lucido&associates

TRANSMITTAL
(VIA HAND DELIVERY)

Date:	August 12, 2015		
To:	Paul Schilling Martin County Growth Management Dept.		
From:	Morris A. Crady, AICP		
Subject:	Jensen Dunes Residential Care Facility – Revised Master Site Plan/Second PUD Amendment (Martin County Project #J046-008)	**Project No.**	15-141

Per the attached completeness letter, please find the application fee of $13,800.00, the original application packet, and the CD containing all application materials (including this transmittal and the County's completeness letter). Per the requirements of a digital submittal, the additional set of 24 x 36 plans is also attached.

The items needing additional attention per the completeness letter have been addressed as follows:

Item #1: **Excavation Fill and Hauling form** – The form has been revised to correct the type of application as major instead of minor.

Item #2: **Phasing Plan** – The revised Phasing Plan now shows the phasing lines.

Item #3: **Topographic Survey** – The topographic elevations were updated to reflect the Phase 1 improvements constructed to date. The project's drainage basins have already been established by way of the SFWMD permit, and the County's approval of the Master Plan and Phase 1 final site plan. The surrounding properties are vacant scrub lands that do not contribute to the property's drainage. The on-site drainage system is not negatively impacted by the proposed revision to the master plan.

If you have any questions or need additional information, please feel free to contact me or my assistant, Shirley Lyders.

701 SE Ocean Blvd., Stuart, FL 34994 P (772) 220–2100
email: *mcrady@lucidodesign.com*

MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
2401 S.E. MONTEREY ROAD • STUART, FL 34996

Telephone: 772-288-5495
Fax: 772-288-5764
Email: nikkiv@martin.fl.us

DOUG SMITH
Commissioner, District 1

ED FIELDING
Commissioner, District 2

ANNE SCOTT
Commissioner, District 3

SARAH HEARD
Commissioner, District 4

JOHN HADDOX
Commissioner, District 5

TARYN KRYZDA, CPM
County Administrator

MICHAEL D. DURHAM
County Attorney

TELEPHONE
772-288-5400

WEB ADDRESS
http://www.martin.fl.us

August 10, 2015

Lucido & Associates
Morris A. Crady, AICP
701 East Ocean Blvd
Stuart, FL 34994

Application No: D301 201500242
Project Number: J046-008

RE: Completeness Review
JENSEN DUNES RESIDENTIAL CARE FACILITY PUD REV PUD ZONING AND MASTER

Dear Morris,

The above referenced application has been determined to be complete for review by the County. Please pick up your original submittal packet within 2 weeks. It may be returned as one of the required number of packets.

Paul Schilling will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to the coordinator's attention.

Although the review was determined complete, the following items need additional attention.

Item # 1: EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Please correct the type of application to read major as opposed to minor.

Item # 2: PHASING PLAN: Phasing plan with timetable for completion of each phase, when applicable.

Comments: The draft revised phasing plan does not show the phases.

Item # 3: A topographic survey of the project site that extends a minimum of 200 f eet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: The survey does not appear to be 200 feet beyond property or to the nearest drainage basin. Please correct or clarify.

At this time, please submit 1 original and 2 sets of maps along with a disc of the application and its supplemental materials, along with an application fee in the amount of **$13,800.00** (check payable to Martin County Board of County Commissioners). Each set must contain original signed and sealed documents. **As an alternative to submitting multiple paper packets of the 8.5 x 11/14 documents, a digital pdf file can be submitted. Please see our web site for instructions for a digital submittal** (www.martin.fl.us → Departments → DevRev → Getting Started → Application Instruction Section 4.3.3). The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number J046-008 must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,

Nicki van Vonno

Nicki van Vonno, AICP
Growth Management Director

NvV:PS:sh

cc: Jensen Dunes, LLC & One HC-Jensen Beach, LLC
3071 N. Dixie Highway
Pompano Beach, FL 33064

lucido&associates
Land Planning / Landscape Architecture

August 4, 2015 HAND DELIVERY

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Jensen Dunes PUD Residential Care Facility– Application for Second Amendment to the PUD Agreement and Revised Master Site Plan Approval Pursuant to Existing PUD Language that Defers Public Facilities Reservation (Our ref. #15-141)

Dear Nicki:

On behalf of Jensen Dunes, LLC (owner of Phases 2 and 3) and One HC-Jensen Beach, LLC (owner of Phase 1) we are pleased to submit this request for approval of the Second PUD Amendment and revised master site plan. As more specifically described in the enclosed Project Narrative, the 34-acre project consists of 3 Phases with each phase containing one 2-story building with up to 130 beds. As shown on the current aerial photographs that are included with the Project Narrative, Phase 1 is currently under construction and nearing completion.

With this understanding, please find enclosed the sufficiency review fee check in the amount of $290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional copy of the 24x36 plans will be submitted upon a completeness determination):

- The completed application form;
- Affidavit for digital submittal;
- Project Narrative;
- The notarized power of attorney by Jensen Dunes, LLC for representation by Lucido & Associates;
- The notarized power of attorney by One HC-Jensen Beach, LLC for representation by Lucido & Associates;
- The recorded Certificate of Title reflecting Jensen Dunes, LLC as the owner;
- The recorded warranty deed reflecting One HC-Jensen Beach, LLC as the owner of Phase 1;
- No property transfer statement;
- The PUD legal description;
- The location map with the subject property outlined;
- The aerial with the subject property outlined;
- The future land use map and zoning map with the subject property outlined;
- The parcel assessment map with the subject property outlined;
- Signed & sealed Engineer's Opinion of Probable Excavation, Fill & Hauling;
- Signed & sealed Stormwater Report;
- Signed & sealed revised master drainage plan;
- Signed & sealed revised master utility plan;
- Signed & sealed Traffic Impact Analysis;
- The Emergency Evacuation Plan that was previously provided and approved;

