



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: Zoning Change



Name or Title of Proposed Project: Pitchford's Landi ng

Brief Project Description:

Non-mandatory rezone from Pitchford's Landing PUD to RS-5, Residential and LC, Limited Commercial on +/- 17.01 acre property.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 4-27-2021

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: various

Previous Project Name if applicable: Pi tchford'sLanding

Parcel Control Number(s)

153741001007000204

153741000000001708

153741003001000205

153741000000001710

153741001007000213

153741000000001815

153741001007000400

153741003001003408

153741001007000410

153741001008000104

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Jensen Beach MHP, LLC

Company Representative: Diana Marrone

Address: 419 W 49th Street Suite 300

City: Hialeah

State: FL

Zip: 33012

Phone: 305-855-3955

Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as Owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Cuozzo Planning Solutions, Inc

Company Representative: Donald J Cuozzo

Address: PO Box 1939

City: Stuart, State: FL Zip: 34995

Phone: 772 4851600 Email: dcuozzo@cdgplan.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): Conceptual Design Group, Inc.

Company Representative: Jeffrey W. Smith RLA

Address: 900 East Ocean Blvd

City: Stuart, State: FL Zip: 34994

Phone: 561 371 1644 Email: jscdginc@bellsouth.net

Surveyor (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): Velcon Engineering & Surveying LLC

Company Representative: Darren Guettler P.E.

Address: 590 Peacock Blvd

City: PSL, State: FL Zip: 34986

Phone: 772 879 0477 Email: darreng@velconfl.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Architect (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): McCarthy, Summers, Wood, Norman, Melby & Schultz, PA
Company Representative: Terry McCarthy
Address: 2400 SE Federal Hwy 4th fl,
City: Stuart, State: FL Zip: 34994
Phone: 772 286 1700 Email: TPM@mccarthysummers.com

Environmental Planner (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Other Professional (Name or Company): Marcela Cambor & Associates, Inc.
Company Representative: Marcela Cambor
Address: 47 W Osceola Street
City: Stuart, State: FL Zip: 34994
Phone: 772 708 1108 Email: marcela@marcelacambor.com

D. 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.

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.

Diana Marrone
Applicant Signature

9-23-21
Date

Diana Marrone
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Miami Dade

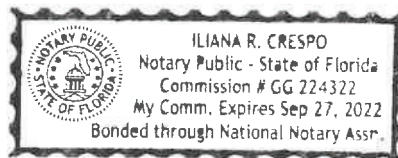
I hereby certify that the foregoing instrument was acknowledged before me this 23rd day of September, 20 21, by Diana Marrone.

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

Ilana Crespo
Notary Public Signature

Printed name

STATE OF: _____ at-large



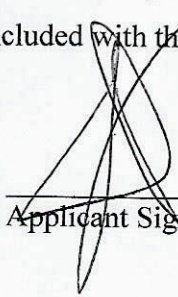


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Digital Submittal Affidavit

I, Donald J. Cuzzo, attest that the electronic version included for the project Pitchford's Landing Rezoning 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

10-11-2021
Date

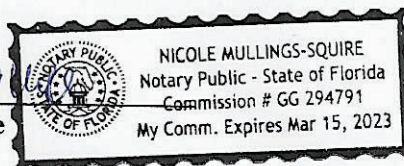
NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 14th day of October, 20 21, by Donald J Cuzzo.

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


Notary Public Signature



NICOLE MULLINGS-SQUIRE
Printed name

STATE OF: FLORIDA at-large



Donald J.Cuzzo Inc.

Cuzzo Planning Solutions

p.o. box 1939 - stuart, fl 34995
cell: 772.485.1600 - office: 772.221.2128

**Pitchford's Landing
Project Narrative & Justification Statement**

This is an application for a zoning change for the Pitchford's Landing Planned Unit Development (PUD) zoning district designation. The property is designated Low Density Residential on a large portion of the land, with the eastern waterfront parcels having a Commercial Limited land use on the on the Future Land Use Map of the Comprehensive Growth Management Plan (CGMP). The Pitchford's Landing PUD zoning district designation is consistent and compatible with the Low Density and Commercial Limited future land use designations and generally does not require a mandatory zoning change. In this case the request to rezone is to remove the PUD zoning district designation and associated expired master site plan currently tied to the property and replace the zoning with district designations consistent with the underlying land use designations. A request to rezone to RS-5 and LC is consistent and appropriate when assessing against the options afforded to property with such land use designations and when considering the current land use, zoning and development patterns established within the immediate area.

The subject property includes multiple parcels varying in size from 0.10-acres to 13.25-acres with a total acreage of +/-17.01-acres. Current uses on the subject property include single family residential units, recreational vehicles, mobile homes, a restaurant and associated existing development including parking. A zoning verification letter dated August 11, 2021, provided confirmation from Martin County staff all of the existing uses that can be documented as established can remain in their current footprint. It is understood that these legal non-conforming established uses are subject to the provisions of Article 8, Land Development Regulations, Martin County regarding non-conforming uses and structures. The property owner is seeking to continue to maintain the established uses on the subject property and reduce the overall site area once the PUD Zoning designation has been changed to RS-5 and LC.

The Low Density Future Land Use on the property requires the use of the property to those residential uses that are provided for in the CGMP and the implementation of zoning districts contained in the Article 3 zoning regulations. There are three (3) "straight" zoning district that are available to properly implement the Low Density Residential land use category and one (1) "straight" zoning district available to implement the Commercial

Limited land use designation. For the residential designated properties, the zoning district designation options are RS-3, RS-4, and RS-5. With regard to the Commercial Limited land use designation the zoning district designation options is LC, Limited Commercial. Alternatively, the property may also be rezoned to PUD, Planned Unit Development district as an applicable option for properties located within Martin County.

A matrix is attached to the justification statement and includes uses permitted in the referenced applicable RS and LC residential districts. The current uses permitted in accordance with the expired Pitchford's Landing PUD Zoning District designation include the uses included on the expired master site plan and zoning agreement. Such uses as single family residential, multi-family residential, restaurant, parking, recreational facilities, are all included as uses approved by Martin County BCC previously on the subject property.

The request to rezone the property to RS-5 Residential zoning district and LC Limited Commercial is consistent with the requirements of the Comprehensive Growth Management Plan (CGMP) whereby the requirement is to rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016). The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations, and no development of the property is proposed as part of this application requesting a rezoning.

