



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 21-0440

PHQJ-2

Meeting Date: 3/9/2021

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

MCARTHUR GOLF CLUB REZONING REQUEST (M189-007)

EXECUTIVE SUMMARY:

This is a request by McArthur Golf Club, LLC, for a zoning district change from the A-1, Small Farms District to the RS-5, Low Density Residential District or the most appropriate district. The subject property is approximately 49.4 acres and is located west of and adjacent to the existing McArthur Golf Club in Hobe Sound. Included with the application is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden, AICP
Title: Principal Planner

REQUESTED BY: Lucido and Associates, Morris A. Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date: 3/9/21 Time: _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By: [Signature] D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

This is a request for a zoning district change from the A-1, Small Farms District to the RS-5, Low Density Residential District or the most appropriate district. The subject property is approximately 49.4 acres and is located west of and adjacent to the existing McArthur Golf Club which is accessed at the intersection of SE Osprey Street and SE Federal Hwy in Hobe Sound. Included with the application is a request for a Certificate of Public Facilities Exemption.

The site is part of a revised final plan application for the addition of an 18-hole golf course to the existing McArthur Golf Club and is therefore subject to Sec. 3.402, Land Development Regulations. The existing A-1, Small Farms District is inconsistent with the Low Density future land use designation on the property and is therefore required to rezone to a zoning district consistent with the future land use designation.

The existing McArthur Golf Club has a Low Density future land use designation and a zoning district classification of RM-5, Low Density Residential. Another portion of the property that is the subject of the revised final site plan application and is west of the parcel for which the zoning district change is requested, has a Rural Density future land use designation and a zoning district classification of RE-2A, Rural Estate District Zoning. The requested zoning district change to RS-5 and the existing Low

Density future land use designation permit the proposed golf course development.

The request was scheduled for consideration by the Local Planning Agency on February 18, 2021.

The following supporting documents are attached:

Staff Report

Resolution to Approve

Application Materials

Sample Notice Letter

Legal Ad

Sign Certification

Resolution to Deny

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and file the agenda item and all its attachments including the staff report as Exhibit 1.

Move that the Board approve the request to amend the Martin County Zoning Atlas to change the zoning district classification on the subject property from A-1, Small Farms District to RS-5, Low Density Residential District and adopt the resolution of approval.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the request for approval of the rezoning to a date certain.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the application fee of \$1,000.00 and the completeness fee of \$290.00.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter

☐ Contract / Agreement

☐ Grant / Application

☐ Notice

☐ Ordinance

☒ Resolution

☐ Other:

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

MCARTHUR WEST GOLF CLUB REZONING

Applicant:	McArthur Golf Club, LLC
Property Owner:	McArthur Golf Club, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M189-007
Application Type and Number:	DEV2020090003
Report Number:	2021_0125_M189-007_Staff_Report_Final
Application Received:	11/25/2020
Transmitted:	12/04/2020
Staff Report:	01/25/2020
LPA Hearing:	02/18/2021
BCC Hearing:	03/09/2021

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B. Project description and analysis

This is a request for zoning district change from the A-1, Small Farms District to the RS-5, Low Density Residential District or the most appropriate district. The subject property is approximately 49.4 acres and is located west of and adjacent to the existing McArthur Golf Club in Hobe Sound. Included with the application is a request for a Certificate of Public Facilities Exemption.

The site is part of a site plan application for the addition of an 18 hole golf course to the existing McArthur Golf Club. The area of the rezoning will be primarily left undeveloped as it consists of mostly wetlands and wetland buffers. The subject site is incorporated into the revised final site plan for the McArthur Golf Club and is therefore subject to Sec. 3.402 Land Development Regulations (LDR). The existing A-1, Small Farms District is inconsistent with the Low Density future land use on the property and is therefore required to rezone to a zoning district consistent with the future land use designation.

The existing McArthur golf club has a Low Density future land use designation and RM-5, Low Density Residential District zoning. The property that is the subject of the new golf course application and west

of the subject property has a Rural Density future land use and RE-2A, Rural Estate District zoning. The requested RS-5 zoning and low density land use permit the proposed golf course development.

There are six (6) standard zoning districts that are available to implement the Industrial land use policies of the CGMP, which are RS-3, RS-4, RS-5, RM-3, RM-4, and RM-5, low density residential districts. In addition to the standard zoning districts, the PUD (Planned Unit Development) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County. The applicant is proposing to rezone the property to the RS-5, Low Density Residential District. The following tables compare the permitted uses and the development standards for the available standard zoning districts.