701 S.E. Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

- Wildfire Assessment Scoresheet;
- Correspondence from Crossroads Environmental Consultants to Martin County Growth Management Department regarding compliance with the approved and recorded Preserve Area Management Plan (see Phase 1 Final Site Plan Development Order), together with the July 2015 monthly construction report;
- Utility service letters;
- The proposed water sources;
- The proposed revised phasing plan, and electronic copy of same;
- The proposed Second PUD Amendment;
- The Statement of Benefits;
- Signed & sealed, updated boundary and topographic survey of the development area, and electronic copy of same;
- The proposed revised master site plan, and electronic copy of same;
- Recorded Administrative Amendment Development order for revised master plan (10-3-12);
- Reduced copy (11x17) of the current revised master plan (approved 10-3-12);
- Reduced copy (11x17) of the current phasing plan (approved 1-10-12);
- Recorded Phase 1 final site plan development order that includes the approved PAMP (10-23-12); and
- Recorded First PUD Amendment (2-18-14).

Exceptions to Standard Application Checklist:
Unity of Title - The Covenant of Unified Control (Exhibit C to the PUD Agreement) serves to unify the whole project.
School impact worksheet - Not applicable to non-residential projects.
Environmental assessment/PAMP – See recorded PAMP in Final Site Plan Development Order and correspondence from Crossroads Environmental as listed above.
Environmental waiver - No environmental waivers are proposed or required.
Groundwater model – Not applicable.
Surrounding property owners list – Will be submitted prior to the public hearing, if required.

Upon your determination of completeness, we will submit the required application fee of $13,800.00 and the additional set of 24x36 plans to begin the development review process.

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,

Morris A. Crady, AICP
Senior Vice President

Encl.
Copy to: Joe Hummel
Melissa Corbett

Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5501 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

A. General Information:

1. **Type of Application:** Revised PUD Zoning and Master Site Plan

2. **Proposed Development's Name:**
   JENSEN DUNES PUD
3. **Former Development's Name:**
   N/A

4. **Previous Project Number:** J046

5. **Pre-Application Meeting Date:** N/A

6. **Property Owner:**
   Name or Company Name: JENSEN DUNES, LLC & ONE HC-JENSEN BEACH, LLC
   Company Representative: JOE HUMMEL
   Address: 3071 N. DIXIE HIGHWAY
   City: POMPANO BEACH State: FL Zip: 33064
   Phone: ___ - ___ - ____ Fax: ___ - ___ - ____
   Email: JHUMMEL@FINELINECORP.COM

7. **Agent:** Select from the List
   Name or Company Name: LUCIDO & ASSOCIATES
   Company Representative: MORRIS A. CRADY
   Address: 701 SE OCEAN BOULEVARD
   City: STUART State: FL Zip: 34994
   Phone: 772 - 220 - 2100 Fax: 772 - 223 - 0220
   Email: MCRADY@LUCIDODESIGN.COM

8. **Contract Purchaser:** Select from the List
   Name or Company Name: _____
   Company Representative: _____
   Address: _____
   City: _____ State: ____ Zip: _____
   Phone: ___ - ___ - ____ Fax: ___ - ___ - ____
   Email: _____

9. **Land Planner:** Same as the Agent
   Name or Company Name: _____
   Company Representative: _____
   Address: _____
   City: _____ State: ____ Zip: _____
   Phone: ___ - ___ - ____ Fax: ___ - ___ - ____
   Email: _____

Select from the list

10. Landscape Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State ____ Zip _____
Phone ___ - ___ - ____ Fax ___ - ___ - ____
Email _____

Select from the list

11. Surveyor:

Name or Company Name CAULFIED & WHEELER, INC.
Company Representative DAVE LINDLEY
Address 7900 GLADES ROAD, SUITE 100
City BOCA RATON State FL Zip 33434
Phone 561 - 392 - 1991 Fax 561 - 750 - 1452
Email DAVE@CWIASSOC.COM

Select from the list

12. Civil Engineer:

Name or Company Name THE MILCOR GROUP
Company Representative MELISSA CORBETT
Address 6526 S. KANNER HIGHWAY, #236
City STUART State FL Zip 34997
Phone 772 - 223 - 8850 Fax 772 - 223 - 8851
Email MELISSAC@THEMILCORGROUP.COM

Select from the list

13. Traffic Engineer:

Name or Company Name SUSAN O'ROURKE, PE, INC.
Company Representative SUSAN O'ROURKE
Address 969 SE FEDERAL HIGHWAY, SUIITE 402
City STUART State FL Zip 34994
Phone 772 - 781 - 7918 Fax ___ - ___ - ____
Email SEOROURKE@COMCAST.NET

Select from the list

14. Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State ____ Zip _____
Phone ___ - ___ - ____ Fax ___ - ___ - ____
Email _____

Select from the list

15. Attorney:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State ____ Zip _____
Phone ___ - ___ - ____ Fax ___ - ___ - ____
Email _____

16. Environmental Planner: Select from the list

Name or Company Name: CROSSROADS ENVIRONMENTAL CONSULTANTS
Company Representative: TOBY OVERDORF
Address: 3500 SW CORPORATE PARKWAY, SUITE 206
City: PALM CITY State: FL Zip: 34990
Phone: 772 - 223 - 5200 Fax: 772 - 223 - 5103
Email: TOBY@CROSSROADSENVIRONMENTAL.COM

17. Other Professional:

Name or Company Name:
Company Representative:
Address:
City: State: Zip:
Phone: ___ - ___ - ____ Fax: ___ - ___ - ____
Email:

18. Parcel Control Number(s):

22-37-41-000-000-00621-0
22-37-41-000-000-00620-0

19. Certifications 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.

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

B. 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's signature

7-30-15
Date

MORRIS A. CRADY
Printed name

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 30th day of July, 2015, by MORRIS A. CRADY.
He or she
☑ is personally known to me or ☐ has produced _____ as identification.