Standards for Amendments to the Zoning Atlas. 1. Comprehensive Growth Management Plan (CGMP) criteria for the granting of a zoning change:

1. Comprehensive Growth Management Plan (CGMP) criteria for the granting of a zoning change:

The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

The subject property has a PUD zoning district and Low Density Residential land use and Commercial Limited designations on the Future Land Use Map of the Comprehensive Growth Management Plan (CGMP). There are several options that are available to the County to implement the Low Density and Commercial Limited land use designations with an appropriate zoning classification. The options include:

- a. Rezoning the property to the RS-3 District. The RS-3 district is the most restrictive of the residential zoning districts that are available to implement the Low Density land use category. With this zoning district the property may be developed to accommodate modular homes, single family detached dwelling units at a density up to three dwelling units per acre.
- b. Rezoning the property to RS-4 District. The RS-4 district allows a higher residential density than RS-3 residential zoning district in accordance with the Low Density land use category. With this zoning district the property may be developed to accommodate modular homes, single family detached dwelling units at a density up to four dwelling units per acre.
- c. Rezoning the property to RS-5 District. The RS-5 district includes provision to permit multi-family units, townhouses, and duplexes as available to implement the Low Density land use category. With this zoning district the property may be developed to accommodate modular homes, single family detached dwelling units at a density up to five dwelling units per acre. The RS-5 zoning district designation is requested on the subject property as it is considered consistent with the established development patterns and proximity to the Jensen Beach Community Redevelopment Area boundary and extensive list of permitted uses afforded to the property to the east.
- d. An alternative would be to recommend the applicant pursue a zoning district change to the PUD, Planned Unit Development district which provides flexibility to the applicant and more specific control over any development that may be proposed for the property. The current designation on the subject property is Pitchford Landing PUD. The property owner and applicant is requesting the zoning change to straight zoning districts to address the expired status of the project and approved master plan. Implementation of development standards, permitted uses, and specific standards afforded to properties with a Low Density Residential and Commercial Limited land use designation, will allow some of the smaller single family residential lots and the waterfront property to be sold while retaining the legal non-conforming mobile home and RV uses as grandfathered in use.
- e. Based on a finding that the Low Density land use designation is inappropriate for the property, the County may deny the zoning change and initiate an appropriate amendment to the CGMP to change the land use designation to a more appropriate land use.

- f. Rezoning the property to LC, Limited Commercial is the one zoning district designation option afforded to a property with a Commercial Limited future land use. With the LC zoning district designation, the property may be developed to accommodate such uses as apartment hotels, offices, retail, restaurants, hotels, to name a few. This would also be consistent with the existing restaurant use on part of the property adjacent to Indian River. The LC district designation is requested on those parts of the property with a Commercial Limited future land use to implement a consistent zoning district designation and replace the expired Pitchford's Landing PUD on the subject property.

A request to rezone the property to RS-5 on the majority of the subject property and LC, Limited Commercial on the eastern portions are the options available for the applicant based on the provisions of the Low Density and Commercial Limited future land use, consistent with the CGMP policy provisions. Analysis of the surrounding existing residential units identified lots and units of various size and scale. A density cap of up to 5 dwelling units per acre on the -acres of lands with a Low Density Residential land use designation equates to approximately a maximum of 80 dwelling units were the existing mobile home and RV uses to be redeveloped with single-family detached residential units.

Density transition policies would be applicable when considering any future residential development and would reduce that number significantly where single family dwellings lie adjacent to the property. Lot sizes of existing residential properties adjacent to the property vary in size between 0.24 acres and 0.4 acre lots with lot width varying from 50 ft to 100 feet. Underlying lots included as part of the subject property located east of the existing FEC railway line are lots of record less than 50 ft wide. A request to rezone to RS-5 would introduce development standards including a 75 ft minimum lot width and 7,500 sf lot size. This is consistent with a number of the adjacent lots and residential development patterns. The density transition zone requirements would also address any existing property owner's concerns regarding introducing future development compatible and comparable to those existing densities. The RS-5 zoning district permits single family detached residential units, also consistent with existing use and unit types within the immediate area.

Any future final site plan preparation and submittal will accommodate development on the subject property consistent with the scale and character of the surrounding predominantly residential area and the Low Density Residential land use policy and RS-5 zoning district provisions.

A request to rezone approximately 0.92 acres of the subject property immediately abutting Indian River to LC, Limited Commercial is consistent with the established zoning district designations to the north and acceptable when considering the proximity of the subject property to the Jensen Beach Community Redevelopment Area and CRA Regulating Plan zoning districts. Introducing such uses as office, restaurants, retail, RV parks, and hotels, as some of the permitted uses, would be

consistent with the existing land use designations and existing and potential future development patterns within the area.

2. In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners Shall consider the following:

- a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and

The subject property is designated for Residential use on the majority of the site, with approximately 0.92 acres designed Commercial Limited on the Future Land Use Map of the CGMP. There are three (3) “straight” zoning districts that are available to implement the Low Density land use designation applicable to the property. There is one (1) zoning district designation applicable to the property with a Commercial Limited future land use designation.

The zoning district designations available as options to rezone the subject property with a Low Density Residential land use include, from the most restrictive to the least restrictive, RS-3, RS-4 and RS-5. With regard to the less than 1-acres of the subject property with a Commercial Limited land use, one (1) zoning district designation is applicable as an option consistent with the land use, that being LC (Limited Commercial). An additional option available for all of the subject property is the PUD district which is a district that provides flexibility to the applicant and more control to the County over the specific land use that is proposed for the property.

The subject property is currently zoned PUD and has an expired master plan featuring a residential community consisting of 44 single family lots and 39 multi-family condominium units, with a gross density of 4.7 dwelling units per acre. The project also includes recreational facilities, a parking lot, an existing restaurant. By a policy decision of the Board, any one of these districts can be chosen as a consistent zoning district for the subject property. The property is currently zoned with PUD. A request to zone the property to RS-5 and LC is consistent with all applicable provisions of the Comprehensive Plan and overriding land use designations.

- b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,

There are three (3) zoning districts, including the RS-3, RS-4, and RS-6, on those lands designed Low Density Residential and one (1) zoning district available to implement the Commercial Limited future land use designation being LC (Limited Commercial). In addition to retaining the PUD district and amending the PUD Zoning Agreement to extend the timetable for the

approved development and any modifications to the approved master plan. These are all options available in Article 3, Zoning Districts, Land Development Regulations, Martin County Code to implement the Medium Density land use designation of the CGMP. The Article 3 regulations were created to implement the land use policies of the CGMP.

With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted to the County. The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any approval action taken by the County.

- c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,

NE Skyline Drive runs along the western edge of the subject property. The FEC railway line bisects the property and NE Indian River Drive bisects the subject property separating the lands with a Low Density Residential future land use and land with a Commercial General land use.

Commercial property to the north and north-east includes a restaurant and quadraplex office building. To the south is a +/-11.91-acre vacant property owned by the applicant. This vacant property is the subject of a separate development application to develop the property consistent with the provisions of the Mobile Home future land use designation.

To the East of the subject property is Indian River. South and Southeast of the subject property is a 2.50 acre property connected to the Renar River Place development and a mixed use commercial building and a small vacant lot.

To the west along NE Skyline Drive consists predominantly of existing single-family low density residential development patterns with lots varying in size. Any future development on the subject property will be required to incorporate any applicable density transition zone consistent with the provisions of the CGMP. This will ensure any master or final site plan is designed to achieve sufficient buffering and similar scale of lots or transition zones between existing single family lots and any future development on the subject property. Further west is the Jensen Beach Community Church property and a pattern of smaller residential lots.

The land use of property surrounding the proposal site has a Low Density Residential designation to the north, east and some of the southern boundary of the subject property. A large extent of the property to the south of the property has a Mobile Home land use designation and CRA Center. To the north of property located north of Indian River Drive and adjacent to Indian River has a Commercial Limited future land use designation.

