Page 2255, O. R. Book 637 Page 1307, O. R. Book 640 Page 1829, O.R. Book 651 Page 379, O. R. Book 653 Page 2121, O. R. Book 644 Page 718, O. R. Book 688 Page 138, O. R. Book 694 Page 1250, O. R. Book 696 Page 2546, O. R. Book 696 Page 2559, O. R. Book 696 Page 2565, O. R. Book 697 Page 882, O. R. Book 699 Page 2647, O. R. Book 701 Page 280, O. R. Book 701 Page 2427, O.R. Book 702 Page 1924, O. R. Book 715 Page 151, O. R. Book 717 Page 398, O. R. Book 717 Page 2500, O. R. Book 717 Page 2507, O. R. Book 718 Page 2586, O. R. Book 724 Page 805, O. R. Book 740 Page 572, O. R. Book 740 Page 575, O. R. Book 741 Page 695, O. R. Book 743 Page 2393, O. R. Book 746 Page 1160, O. R. Book 747 Page 609, O. R. Book 751 Page 768, O. R. Book 751 Page 801, O. R. Book 753 Page 2308, O. R. Book 761 Page 220, O. R. Book 762 Page 599, O. R. Book 765 Page 406, O. R. Book 772 Page 938, O. R. Book 776 Page 195, O. R. Book 786 Page 1890, O. R. Book 790 Page 285, O. R. Book 795 Page 463, O. R. Book 798 Page 2272, O. R. Book 802 Page 2472, O. R. Book 811 Page 2358, O. R. Book 820 Page 1452, O. R. Book 823 Page 1298, O. R. Book 824 Page 739, O. R. Book 837, Page 2625, O. R. Book 846 Page 1843, O. R. Book 895 Page 2328, O. R. Book 934 Page 1053, O. R. Book 961 Page 85, O. R. Book 970 Page 2536,, O. R. Book 989 Page 160, O. R. Book 1058 Page 1236, O. R. Book 1112 Page 2211, O. R. Book 1109 Page 2541, O. R. Book 1118 Page 1839, O. R. Book 1124 Page 470, O. R. Book 1126 Page 783, O.R. Book 1201, Page 1263, O.R. Book 1249, Page 604, O.R. Book 1269, Page 1970, O.R. Book 1281, Page 1547, O.R. Book 1281, Page 1553, O.R. Book 1303, Page 1377, O.R. Book 1307, Page 86, O.R. Book



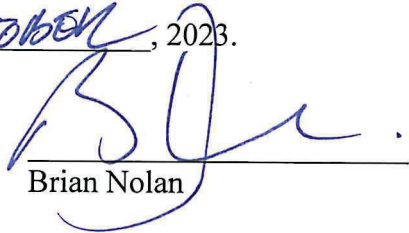
1423, Page 1755, O.R. Book 1722, Page 1080, O.R. Book 1749, Page 2550, O.R. Book 1805, Page 2188, O.R. Book 1785, Page 599, O.R. Book 2089, Page 1671, O.R. Book 2129, Page 330, O.R. Book 2520, Page 2946, O.R. Book 2626, Page 375 and O.R. Book 2627, Page 1, Public Records of Martin County, Florida. Such Declaration establishes and provides without limitation for easements, liens, charges and assessments. (All Parcels)