Shirley Lyders
Notary public signature

Printed name

SHIRLEY LYDERS
Commission # EE 150075
Expires March 31, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

State of _____ at-large

Martin County Development Review
Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Jensen Dunes PUD Revised Master Plan is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

Applicant Signature

7-30-15
Date

Revised 10/9/2012

lucido&associates
Land Planning / Landscape Architecture

PROJECT NARRATIVE
Jensen Dunes PUD

Request for Second PUD Amendment & Revised Master and Phasing Plan

August 3, 2015

The Jensen Dunes PUD is an approved residential care facility located on Cedar Street across from the Villa Assumpta residential care facility in Jensen Beach, Florida. Phase 1, which consists of up to 130 beds, was approved by the Board of County Commissioners on October 23, 2012. As indicated on the recent aerial photographs, the majority of site work within Phase 1 has been completed and the Phase 1 building is under construction and more than 50% complete.

The current PUD Timetable requires completion of Phase 1 by October 23, 2015.

By way of this proposed Second Amendment to the PUD Agreement, the timetable to complete Phase 1 is proposed to be extended by 6 months, from October 23, 2015 to April 23, 2016.

The current PUD Agreement conditions final site plan approval of Phase 2 on the extension of NE Skyline Drive from its current location at Second Street south through the Town of Ocean Breeze to the project's entrance, or by reclassifying NE Cedar Street as a collector road by way of a Comprehensive Plan amendment.

As specified in PUD special condition #12, the extension of NE Skyline Drive through the Town of Ocean Breeze requires a cooperative agreement with the Town to allow the construction of Skyline Drive either by the developer of Jensen Dunes or by way of a Municipal Service Benefit Unit (MSBU) in cooperation with Martin County. The developer of Jensen Dunes has steadfastly pursued this agreement with the Town to no avail. The Town of Ocean Breeze simply does not want the extension of Skyline Drive through their jurisdiction. Therefore, the developer has no choice but to pursue the alternative of reclassifying NE Cedar Street as a collector road prior to obtaining final site plan approval of Phase 2 and complete the project.

With this understanding, additional changes to the PUD Timetable are listed as follows:

a) The extension of the time frame to obtain final site plan approval for Phase 2 by 2 years, from January 10, 2015 to January 10, 2017;
b) The extension of the time frame to complete the infrastructure in Phase 2 by 2 years, from January 10, 2017 to January 10, 2019;
c) The extension of the time frame to obtain final site plan approval for Phase 3 by 1 year, from January 10, 2017 to January 10, 2018;
d) The extension of the time frame to complete the infrastructure in Phase 3 by 1 year, from January 10, 2019 to January 10, 2020; and
e) The elimination of the extension of NE Skyline Drive through the Town of Ocean Breeze;
f) The deletion of the optional trail and picnic area within the upland preserve.

The PUD Amendment also includes the following changes to the Master and Phasing Plan:

701 S.E. Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

a) Elimination of the extension of NE Skyline Drive from its existing location at Second Street through the Town of Ocean Breeze to the project's entrance;
b) Addition of a future roadway connection to the vacant property to the east (Town of Ocean Breeze) for emergency access or as a secured secondary access as deemed appropriate by the Town of Ocean Breeze;
c) Deletion of the optional picnic area and trail within the upland preserve area.

To be consistent with the revised master plan and timetable, PUD Special Condition 12 is proposed to be amended as follows:

12. TRAFFIC IMPACTS

~~A. No construction shall commence within the Jensen Dunes PUD until the construction of Skyline Drive from South Street to the entrance of the PUD is constructed and available for use~~.

A. ~~Notwithstanding this requirement,~~ If access to Cedar Street by the Jensen Dunes PUD is allowed by ~~any~~ reclassifying Cedar Street as a collector road by way of a future amendment of the Comprehensive Plan ~~or Land Development Regulations~~, Jensen Dunes PUD may use Cedar Street for access to ~~Phase 1 of~~ the PUD. ~~without an amendment to this PUD Agreement, until such time as the Skyline Drive construction is completed, which~~ A detailed improvement plan for Cedar Street within the existing 50' right-of-way and consistent with the requirements of a collector road shall be submitted for review and approval in conjunction with the final site plan application for Phase 2. Improvements to Cedar Street, which may include but not be limited to, resurfacing, sidewalks, drainage and landscaping, shall ~~then~~ be required prior to ~~commencement of construction of~~ the issuance of a Certificate of Occupancy for Phase 2 of the PUD. ~~After Skyline Drive is constructed and available for use, Cedar Street shall only be used for emergency access to the Jensen Dunes PUD~~.

B. As an alternative to the extension of Skyline Drive from South Street to the entrance of the PUD, OWNER shall provide a future roadway connection to the vacant property to the east within the Town of Ocean Breeze for the purpose of providing an emergency access or a secured secondary access as deemed appropriate by the Town of Ocean Breeze. The future roadway connection shall be constructed to the east property line prior to the issuance of a Certificate of Occupancy for Phase 2.