Zoning district designations on property adjacent to the subject property includes to the north, south and west is predominantly zoned R-2, Single Family Residential District with some properties zoned RS-4, Low Density Residential District – with a maximum density of up to four units per acre. Uses permitted under the R-2 zoning district include modular homes and single family dwelling units with minimum lot size requirements being the same as properties with a RS-5 zoning district designation of 7,500 sf.

Closer to Indian River the properties are zoned LC, Limited Commercial and consist of existing office/commercial and restaurant use or have the opportunity to develop with the same permitted uses as would be afforded to the subject property. Abutting some of the property to the south is the Jensen Beach CRA, with a CORE zoning district designation. Such a designation allows uses included mixed use, residential, retail, restaurant, office, live/work units, to name a few. Development patterns within the CRA make provision for smaller lots, denser development patterns.

A request to rezone the property to RS-5 is consistent with the development patterns and uses existing on three sides of the proposal site. In addition, a request to rezone the property to LC, Limited Commercial, is consistent with the established zoning district designations to the north close to Indian River. Therefore, the property is well suited for a zoning change to the RM-8 district classification on the majority of the site, and LC for the waterfront property adjacent to Indian River.

d. Whether and to what extent there are documented changed conditions in the area; and,

The property is currently used as a mobile home and RV park, single family residential, restaurant and parking uses. The property has a grandfathered in status regarding the existing uses on the site. There is anticipated to be documented change for the large vacant property owned by the applicant to the south. The intention is to develop the vacant property to accommodate in accordance with the uses consistent with the Mobile Home future land use designation.

Property along Skyline Drive has been developed for a number of years and therefore conditions regarding development patterns and types of use have remained single family residential consistent with the Low Density

Residential future land use, RS-4 and R-2 zoning district designations. Further east and south, properties have been developed consistent with the Jensen Beach CRA. The recent adoption of the CRA Regulating Plan and the Jensen Beach Regulating Plan has introduced opportunities for future redevelopment in accordance with the new code provisions. Opening up opportunity for development of the vacant commercial parcels to the south of the subject property.

The subject property is well situated to accommodate low density residential units as it will be well served by the existing established residential community and existing commercial and recreational amenities available in this urban area of Martin County. Accommodating a zoning change to LC on property closer to the waterfront is consistent with existing established development patterns and future opportunities in accordance with the Commercial Limited land use, CRA land use and zoning codes, and existing commercial activities.

e. Whether and to what extent the proposed amendment would result in demands on public facilities; and,

The subject property is located within the Primary Urban Service District where services are more readily available. Any development application is required to include an adequate public facilities reservation.

f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,

The Low Density future land use designation for the property and the prior inclusion of the property within the Primary Urban Service District are key determinants regarding the uses that may ultimately occur on the property. The Pitchford Landing PUD Zoning Agreement and Master Plan have expired. In order to develop the property, sell the waterfront portion of the property, and some of the single family lots, an amendment to the PUD Zoning Agreement and Master Site Plan are required to introduce a timetable for development and modify any design elements and portions of the property no longer intended to remain in the applicant's ownership and control. A request to rezone the property from PUD to straight zoning district categories RS-5 and LC, is consistent with the land use designations. The request allows the current uses on the property to be preserved under the provisions of Article 8, land development regulations, while allowing the sale of the waterfront portion of the property and some of the single family lots. This will allow those parts of the property to be developed consistent with the proposed zoning and underlying land use designation. Allowing a logical and timely development of projects that will well serve the existing established communities.

g. Consideration of the facts presented at the public hearings.

Review of this application is required by the Local Planning Agency (LPA) and final action on this application is required by the Board of County Commissioners (BCC). Meetings before both the LPA and the BCC must be advertised public hearings. The hearings will provide the public an opportunity to participate in the review and decision-making process and the applicant to be able to demonstrate compliance with applicable CGMP and LDR policy provisions.

Sec. 3.11. - Permitted uses.

TABLE 3.11.1

PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS

USE CATEGORY	R S 6	R S 8	R M 6	R M 8	R 2
<i>Residential Uses</i>					
Accessory dwelling units					
Apartment hotels					
Mobile homes					
Modular homes	P	P	P	P	P
Multifamily dwellings			P	P	
Single-family detached dwellings	P	P	P	P	P
Single-family detached dwellings, if established prior to the effective date of this ordinance					
Townhouse dwellings			P	P	
Duplex dwellings			P	P	
Zero lot line single-family dwellings			P	P	
Community centers	P	P	P	P	P
Educational institutions	P	P	P	P	P
Neighborhood assisted residences with six or fewer residents	P	P	P	P	P
Neighborhood boat launches	P	P	P	P	
Places of worship	P	P	P	P	P

Protective and emergency services	P	P	P	P	P
Public libraries	P	P	P	P	P
Public parks and recreation areas, active	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P
Recycling drop-off centers	P	P	P	P	
Residential care facilities			P	P	
Utilities	P	P	P	P	
<i>Commercial and Business Uses</i>					
Bed and breakfast inns	P	P	P	P	P
Commercial day care	P	P	P	P	P
Family day care	P	P	P	P	P
Golf courses	P	P	P	P	P

Sec. 3.12. - Development standards.

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division.

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	RS-6	7,500	50	6.00	—	—	40	50	—
A	RS-8	5,500	50	8.00	—	—	40	50	—
A	RM-6	7,500(h)	50(h)	6.00	—	—	40	50	—
A	RM-8	5,500(h)	50(h)	8.00	—	—	40	50	—
B	R-2	7,500	60	(a)	—	35	30/3	30	—

NOTES:

- (a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot.

**TABLE 3.12.2.
STRUCTURE SETBACKS**

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
C A T	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	RS-6	25	25	25	25	10	20	30	40	10	10	20	30
A	RS-8	25	25	25	25	10	20	20	30	5	5	10	20
A	RM-6	25	25	25	25	10	20	30	40	10	10	20	30
A	RM-8	25	25	25	25	10	20	30	40	10	10	20	30
B	R-2	20	20	20	—	6	8	10	—	6	8	10	—

Diana Marrone
419 W 49th Street
Suite 300
Hialeah
Florida
33012

September 30, 2021

Mr. Paul Schilling
Director of Growth Management,
Martin County Administrative Building,
2401 Southeast Monterey Road,
Stuart, Florida 34996

RE: Pitchford's Landing Rezone

Dear Mr. Schilling,

As owner of the property referenced above, please consider this correspondence as formal authorization for Cuozzo Planning Solutions, Inc., Marcela Cambor & Associates, Inc., and Velcon Engineering and Surveying, LLC to represent the owner, Jensen Beach MHP, LLC during the governmental review process of the Pitchford's Landing development application processes.