5. Declaration of Covenants and Restrictions for Martin Downs Marina Village recorded in O.R. Book 743, Page 2397, Public Records of Martin County, Florida. Amendments recorded in O.R. Book 762, Page 1172 and O.R. Book 786, Page 1886, Public Records of Martin County, Florida. Such Declaration establishes and provides without limitation for easements, liens, charges and assessments. (All Parcels)
6. Planned Unit Development Zoning Agreement recorded in O.R. Book 502, Page 1646, as amended in O. R. Book 528 Page 2226, O. R. Book 537 Page 71, O. R. Book 544 Page 695, O. R. Book 573 Page 410, O. R. Book 576 Page 657, O. R. Book 580 Page 530, O. R. Book 584, Page 1368, O. R. Book 588 Page 2042, O. R. Book 592 Page 309, O. R. Book 595 Page 117, O. R. Book 595 Page 126, O. R. Book 595 Page 134, O. R. Book 598 Page 960, O. R. Book 605 Page 1478, O. R. Book 608 Page 2434, O. R. Book 610 Page 1524, O. R. Book 613 Page 2298, O. R. Book 615 Page 1278, O. R. Book 616 Page 365, O. R. Book 624 Page 2262, O. R. Book 626 Page 2317, O. R. Book 626 Page 2322, O. R. Book 628 Page 648, O. R. Book 630 Page 135, O. R. Book 640 Page 2489, O. R. Book 641 Page 1119, O. R. Book 651 Page 1522, O. R. Book 655 Page 2393, O. R. Book 659 Page 2238, O. R. Book 665 Page 2555, O. R. Book 671 Page 1894, O. R. Book 686 Page 1916, O. R. Book 687 Page 2073, O. R. Book 688 Page 1735, O. R. Book 688 Page 1754, O. R. Book 692 Page 907, O. R. Book 692 Page 2362, O. R. Book 698 Page 1707, O. R. Book 699 Page 1852, O. R. Book 714 Page 1227, O. R. Book 716 Page 2276, O. R. Book 734 Page 31, O. R. Book 734 Page 48, O. R. Book 734 Page 2008, O. R. Book 736 Page 1038, O. R. Book 740 Page 1725, O. R. Book 740 Page 1752, O. R. Book 743, Page 131, O. R. Book 743, Page 134, O. R. Book 743 Page 144, O. R. Book 759 Page 1919, O. R. Book 788, Page 2634, O. R. Book 796 Page 138, O. R. Book 796 Page 162, O. R. Book 804 Page 1647 and O. R. Book 847 Page 1442, O. R. Book 890 Page 1075, O. R. Book 900 Page 442, O. R. Book 941 Page 1545, O. R. Book 945 Page 386, O.R. Book 954 Page 2283, O. R. Book 970 Page 2011, O. R. Book 973 Page 702, O. R. Book 982 Page 1448, O. R. Book 985 Page 2405, O. R. Book 1026 Page 1291, O. R. Book 1064 Page 106, O. R. Book 1093 Page 1153, O. R. Book 1095 Page 1359, O. R. Book 1095 Page 1389, O. R. Book 1136, Page 1896, O. R. Book 1264, Page 700, O. R. Book 1296, Page 1109 and O. R. Book 2149, Page 63, Public Records of Martin County, Florida. (All Parcels)
7. Reservations in favor of the State of Florida, as set forth in the Deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in

- Deed Book 35, Page 49, Public Records of Martin County, Florida, without right of entry. (All Parcels)
8. Easement reserved in Warranty Deed recorded in O.R. Book 361, Page 124, Public Records of Martin County, Florida. (Parcels 1 and 3)
  9. Notice of Adoption of Development of Regional Impact Local Government Development Order by Martin County recorded in O.R. Book 503, Page 666, Public Records of Martin County, Florida. (Parcel 1)
  10. Impact Agreement and Lien by and between Southern Realty Group, Inc., Southern Land Group, Inc., and South Florida Land, Inc. (Developer) and Martin County recorded in O.R. Book 544, Page 704, Public Records of Martin County, Florida. (Parcels 2 and 3)
  11. Reservation of an easement for ingress and egress contained in Deed from South Florida Water Management District recorded in O.R. Book 609, Page 1344, Public Records of Martin County, Florida. (Parcel 3)
  12. Covenants and restrictions contained in Special Warranty Deed from Southern Land Group, Inc. in regard to use and development recorded in O.R. Book 743, Page 2461, Public Records of Martin County, Florida. (Parcel 1)
  13. Developer Agreement by and between Monterey Marina Associates and Martin Downs Utilities, Inc. recorded in O.R. Book 743, Page 2486, Public Records of Martin County, Florida. (Parcel 1)
  14. Cross-Easement Agreement by and between Monarch Acquisition, Inc. and Monterey Marina Associates for parking spaces recorded in O.R. Book 883, Page 1606, Public Records of Martin County, Florida. As affected by Quit Claim Deed recorded in O.R. Book 1004, Page 1408, Public Records of Martin County, Florida. (All Parcels)

To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed for AC Meridian Marina LLC, a Texas Limited Liability Company, was recorded in the Martin County Public Records.

DATED THIS 17<sup>th</sup> DAY OF OCTOBER, 2023.

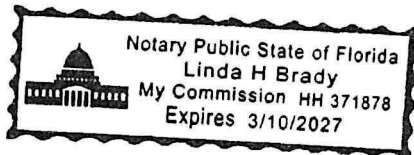
  
Brian Nolan

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 17<sup>th</sup> DAY OF OCTOBER, 2023 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:





# Martin County, FL

SW  
Prosperity  
Way

SW Mapp Rd

SW Chapman Way

SW Ibis St

SW Pelican Crescent

SW  
Jackett

Date: 5/13/2025

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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Martin County BOCC (IT'S-GIS)