FINE LINE ELECTRIC Jensen Dunes PUD Residential Care Facility SMITH AERIAL PHOTOS 06-18-15

FINE LINE ELECTRIC Jensen Dunes PUD Residential Care Facility SMITH AERIAL PHOTOS 06-18-15

FINE LINE ELECTRIC Jensen Dunes PUD Residential Care Facility SMITH AERIAL PHOTOS 06-18-15

Jensen Dunes, LLC
3071 N. Dixie Highway
Pompano Beach, Florida 33064

July 28, 2015

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Jensen Dunes PUD, Phases 2 and 3
Parcel I.D. #: 22-37-41-000-000-00620-0

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Jensen Dunes, LLC during the governmental review process of the application.

Sincerely,

JENSEN DUNES, LLC,
a Florida limited liability company

By:_____
Joseph D. Hummel, Manager

STATE OF FLORIDA
COUNTY OF Broward

The foregoing was acknowledged before me this 28 day of July, 2015, by JOSEPH D. HUMMEL, Manager of JENSEN DUNES, LLC, a Florida limited liability company. He [X] is personally known to me or [ ] has produced _____ as identification.

(Notarial Seal)

MELANIE GHENT
MY COMMISSION EXPIRES
May 1, 2019
#FF 187124
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

_____
NOTARY PUBLIC
My Commission Expires: 5.1.19

One HC-Jensen Beach, LLC
3071 N. Dixie Highway
Pompano Beach, Florida 33064

July 28, 2015

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Jensen Dunes PUD, Phase 1
Parcel I.D. #: 22-37-41-000-000-00621-0

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent One HC-Jensen Beach, LLC during the governmental review process of the application.

Sincerely,

ONE HC-JENSEN BEACH, LLC,
a Florida limited liability company

By:_____
Joseph D. Hummel, Manager

STATE OF FLORIDA
COUNTY OF Broward

The foregoing was acknowledged before me this 28 day of July, 2015, by JOSEPH D. HUMMEL, Manager of ONE HC-JENSEN BEACH, LLC, a Florida limited liability company. He [X] is personally known to me or [ ] has produced _____ as identification.

(Notarial Seal)

MELANIE GHENT
MY COMMISSION EXPIRES
May 1, 2019
#FF 187124
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

_____
NOTARY PUBLIC
My Commission Expires: 5.1.19

IN THE CIRCUIT COURT FOR THE 19TH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA

CASE NO. 07-583 CA

JENSEN DUNES, LLC, a Florida limited liability company, as assignee of STONEGATE BANK,

Plaintiff,

v.

SULLIVAN HOMES AT JENSEN DUNES, LLC, a Florida limited liability company; SULLIVAN HOMES, INC., a Florida corporation; KEVIN SULLIVAN, individually; R. DANIEL MAYS, individually; ROBERT MCGEE, individually; CONNIE MCGEE, individually; CPU LAND CONSULTANTS, LLC, a Florida limited liability; SUSAN E. O'ROURKE, P.E., individually; and UNKNOWN OWNERS,

Defendants.
_____/

INSTR # 2111295
OR BK 02355 PG 1879
Pgs 1879 - 1880; (2pgs)
RECORDED 10/14/2008 03:04:01 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 7.00
RECORDED BY C Burkey

CERTIFICATE OF TITLE

I, MARSHA EWING, Clerk of the above entitled Court, do hereby certify that I executed and filed a Certificate of Sale in this action on October 1, 2008, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Martin County, Florida:

The North ½ of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4; and the South ½ of the Northeast 1/4 of the Southwest 1/4; and the North 1/4 of the Southeast 1/4 of the Southwest 1/4; all in Section 22, Township 37 South, Range 41 East, Martin County, Florida.

Less and except the Southerly 25 feet thereof conveyed to Martin County by right of way deed recorded in Official Records Book 1025, at Page 764, Public Records of Martin County, Florida.

was sold to Jensen Dunes, LLC, as assignee of Stonegate Bank, 273 NW 1st Street, Deerfield Beach, FL 33441.

WITNESS my hand and seal of this Court on this 14th day of October, 2008.

MARSHA EWING
CLERK OF THE CIRCUIT COURT

(Court Seal)

By: Charlotte Bruley
Deputy Clerk

J:\Work\LIT\U - Z\Voyse USA, Inc\11103.002 - Jensen v. Sullivan\Certificate of Title.wpd

INSTR # 2479688
OR BK 2744 PG 2693
(4 Pgs)
RECORDED 10/07/2014 12:43:21 PM
CAROLYN TIMMANN
MARTIN COUNTY CLERK
DEED DOC TAX $18,326.00

This Instrument Prepared By
and Record and Return To:
Brendan Aloysius Barry, Esq.
Shutts & Bowen LLP
200 East Broward Boulevard, Suite 2100
Fort Lauderdale, FL 33301

Tax I.D. No.: A Portion of 22-37-41-000-000-00620.00000

----------SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA----------

STATUTORY WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of October, 2014 by **JENSEN DUNES, LLC,** a Florida limited liability company, whose mailing address is 273 NW 1st Street, Deerfield Beach, FL 33411 (the "Grantor"), to **ONE HC-JENSEN BEACH, LLC**, a Florida limited liability company, whose address is 4761 West Bay Boulevard, #1204, Estero, Florida 33928 (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 the Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land (the "Property"), situate, lying and being in the County of Martin, Florida, to-wit:

See **Exhibit "A"** attached hereto and made a part hereof.