Sincerely,

By: *Diana Marrone*
Name: Diana Marrone
Jensen Beach Land, LLC

STATE OF Florida

COUNTY OF Miami-Dade

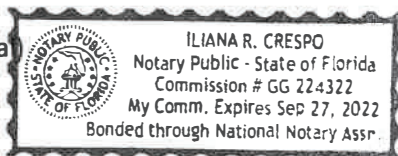
The foregoing was acknowledged before me this 23 day of September, 2021, by

Diana Marrone Authorized signator of

Jensen Beach MHP, LLC He or She [] is personally known to me or [] has produced

_____ as identification.

(Notary Seal)



Iliana Crespo
NOTARY PUBLIC

My Commission Expires:



Recorded in Martin County, FL 9/20/2017 2:16 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$2,800.00
CFN#2655895 BK 2949 PG 668 PAGE 1 of 3

Prepared by/ Return to:
Ryan Grazi, an employee of
Grazi & Gianino, LLP,
217 E. Ocean Blvd.
Stuart, Florida 34994
File Number: GG-39-17

Parcel Identification No. 15-37-41-000-000-00181.50000

[Space Above This Line For Recording Data]

Warranty Deed

THIS INDENTURE is made this 15th day of September, 2017, between **Reily Enterprises, LLC**, a Florida limited liability company, whose post office address is: 3830 NE Indian River Drive, Jensen Beach, Florida 34957 ("Grantor"), and **Jensen Beach MHP LLC**, a Florida limited liability company, whose post office address is: 295 Madison Avenue, 2nd Floor, New York, NY 10017 ("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Martin, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A".

TOGETHER WITH, all and singular tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property, together with all of the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, whether at law or in equity.

TO HAVE AND TO HOLD the aforesaid Property in fee simple absolute forever.

THIS CONVEYANCE is made SUBJECT TO the following:

1. Real Property Taxes for the current year; and
2. Other covenants, restrictions and easements of record, if any.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

[Remainder of page intentionally left blank]

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be hereunto affixed, the day and year first above written.

Signed and Sealed in Our Presence:

Witness Name: Ryan Grazi

Witness Name: Kelly A. DeMara

GRANTOR:

REILY ENTERPRISES, LLC
Florida limited liability company

By: William B. Reily, Manager

Name: William B. Reily

Title: Manager

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 1st day of September, 2017, by William B. Reily, as Manager of Reily Enterprises, LLC, a Florida limited liability company, who is personally known to me or _____ who has produced _____ as identification.

My commission expires:

Notary Public
Name: _____

[Notary Seal]

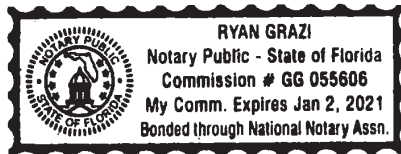


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 14:

A Parcel of land lying East of NE Indian River Drive in a portion of the North 15 Acres of the South 45 Acres of Government Lot 4, Section 15, Township 37 South, Range 41 East, Martin County, Florida., said parcels of land being more particularly described as follows:

Commencing at the Northeast corner of Lot 2, Block 1, of Blount Pitchford, as recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida, thence South 89°45'56" East along the Easterly extension of the North line of said Lot 2, a distance of 38.80 feet to a point on the Easterly Right of Way line of NE Indian River Drive; thence South 22°28'20" East along said Easterly Right of Way line, a distance of 62.34 feet; thence South 20°55'27" East continuing along said Easterly Right of Way line, a distance of 47.79 feet; thence North 80°30'56" East departing said Easterly Right of Way line a distance of 1.20 feet to a point on the Westerly line of Pitchford's Park Parcel; thence South 22°01'56" East along said Westerly line of Pitchford's Park Parcel, a distance of 223.88 feet; thence South 67°58'04" West a distance of 3.69 feet; thence South 15°23'21" East, a distance of 27.66 feet to a point on the Southerly line of Pitchford's Park Parcel and the Point of Beginning; thence North 72°48'24" East along said Southerly line of Pitchford's Park Parcel, a distance of 69.78 feet; thence South 19°40'32" East, a distance of 25.57 feet; thence South 41°33'38" East, a distance of 57.50 feet; thence South 48°21'06" East a distance of 46.93 feet; thence South 58°48'40" East, a distance of 79.27 feet; thence South 72°45'06" West, a distance of 123.96 feet; thence North 89°39'54" West, a distance of 45.48 feet; Thence North 17°59'23" West, a distance of 63.39 feet; thence North 19°05'32" West, a distance of 100.44 feet to the Point of Beginning.



Recorded in Martin County, FL 9/20/2017 2:22 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$52.50 Deed Tax: \$42,560.00
 CFN#2655899 BK 2949 PG 691 PAGE 1 of 6

Prepared by/ Return to:
 Ryan Grazi, an employee of
 Grazi & Gianino, LLP
 217 E. Ocean Blvd.
 Stuart, Florida 34994
 File Number: GG-39-17

Parcel Identification No. 15-37-41-000-000-00170-8; 15-37-41-000-000-00171-0; 15-37-41-000-000-00190-4; 15-37-41-001-007-00020-4; 15-37-41-001-007-00021-3; 15-37-41-001-008-00040-0; 15-37-41-001-007-00041-0; 15-37-41-001-008-00010-4; 15-37-41-003-001-00020-5; 15-37-41-003-001-00060-6; 15-37-41-003-001-00110-6; and 15-37-41-003-001-00340-8.

[Space Above This Line For Recording Data]

Warranty Deed

THIS INDENTURE is made this 1st day of September, 2017, between **Reily Enterprises, LLC**, a Florida limited liability company, whose post office address is: 3830 NE Indian River Drive, Jensen Beach, Florida 34957, as to Parcels 1 through 11 and Parcel 13 (as defined in Exhibit "A" attached hereto), and **William B. Reily and Nancy Reily, husband and wife**, as to Parcel 12 (as defined in Exhibit "A" attached hereto), whose post office address is: 3830 NE Indian River Drive, Jensen Beach, Florida 34957 (collectively, "Grantor"), and **Jensen Beach MHP LLC**, a Florida limited liability company, whose post office address is: 295 Madison Avenue, 2nd Floor, New York, NY 10017 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Martin, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A".

TOGETHER WITH, all and singular tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property, together with all of the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, whether at law or in equity.

TO HAVE AND TO HOLD the aforesaid Property in fee simple absolute forever.

THIS CONVEYANCE is made SUBJECT TO the following:

1. Real Property Taxes for the current year;
2. The Covenants and Restrictions set forth in that certain Planned Unit Development Zoning Agreement dated August 7, 2007 (as amended and/or supplemented) for the development of a project on the Property known as "Pitchford's Landing", which agreement is recorded in the Official Records Book 2320, Pages 1062-1126, Public Records of Martin County, Florida; and
3. Other covenants, restrictions and easements of record, if any.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

[Remainder of page intentionally left blank]

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be hereunto affixed, the day and year first above written.

Signed and Sealed in Our Presence:

Witness Name: Ryan Grazi

Witness Name: Kelly A. Dellana

Witness Name: Ryan Grazi

Witness Name: Kelly A. Dellana

Witness Name: Ryan Grazi

Witness Name: Kelly A. Dellana

GRANTOR:

REILY ENTERPRISES, LLC
Florida limited liability company

By: William B. Reily
Name: William B. Reily
Title: Manager

William B. Reily
William B. Reily

Nancy Reily
Nancy Reily

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 1 day of ^{Sept}~~August~~, 2017, by William B. Reily, as Manager of Reily Enterprises, LLC, a Florida limited liability company, and William B. Reily and Nancy Reily, husband and wife, ☒ who are personally known to me or ☐ who have produced _____ as identification.