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

This conveyance is made SUBJECT TO the following:

1. Ad valorem real property taxes and assessments for the year 2014 and subsequent years.

2. Restrictions, reservations, covenants, conditions and easements of record (but without any intention of reimposing the same), and all applicable laws, ordinances, and government regulations, including without limitation, zoning and building codes and ordinances.

AND the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

[EXECUTIONS APPEAR ON FOLLOWING PAGE]

FTLDOCS 6579796 3 1

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESSES:

Print Name: Alexis Davis

Print Name: Davis Harris

Print Name: Alexis Davis

Print Name: Debra Ouellette

GRANTOR:

JENSEN DUNES, LLC, a Florida limited liability company

By: _____
Charles A. Barrett, Manager

By: _____
Joseph D. Hummel, Manager

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 29 day of September, 2014, by Charles A. Barrett, as Manager of JENSEN DUNES, LLC, a Florida limited liability company, on behalf of the company. He *(check one)* ☐ is personally known to me, or ☑ has produced a valid driver's license as identification.

[NOTARIAL SEAL]

DEBRA OUELLETTE
MY COMMISSION # EE 069978
EXPIRES: April 10, 2015
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, State of Florida
My Commission Expires: _____
Print Notary Public's Name: _____

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 26 day of September, 2014, by Joseph D. Hummel, as Manager of JENSEN DUNES, LLC, a Florida limited liability company, on behalf of the company. He *(check one)* ☐ is personally known to me, or ☑ has produced a valid driver's license as identification.

[NOTARIAL SEAL]

DEBRA OUELLETTE
MY COMMISSION # EE 069978
EXPIRES: April 10, 2015
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, State of Florida
My Commission Expires: _____
Print Notary Public's Name: _____

EXHIBIT "A"
Legal Description

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT: THE SOUTHERLY 25 FEET THEREOF, CONVEYED TO MARTIN COUNTY, BY RIGHT OF WAY DEED, RECORDED IN OFFICIAL RECORDS BOOK 1025, AT PAGE 764, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND LESS AND EXCEPT: PARCEL "A", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE N00°19'02"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 22(BEARING BASIS), A DISTANCE OF 1018.75 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF CEDAR STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1025, PAGE 764 AND 767 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°50'40"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF, 429.25 FEET; THENCE N00°00'00"E, A DISTANCE OF 51.45 FEET; THENCE N90°00'00"W, A DISTANCE OF 59.43 FEET; THENCE N00°00'00"E, A DISTANCE OF 68.39 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E, A DISTANCE OF 302.10 FEET; THENCE N90°00'00"W, A DISTANCE OF 180.70 FEET; THENCE N00°00'00"W, A DISTANCE OF 71.13 FEET; THENCE N90°00'00"W, A DISTANCE OF 191.99 FEET; THENCE S00°00'00"W, A DISTANCE OF 156.57 FEET; THENCE S90°00'00"W, A DISTANCE OF 49.43 FEET; THENCE S00°00'00"W, A DISTANCE OF 80.83 FEET; THENCE S90°00'00"W, A DISTANCE OF 149.13 FEET; THENCE S00°00'00"E, A DISTANCE OF 135.83 FEET; THENCE S90°00'00"E, A DISTANCE OF 571.24 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

AND LESS AND EXCEPT: PARCEL "B", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE N00°19'02"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 22 (BEARING BASIS), A DISTANCE OF 1018.75 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF CEDAR STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1025, PAGE 764 AND 767 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°50'40"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 429.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°50'40"W, A DISTANCE OF 517.90 FEET; THENCE N00°00'00"E, A DISTANCE OF 50.04 FEET; THENCE S90°00'00"E, A DISTANCE OF 517.90 FEET; THENCE S00°00'00"E, A DISTANCE OF 51.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

AND LESS AND EXCEPT: PARCEL "C", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE N00°19'02"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 22 (BEARING BASIS), A DISTANCE OF 1018.75 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF CEDAR STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1025, PAGE 764 AND 767 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE N00°19'02"W ALONG SAID

NORTH-SOUTH QUARTER SECTION LINE OF SECTION 22, A DISTANCE OF 968.06 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N89°55'33"W ALONG SAID NORTH LINE, A DISTANCE OF 461.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°55'33"W, A DISTANCE OF 736.38 FEET; THENCE S00°04'22"W, A DISTANCE OF 105.60 FEET; THENCE S12°27'33"E, A DISTANCE OF 16.16 FEET; THENCE S20°24'59"E, A DISTANCE OF 159.21 FEET; THENCE S62°22'17"E, A DISTANCE OF 319.22 FEET; THENCE S00°00'00"E, A DISTANCE OF 56.75 FEET; THENCE S90°00'00"E, A DISTANCE OF 191.99 FEET; THENCE N00°00'00"W, A DISTANCE OF 53.78 FEET; THENCE S90°00'00"E, A DISTANCE OF 241.03 FEET; THENCE N00°00'00"W, A DISTANCE OF 145.96 FEET; THENCE S90°00'00"E, A DISTANCE OF 63.97 FEET; THENCE N15°12'19"E, A DISTANCE OF 140.35 FEET; THENCE S89°56'11"W, A DISTANCE OF 48.64 FEET; TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 212.87 FEET AND CHORD BEARING OF N52°17'15"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°17'33", A DISTANCE OF 86.54 FEET; THENCE N00°04'22"E, A DISTANCE OF 61.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

To the best of my knowledge and belief, there have been no transfers of the subject property since Jensen Dunes, LLC took title by way of the Certificate of Title recorded in Official Records Book 2355, Page 1879, Martin County, Florida Public Records, and since One HC-Jensen Beach, LLC took title of Phase 1 of Jensen Dunes PUD by way of Warranty Deed recorded in Official Records Book 2744, Page 2693, Martin County, Florida public records.

DATED THIS 30th DAY OF July, 2015.

Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2015 BY MORRIS A. CRADY, WHO [✓] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SHIRLEY LYDERS
Commission # EE 150075
Expires March 31, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼; AND THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼; AND THE NORTH ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼; ALL IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

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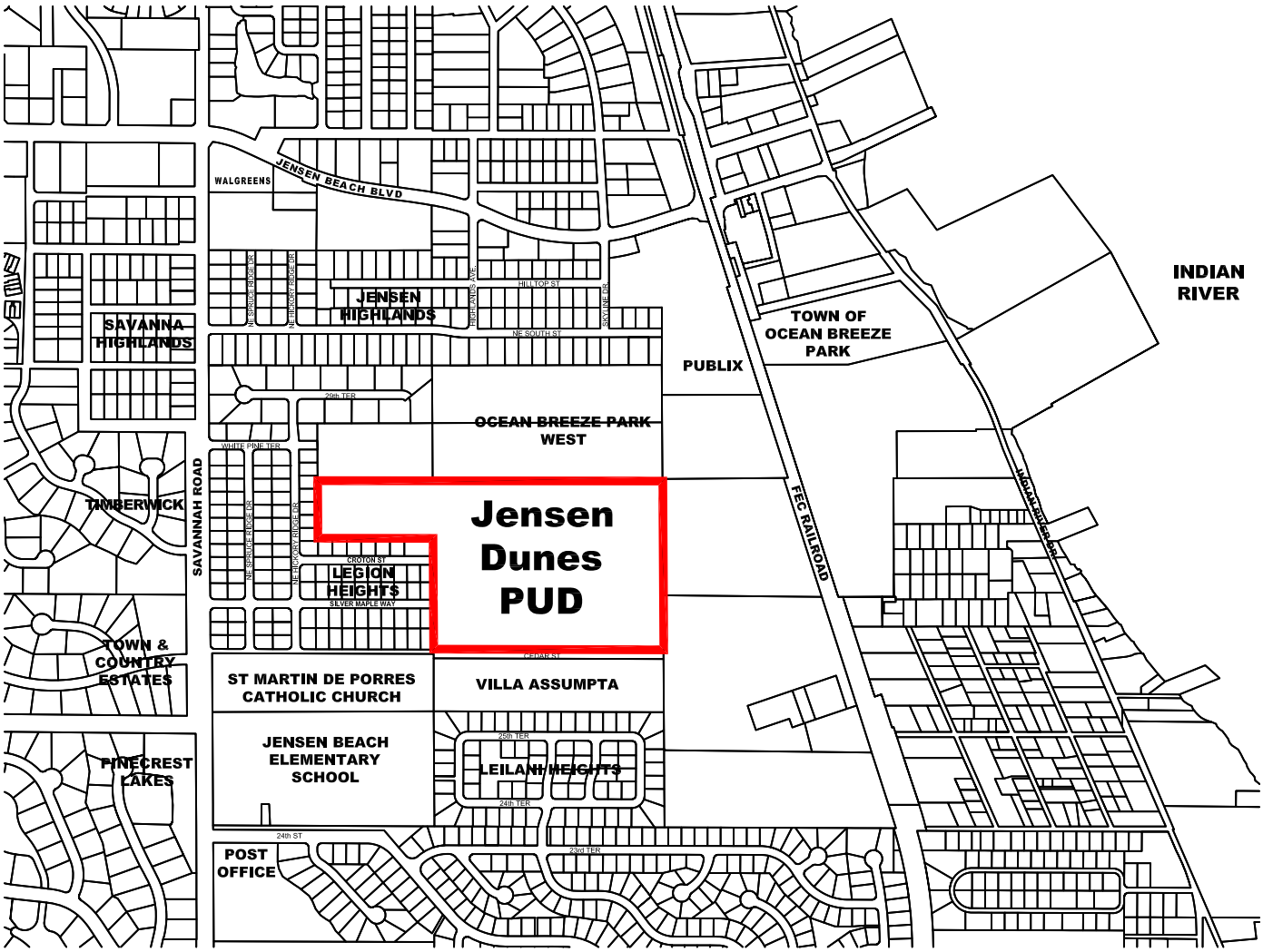
PARCEL I.D. # 22-37-41-000-000-00620-0