My commission expires:

[Signature]
Notary Public
Name: _____

[Notary Seal]

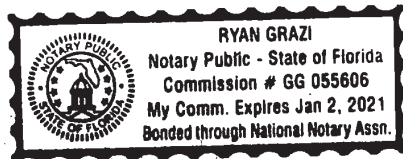


EXHIBIT A

LEGAL DESCRIPTIONS

PARCEL 1:

Lot Six (6), Block One (1), in Blount Pitchford Subdivision of the Town of Jensen, according to the Plat thereof filed on June 11, 1927 and recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida; less and except the following parcels:

1) A hiatus parcel of land lying between the Easterly line of the Plat of Blount Pitchford as recorded in Plat Book 1, Page 71, of the Public Records of Martin County, Florida and the Westerly Right of Way line of Indian River Drive (State Road 707) according to the Florida Department of Transportation Right of Way Map W. P.I. No. 4116209, dated May 1984, lying in Government Lot 4, of Section 15, Township 37 South, Range 41 East, being more particularly described as follows:

Commence at the Southwest corner of said Section 15; thence on an assumed bearing of South 89 degrees 51' 32" East along the South line of said Section 15 a distance of 2575.70 feet; thence North 00 degrees 08' 28" East a distance of 1117.68 feet to a point on the Westerly Right of Way line of said Indian River Drive (State Road 707), said point being the Point of Beginning; thence North 22 degrees 12' 46" West along said Westerly Right of Way line a distance of 89.87 feet to the Easterly extension of the North line of Lot 6 of the said Plat of Blount Pitchford; thence North 89 degrees 13' 06" West a distance of 7.11 feet to the Easterly line of said Plat; thence South 21 degrees 33' 26" East along said Easterly line a distance of 89.44 feet to the Easterly extension of the South Right of Way line of First Street as shown on said Plat; thence South 89 degrees 12' 22" East a distance of 8.23 feet to the Point of Beginning.

2) A portion of Lot 6 of the Plat of Blount Pitchford, as recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 6; thence on an assumed bearing of North 21 degrees 33' 24" West along the Easterly line of said Lot a distance of 57.00 feet to the North line of said Lot; thence North 89 degrees 13' 06" West along said North line a distance of 5.62 feet; thence South 19 degrees 28' 25" East a distance of 56.20 feet to the South line of said Lot; thence South 89 degrees 12' 22" East along said South line a distance of 7.83 feet to the point of Beginning.

Together with a 10 foot restoration Agreement area lying Westerly of and adjacent to the above described parcel of land.

PARCEL 2:

Lots 2, 3, 4, 5, 7, 8, 9, 10 and 11, Block 1 and Lots 1, 2, 3, 4, 5 and 6, Block 2, Blount Pitchford, according to the Plat thereof as recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida.

PARCEL 3:

A 53 foot strip between the Easterly extension of the North and South line of Lot 1, Block 1, Blount Pitchford Subdivision, as recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida, lying between Old Dixie Highway (now SR 707) and the Indian River.

PARCEL 4

The North 15 acres of the South 45 acres of Government Lot 4, Section 15, Township 37 South, Range 41 East, lying West of Indian River Drive aka S. R. 707 Right of Way, less Blount Pitchford Subdivision, as recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida. Said land lying and being in Martin County, Florida. Less and except Right of Way for the Florida East Coast Railroad.

PARCEL 5;

The North Six (6) feet of the following described land:

Begin 88 yards or 4 chains North of the Southwest corner of land Lot 4, Section 15, Township 37 South, Range 41 East; thence run North on the West line of said land lot 636 3/4 feet to land now or formerly owned by George E. Coon; thence run East on the South line of said tract or formerly owned by the said George E. Coon to Indian River; thence run Southwesterly meandering the waters edge of the Indian River to a point due East of the starting point, being the Northeast corner of land now or formerly belonging to one Baldwin; thence run West on the North line of the said tract now or formerly belonging to the said Baldwin to the West line of Lot 4 at the Point of Beginning, together with all and singular the submerged land in front of said property; excepting however, out of the land above described the following 2 parcels, to wit: The Right of Way of the Florida East Coast Railway Company, being a strip of land 100 feet in width extending 50 feet in either side of the center line of the tract of said Railway Company as the same is now constructed through said property. The second tract above excepted is described as follows: Commencing at the Southeast corner of the land above described, Begin a point at the waters edge of Indian River, 4 chains or 88 yards due North of the South line of Section 15 and being the Northeast corner of the said Baldwin Tract; thence running West along the South line of the tract above described 5.38 chains; thence running North 4.27 chains; thence East 3.98 chains to Indian River; thence Southeasterly along the waters edge of the river to the Point of Beginning; and also excepting the submerged land in front of the above two acres; except the Right of Way of Dixie Highway and approach to Jensen Bridge across the Indian River.

Said property also described as: The North 6 feet of the South 900 3/4 feet of said Government Lot 4, Section 15, Township 37 South, Range 41 East, (as this parcel is described in Deed Book 29, Page 52, Public Records of Martin County, Florida) said land lying and being in Martin County, Florida.

PARCEL 6:

The North 5 acres of the South 45 acres of Government Lot 4, Section 15, Township 37 South, Range 41 East, lying East of State Road 707 aka Indian River Drive, less the North 50 feet thereof, said land lying and being in Martin County, Florida.

PARCEL 7:

An easement for ingress and egress over, under across and through the Easterly 50 feet of the following described real property, to wit: The North 85 feet of the South 1/2 of Lot 7, lying east of Skyline Drive, Map of Ballentine & Moore's Subdivision, Plat Book 1, Page 141, Brevard County, Florida and Plat Book 1, Page 205, Public Records of St. Lucie (now Martin) County, Florida.

Less and except from the land described herein above those certain land described in Warranty Deed recorded February 3, 2005 in O. R. Book 1978, Page 2359, Public records of Martin County, Florida; said lands being more particularly described as follows, to wit:

A parcel of land in Section 15, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Government Lot 4, of said Section 15, thence North 00 degrees 32' 50" East 264.00 feet, thence South 89 degrees 16' East, 1262.56 feet thence North 1 degrees 49' East 100 feet; thence South 89 degrees 36' 06" East 227.75 feet; thence North 13 degrees 59' 30" West 425.77 feet to the intersection of the centerline of State Road 707 with the centerline of Jensen Causeway; thence run North 16 degrees 44' West along the center line of State Road 707; a distance of 33.00 feet to the Point of Beginning; thence continue to run North 16 degrees 44" West along said road centerline, a distance of 90.90 feet; thence run South 89 degrees 31' East a distance of 59.20 feet; thence run North 72 degrees 54' East, a distance of 88.50 feet to the waters of the Indian River; thence meandering said waters, run South 47 degrees 32' 20" East a distance of 10.06 feet; thence still meandering said waters, run South 72 degrees 05' East a distance of 60.00

feet; thence run South 17 degrees 06' East a distance of 30.00 feet to the Northerly Right of Way line of Jensen Causeway; thence run South 72 degrees 54' West along said Right of Way line, a distance of 199.79 feet to the Point of Beginning, less the right of way for State Road 707 described in Quit Claim Deed recorded in O. R. Book 669, Page 2485, of the Public Records of Martin County, Florida.