Location Map



lucido & associates

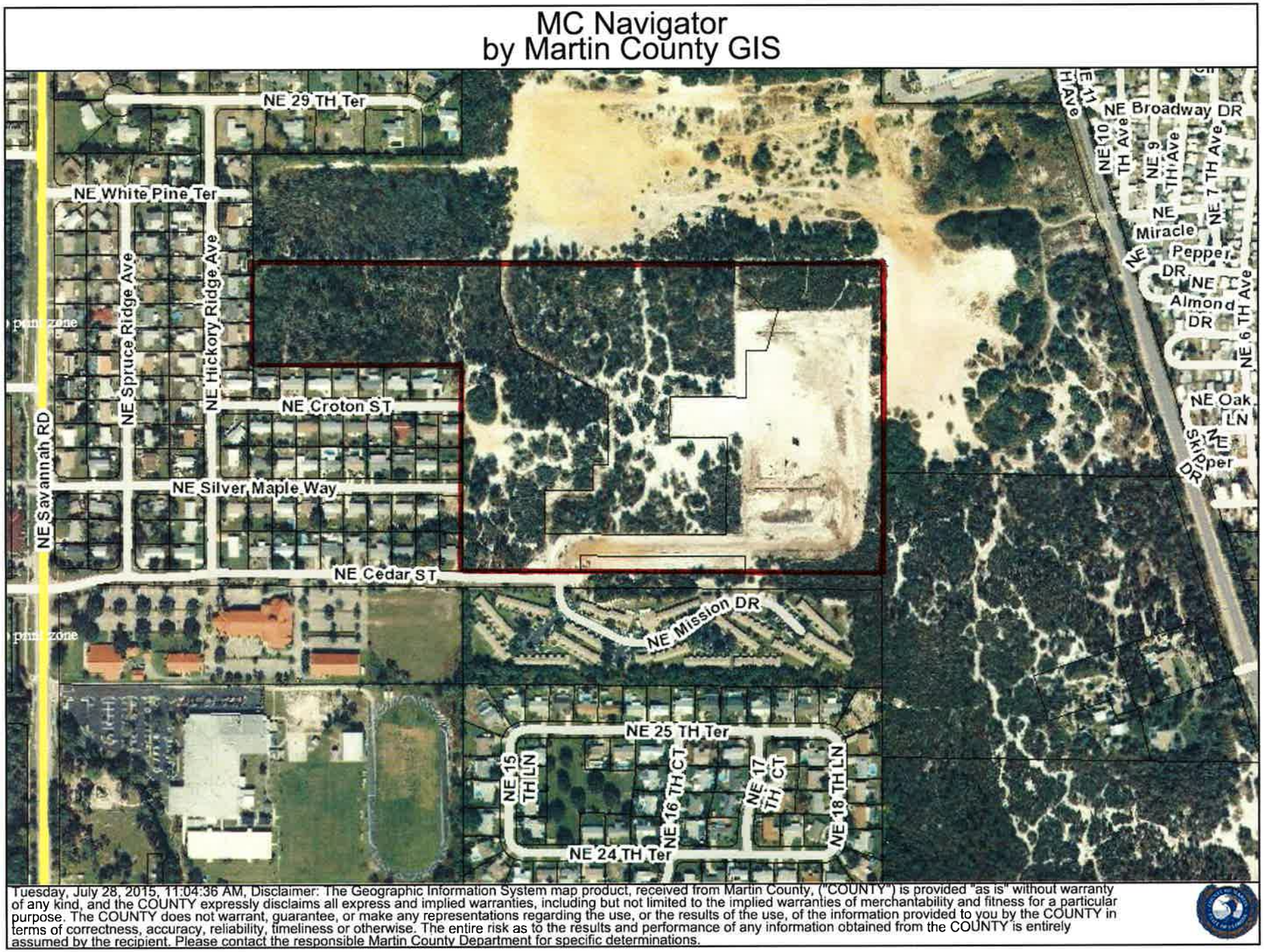
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