PARCEL 8:

The South 76.94 feet of the South one half of Lot 7, Map of Ballantine & Moore, according to the Plat thereof recorded in Plat Book 1, Page 141, Brevard County, Florida and in Plat Book 1, Page 205, Public Records of St. Lucie (now Martin) County, Florida.

PARCEL 9:

Begin at the Northeast corner of Lot 7, thence run West 148.02 feet to a point that is 250 feet East of the Right of Way of Skyline Drive; thence run South perpendicular to the last line a distance of 165 feet; thence run East 148 feet to the East line of Lot 7; thence run Northerly along said East line to the Point of Beginning. Said land being a part of Lot 7, Map of Ballentine & Moore, according to the Plat thereof as recorded in Plat Book 1, Page 141, Brevard County, Florida and in Plat Book 1, Page 205, Public Records of St. Lucie (now Martin) County, Florida.

PARCEL 10:

The North 201 feet of Lot 8, less the South 75 feet thereof, lying East of Skyline Drive, Map of Ballentine & Moore, according to the Plat thereof as recorded in Plat Book 1, Page 141, Brevard County, Florida and in Plat Book 1, Page 205, Public Records of St. Lucie (now Martin) County, Florida.

PARCEL 11:

The following described parcels of land situate, lying and being in Section 15, Township 37 South, Range 41 East:

Parcel 1:

Begin at a point on the South line of and 160 feet Easterly of the Southwest corner of Parcel described in Deed Book 90, Page 396, Public Records of Martin County, Florida; thence run South on a line parallel to the West line of said parcel described in Deed Book 90, Page 396, if extended Southerly for a distance of 65 feet to a point; thence run West along a line parallel to and 65 feet South of the South line of Parcel described in Deed Book 90, Page 396, to the Easterly right-of-way line of Skyline Drive; thence run Northerly along the Easterly right-of-way line of Skyline Drive to the Southwest corner of Parcel described in Deed Book 90, Page 396; thence East along the South line of said Parcel in Deed Book 90, Page 396, a distance of 160 feet to the Point of Beginning.

Parcel 2:

Begin at the Southeast corner of Parcel of land described in Deed Book 90, Page 396, Public Records of Martin County, Florida; thence run South along the Southerly extension of East line of Parcel of land described in Deed Book 90, Page 396, a distance of 65 feet; thence run West along a line parallel to and 65 feet Southerly of the South line of the parcel of land described in Deed Book 90, Page 396, Public Records of Martin County, Florida, to the Easterly right-of-way line of Skyline Drive, said point being the Southwest corner of that parcel of land described in Official Record Book 401, Page 199, Public Records of Martin County, Florida; thence run Northerly along the West line of said Parcel of land described in Official Record Book 401, Page 199, Public Records of Martin County, Florida, to the Southwest corner of parcel of land described in Deed Book 90, Page 396, Public Records of Martin County, Florida; thence run East along the South line of parcel of land described in Deed Book 90, Page 396, Public Records of Martin county, Florida, to the Point of Beginning, less and excepting therefrom parcel of land described in Official Record Book 401, Page 199, Public Records of Martin County, Florida.

PARCEL 12:

The North 85 feet of the South one half (S 1/2) of Lot 7, lying East of Skyline Drive, Ballentine and Moore's Subdivision, according to the Plat thereof as recorded in Plat Book 1, Page 141, Brevard County, Florida, and in Plat Book 1, Page 205, Public Records of St. Lucie (now Martin) County, Florida.

PARCEL 13:

A PARCEL OF LAND FOR PITCHFORD'S PARK LYING EAST OF NE INDIAN RIVER DRIVE IN A PORTION OF THE NORTH 15 ACRES OF THE SOUTH 45 ACRES OF GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND FOR PITCHFORD'S PARK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1 OF BLOUNT PITCHFORD, AS RECORDED IN PLAT BOOK 1. Page 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE

SOUTH 89°45'56" EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 38.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NE INDIAN RIVER DRIVE; THENCE SOUTH 22°28'20" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE. A DISTANCE OF 62.34 FEET; THENCE SOUTH 20°55'27" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 47.79 FEET; THENCE NORTH 80°30'56" EAST DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1.20 FEET; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80°30'56" EAST, A DISTANCE OF 51.95 FEET; THENCE SOUTH 11°11'48" WEST, A DISTANCE OF 49.94 FEET; THENCE SOUTH 19°57'05" EAST, A DISTANCE OF 37.28 FEET; THENCE SOUTH 29°25'28" EAST, A DISTANCE OF 40.13 FEET; THENCE SOUTH 51°40'11" EAST, A DISTANCE OF 76.77 FEET; THENCE SOUTH 19°40'32" EAST, A DISTANCE OF 60.45 FEET; THENCE SOUTH 72°48'24" WEST, A DISTANCE 69.78 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE INDIAN RIVER DRIVE; THENCE NORTH 15°23'21" WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 27.66 FEET; THENCE NORTH 67°58'04" EAST DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 3.69 FEET; THENCE NORTH 22°01'56" WEST, A DISTANCE OF 223.88 FEET TO THE POINT OF BEGINNING.



Donald J. Cuzzo Inc.

Cuzzo Planning Solutions

p.o. box 1939 - stuart, fl 34995
cell: 772.485.1600 - office: 772.221.2128

October 13, 2021
Hand Delivery

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

RE: Pitchford's Landing Rezoning Application

Dear Paul,

Please accept this letter as confirmation no property transfer has occurred on the subject property.

Sincerely

Donald J. Cuzzo

772 485 1600

EXHIBIT A

PITCHFORD'S LANDING - LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 76.94 FEET OF THE SOUTH ONE-HALF OF LOT 7, MAP OF BALLANTINE & MOORE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 141, BREVARD COUNTY, FLORIDA AND IN PLAT BOOK 1, PAGE 205, PUBLIC RECORDS OF ST LUCIE (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE NORTHEAST CORNER OF LOT 7, THENCE RUN WEST 148.02 FEET TO A POINT THAT IS 250 FEET EAST OF THE RIGHT OF WAY OF SKYLINE DRIVE; THENCE RUN SOUTH PERPENDICULAR TO THE LAST LINE A DISTANCE OF 165 FEET; THENCE RUN EAST 148 FEET TO THE EAST LINE OF LOT 7; THENCE RUN NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SAID LAND BEING A PART OF LOT 7, MAP OF BALLANTINE & MOORE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 141, BREVARD COUNTY, FLORIDA AND IN PLAT BOOK 1, PAGE 205, PUBLIC RECORDS OF ST LUCIE (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 201 FEET OF LOT 8, LESS THE SOUTH 75 FEET THEREOF, LYING EAST OF SKYLINE DRIVE, MAP OF BALLANTINE & MOORE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 141, BREVARD COUNTY, FLORIDA AND IN PLAT BOOK 1, PAGE 205, PUBLIC RECORDS OF ST LUCIE (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 4:

LOT SIX (6), BLOCK ONE (1), IN BLOUNT PITCHFORD SUBDIVISION OF THE TOWN OF JENSEN, ACCORDING TO THE PLAT THEREOF FILED ON JUNE 11, 1927 AND RECORDED IN PLAT BOOK 1, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING PARCELS:

1) A HIATUS PARCEL OF LAND LYING BETWEEN THE EASTERLY LINE OF THE PLAT OF BLOUNT PITCHFORD AS RECORDED IN PLAT BOOK 1, PAGE 71, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (STATE ROAD 707) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP W.P.I. NO. 4116209, DATED MAY 1984, LYING IN

GOVERNMENT LOT 4, OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ON AN ASSUMED BEARING OF SOUTH 89°51'32" EAST ALONG THE SOUTH LINE OF SAID SECTION 15 A DISTANCE OF 2575.70 FEET; THENCE NORTH 00°08'28" EAST A DISTANCE OF 1117.68 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID INDIAN RIVER DRIVE (STATE ROAD 707), SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 22°12'46" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 89.87 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 6 OF THE SAID PLAT OF BLOUNT PITCHFORD; THENCE NORTH 89°13'06" WEST A DISTANCE OF 7.11 FEET TO THE EASTERLY LINE OF SAID PLAT; THENCE SOUTH 21°33'26" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 89.44 FEET TO THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF FIRST STREET AS SHOWN ON SAID PLAT; THENCE SOUTH 89°12'22" EAST A DISTANCE OF 8.23 FEET TO THE POINT OF BEGINNING.

2) A PORTION OF LOT 6 OF THE PLAT OF BLOUNT PITCHFORD, AS RECORDED IN PLAT BOOK 1, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ON AN ASSUMED BEARING OF NORTH 21°33'24" WEST ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF 57.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE NORTH 89°13'06" WEST ALONG SAID NORTH LINE A DISTANCE OF 5.62 FEET; THENCE SOUTH 19°28'25" EAST A DISTANCE OF 56.20 FEET TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH 89°12'22" EAST ALONG SAID SOUTH LINE A DISTANCE OF 7.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 10 FOOT RESTORATION AGREEMENT AREA LYING WESTERLY OF AND ADJACENT TO THE ABOVE DESCRIBED PARCEL OF LAND.

PARCEL 5:

LOTS 2,3,4,5,6,7,8,9,10 AND 11, BLOCK 1 AND LOTS 1,2,3,4,5 AND 6, BLOCK 2, BLOUNT PITCHFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 6:

A 53 FOOT STRIP BETWEEN THE EASTERLY EXTENSION OF THE NORTH AND SOUTH LINE OF LOT 1, BLOCK 1, BLOUNT PITCHFORD SUBDIVISION,

AS RECORDED IN PLAT BOOK 1, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING BETWEEN OLD DIXIE HIGHWAY (NOW SR 707) AND THE INDIAN RIVER.

PARCEL 7:

THE NORTH 15 ACRES OF THE SOUTH 45 ACRES OF GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING WEST OF INDIAN RIVER DRIVE A/K/A S.R. 707 RIGHT OF WAY, LESS BLOUNT PITCHFORD SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID LAND LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT RIGHT OF WAY FOR THE FLORIDA EAST COAST RAILROAD.

PARCEL 8:

THE SOUTH 10 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 45 ACRES OF GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING EAST OF INDIAN RIVER DRIVE A/K/A STATE ROAD 707 RIGHT OF WAY, SAID LAND LYING AND BEING IN MARTIN COUNTY, FLORIDA.

PARCEL 9:

THE NORTH SIX (6) FEET OF THE FOLLOWING DESCRIBED LAND, INCLUDING RIPARIAN RIGHTS APPERTAINING TO SAID SIX (6) FEET WIDE STRIP, THE DESCRIPTION OF THE LANDS FROM WHICH SAID SIX (6) FEET WIDE STRIP IS BEING CONVEYED, BEING AS FOLLOWS:

BEGIN 88 YARDS OR 4 CHAINS NORTH OF THE SOUTHWEST CORNER OF LAND LOT 4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE RUN NORTH ON THE WEST LINE OF SAID LAND LOT 636 3/4 FEET TO LAND NOW OR FORMERLY OWNED BY GEORGE E COON; THENCE RUN EAST ON THE SOUTH LINE OF SAID TRACT NOW OR FORMERLY OWNED BY THE SAID GEORGE E COON TO INDIAN RIVER; THENCE RUN SOUTHWESTERLY MEANDERING THE WATERS EDGE OF THE INDIAN RIVER TO A POINT DUE EAST OF THE STARTING POINT, BEING THE NORTHEAST CORNER OF LAND NOW OR FORMERLY BELONGING TO ONE BALDWIN; THENCE RUN WEST ON THE NORTH LINE OF THE SAID TRACT NOW OR FORMERLY BELONGING TO THE SAID BALDWIN TO THE WEST LINE OF LOT 4 AT THE POINT OF BEGINNING, TOGETHER WITH ALL AND SINGULAR THE SUBMERGED LAND AND RIPARIAN RIGHTS IN FRONT OF SAID PROPERTY: EXCEPTING, HOWEVER, OUT OF THE LAND ABOVE DESCRIBED THE FOLLOWING 2 PARCELS, TO-WIT: THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, BEING A STRIP OF LAND 100 FEET IN WIDTH EXTENDING 50 FEET ON EITHER SIDE OF THE CENTER LINE OF THE TRACK OF SAID RAILWAY COMPANY AS THE SAME IS NOW CONSTRUCTED

THROUGH SAID PROPERTY. THE SECOND TRACT ABOVE EXCEPTED IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE LAND ABOVE DESCRIBED, BEING A POINT AT THE WATERS EDGE OF INDIAN RIVER 4 CHAINS OR 88 YARDS DUE NORTH OF THE SOUTH LINE OF SECTION 15 AND BEING THE NORTHEAST CORNER OF THE SAID BALDWIN TRACT; THENCE RUNNING WEST ALONG THE SOUTH LINE OF THE TRACT ABOVE DESCRIBED 5.38 CHAINS; THENCE NORTH 4.27 CHAINS; THENCE EAST 3.98 CHAINS TO INDIAN RIVER; THENCE SOUTHEASTERLY ALONG THE WATERS EDGE OF THE RIVER TO THE POINT OF BEGINNING; AND ALSO EXCEPTING THE SUBMERGED LAND AND RIPARIAN RIGHTS IN FRONT OF THE ABOVE TWO ACRES; EXCEPT ALSO: RIGHT OF WAY OF DIXIE HIGHWAY AND APPROACH TO JENSEN BRIDGE ACROSS THE INDIAN RIVER.

SAID PROPERTY ALSO DESCRIBED AS: THE NORTH 6 FEET OF THE SOUTH 900 3/4 FEET OF SAID GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST; (AS THIS PARCEL IS DESCRIBED IN DEED BOOK 29, PAGE 52, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.) SAID LAND LYING AND BEING IN MARTIN COUNTY, FLORIDA.

PARCEL 10:

THE NORTH 5 ACRES OF THE SOUTH 45 ACRES OF GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING EAST OF STATE ROAD 707 A/K/A INDIAN RIVER DRIVE, LESS THE NORTH 50 FEET THEREOF. SAID LAND LYING AND BEING IN MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

AN EASEMENT FOR INGRESS AND EGRESS OVER, UNDER, ACROSS AND THROUGH THE EASTERLY 50 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT: THE NORTH 85 FEET OF THE SOUTH 1/2 OF LOT 7, LYING EAST OF SKYLINE DRIVE, MAP OF BALLANTINE & MOORE'S S/D, PLAT BOOK 1, PAGE 141, BREVARD COUNTY, FLORIDA, AND PLAT BOOK 1, PAGE 205, PUBLIC RECORDS OF ST LUCIE (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE LANDS DESCRIBED HEREIN ABOVE THOSE CERTAIN LANDS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 3, 2005 IN OFFICIAL RECORDS BOOK 1978, AT PAGE 2359, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, OF SAID SECTION 15; THENCE NORTH 00°32'50" EAST, 264.00 FEET; THENCE SOUTH 89°16' EAST, 1262.56 FEET; THENCE NORTH 1°49' EAST, 100 FEET; THENCE SOUTH 89°36'06" EAST 227.75 FEET; THENCE NORTH 13°59'30" WEST 425.77 FEET TO THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 707 WITH THE CENTERLINE OF JENSEN CAUSEWAY; THENCE RUN NORTH 16°44' WEST ALONG THE CENTERLINE OF STATE ROAD 707, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE TO RUN NORTH 16°44' WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 90.90 FEET THENCE RUN SOUTH 89°31' EAST A DISTANCE OF 59.20 FEET; THENCE RUN NORTH 72°54' EAST, A DISTANCE OF 88.50 FEET TO THE WATERS OF THE INDIAN RIVER; THENCE MEANDERING SAID WATERS, RUN SOUTH 47°32'28" EAST A DISTANCE OF 10.06 FEET THENCE STILL MEANDERING SAID WATERS, RUN SOUTH 72°35' EAST A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 17°36' EAST A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JENSEN CAUSEWAY; THENCE RUN SOUTH 72°54' WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 199.79 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT-OF-WAY FOR STATE ROAD 707 DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 669, PAGE 2485, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 11:

THE NORTH 85 FEET OF THE SOUTH ONE-HALF (S 1/2) OF LOT 7, LYING EAST OF SKYLINE DRIVE, BALLANTINE AND MOORE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 141, BREVARD COUNTY, FLORIDA AND IN PLAT BOOK 1, PAGE 26 PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

SUBJECT TO EASEMENT RESTRICTIONS, AND RESERVATIONS OF RECORD; ZONING ORDINANCES, IF ANY.

PARCEL 12:

THE FOLLOWING DESCRIBED TWO PARCELS OF LAND SITUATED, LYING AND BEING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST;

BEING AT A POINT ON THE SOUTH LINE OF AND 160 FEET EASTERLY OF THE SOUTHWEST CORNER OF PARCEL DESCRIBED IN DEED BOOK 90, PAGE 396 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE RUN SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID PARCEL DESCRIBED IN DEED BOOK 90, PAGE 396, IF EXTENDED SOUTHERLY, FOR A DISTANCE OF 65 FEET TO A POINT;

THENCE RUN WEST ALONG A LINE PARALLEL WITH AND 65 FEET SOUTH OF THE SOUTH LINE OF THE PARCEL DESCRIBED IN DEED BOOK 90, PAGE 396, TO THE EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE;

THENCE RUN NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SKYLINE DRIVE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED BOOK 90, PAGE 396;

THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL IN DEED BOOK 90, PAGE 396, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

BEGIN AT THE SOUTHEAST CORNER OF PARCEL OF LAND DESCRIBED IN DEED BOOK 90, PAGE 396, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE RUN SOUTH ALONG THE SOUTHERLY EXTENSION OF EAST LINE OF PARCEL OF LAND DESCRIBED IN DEED BOOK 90, PAGE 396, A DISTANCE OF 65 FEET;

THENCE RUN WEST ALONG A LINE PARALLEL TO AND 65 FEET SOUTHERLY OF THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN DEED BOOK 90, PAGE 396, OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA TO THE EASTERLY RIGHT OF WAY LINE OF SKYLINE DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 401, PAGE 199, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 401, PAGE 199, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; TO THE SOUTHWEST CORNER OF PARCEL OF LAND DESCRIBED IN DEED BOOK 90, PAGE 396, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

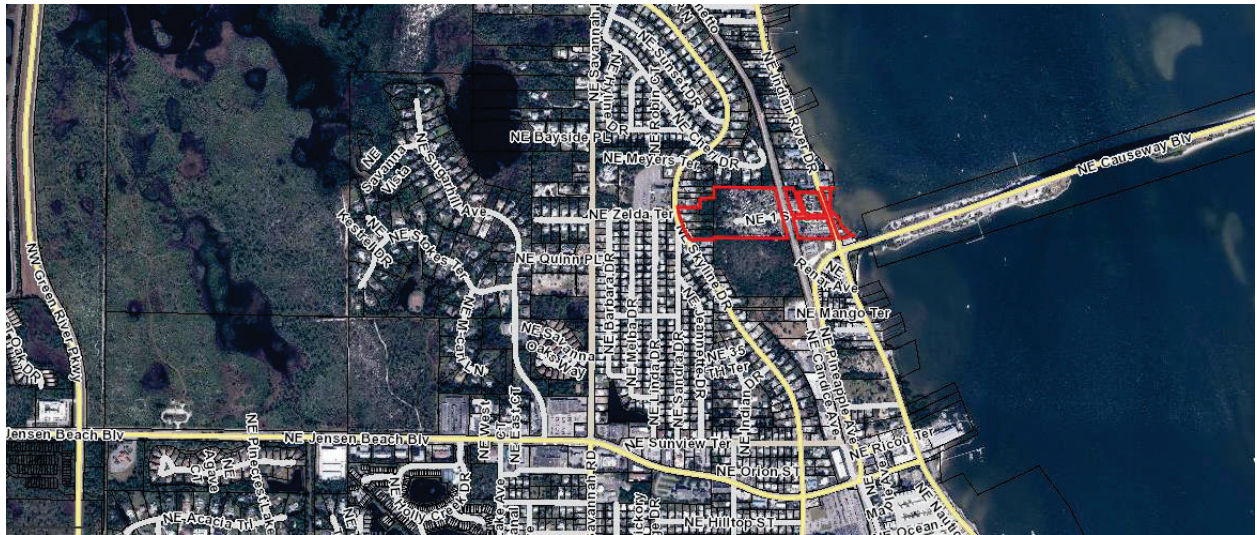
THENCE RUN EAST ALONG THE SOUTH LINE OF PARCEL OF LAND DESCRIBED IN DEED BOOK 90, PAGE 396, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 401, PAGE 199, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 17.74 ACRES, MORE OR LESS.

PARCEL CONTROL NUMBERS:

15-37-41-000-000-00170-8
15-37-41-000-000-00181-5
15-37-41-000-000-00190-4
15-37-41-003-001-00020-5
15-37-41-003-001-00060-6
15-37-41-003-001-00061-5
15-37-41-003-001-00110-6
15-37-41-003-001-00340-8
15-37-41-001-007-00021-3
15-37-41-001-007-00020-4
15-37-41-001-007-00040-0
15-37-41-001-007-00041-0
15-37-41-001-007-00010-4

Location Map



Aerial Map