NORTH

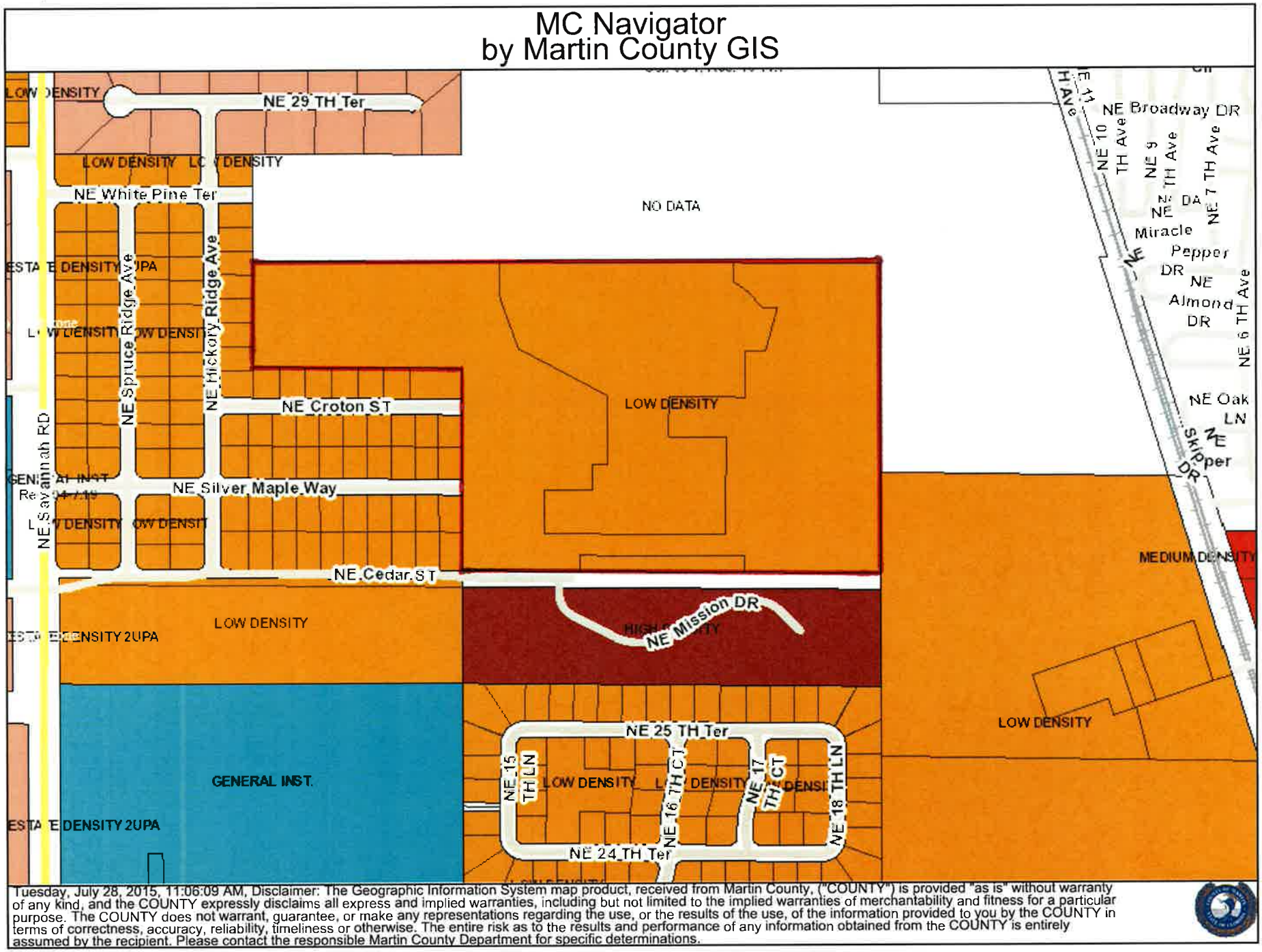
Jensen Dunes PUD

Martin County, Florida

JENSEN DUNES PUD



JENSEN DUNES PUD



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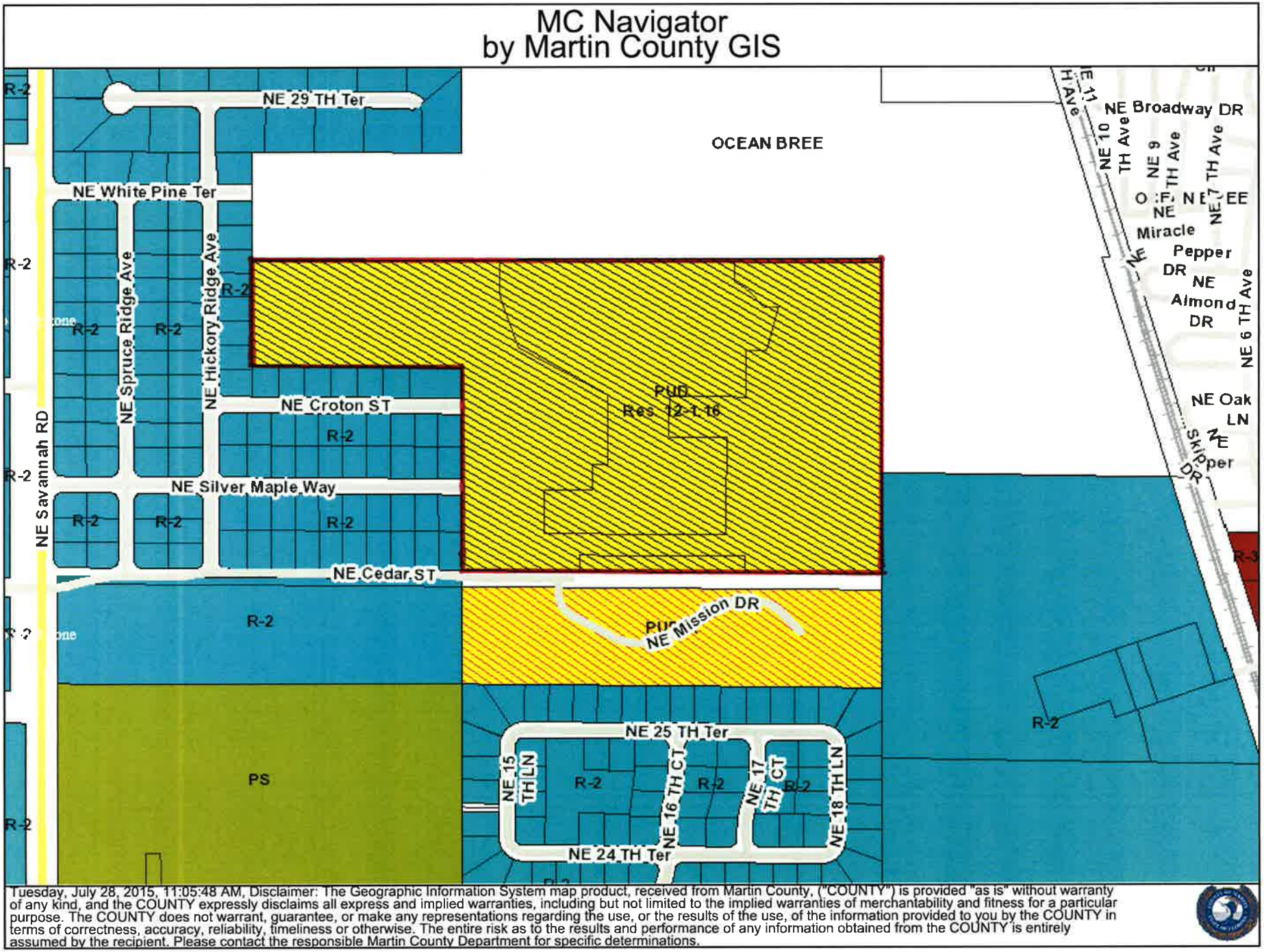
JENSEN DUNES PUD



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JENSEN DUNES PUD