**TABLE 3.11.1
PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS**

USE CATEGORY	R S 3	R S 4	R S 5	R M 3	R M 4	R M 5
<i>Residential Uses</i>						
Accessory dwelling units						
Apartment hotels						
Mobile homes						
Modular homes	P	P	P	P	P	P
Multifamily dwellings				P	P	P
Single-family detached dwellings	P	P	P	P	P	P
Single-family detached dwellings, if established prior to the effective date of this ordinance						
Townhouse dwellings				P	P	P
Duplex dwellings				P	P	P
Zero lot line single-family dwellings				P	P	P
<i>Agricultural Uses</i>						
Agricultural processing, indoor						
Agricultural processing, outdoor						
Agricultural veterinary medical services						
Aquaculture						
Crop farms						
Dairies						
Exotic wildlife sanctuaries						
Farmer's markets						
Feed lots						
Fishing and hunting camps						

Orchards and groves						
Plant nurseries and landscape services						
Ranches						
Silviculture						
Stables, commercial						
Storage of agricultural equipment, supplies and produce						
Wildlife rehabilitation facilities						
<i>Public and Institutional Uses</i>						
Administrative services, not-for-profit						
Cemeteries, crematory operations and columbaria						
Community centers	P	P	P	P	P	P
Correctional facilities						
Cultural or civic uses						
Dredge spoil facilities						
Educational institutions	P	P	P	P	P	P
Electrical generating plants						
Fairgrounds						
Halfway houses						
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance						
Hospitals						
Neighborhood assisted residences with six or fewer residents	P	P	P	P	P	P
Neighborhood boat launches	P	P	P	P	P	P
Nonsecure residential drug and alcohol rehabilitation and treatment facilities						
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance						
Places of worship	P	P	P	P	P	P
Post offices						
Protective and emergency services	P	P	P	P	P	P
Public libraries	P	P	P	P	P	P
Public parks and recreation areas, active	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P	P
Public vehicle storage and maintenance						
Recycling drop-off centers	P	P	P	P	P	P
Residential care facilities			P	P	P	
Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance						
Solar energy facilities (solar farms)						
Solid waste disposal areas						
Utilities	P	P	P	P	P	P
<i>Commercial and Business Uses</i>						
Adult business						

Bed and breakfast inns	P	P	P	P	P	P
Business and professional offices						
Campgrounds						
Commercial amusements, indoor						
Commercial amusements, outdoor						
Commercial day care	P	P	P	P	P	P
Construction industry trades						
Construction sales and services						
Family day care	P	P	P	P	P	P
Financial institutions						
Flea markets						
Funeral homes						
General retail sales and services						
Golf courses	P	P	P	P	P	P
Golf driving ranges						
Hotels and motels						
Kennels, commercial						
Limited retail sales and services						
Marinas, commercial						
Marine education and research						
Medical services						
Parking lots and garages						
Recreational vehicle parks						
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance						
Residential storage facilities						
Restaurants, convenience, with drive through facilities						
Restaurants, convenience without drive through facilities						
Restaurants, general						
Shooting ranges, indoor						
Shooting ranges, outdoor						
Sporting clay course						
Trades and skilled services						
Vehicular sales and service						
Vehicular service and maintenance						
Veterinary medical services						
Wholesale trades and services						
Transportation, Communication and Utilities Uses						
Airstrips						

Airports, general aviation									
Industrial Uses									
Composting, where such use was approved or lawfully established prior to March 1, 2003									
Extensive impact industries									
Limited impact industries									
Mining									
Salvage yards									
Yard trash processing									
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002									

**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-3	15,000	60	3.00	—	—	30	50	—
A	RS-4	10,000	60	4.00	—	—	30	50	—
A	RS-5	7,500	60	5.00	—	—	30	50	—
A	RM-3	15,000(h)	60(h)	3.00	—	—	40	50	—
A	RM-4	10,000(h)	60(h)	4.00	—	—	40	50	—
A	RM-5	8,500(h)	60(h)	5.00	—	—	40	50	—

**TABLE 3.12.2.
STRUCTURE SETBACKS**

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

A	RM-4	25	25	25	25	10	20	30	40	10	10	20	30
A	RM-5	25	25	25	25	10	20	30	40	10	10	20	30

Standards for Amendments to the Zoning Atlas

1. The Comprehensive Growth Management Plan (CGMP) states in Chapter 4, Section 4.4: “Goal 4.4 To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And, in Objective 4.4A. “To eliminate inconsistencies between the FLUM and the zoning maps and regulations.”
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2 E.1. provide the following “Standards for amendments to the Zoning Atlas.”

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.

3. The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” 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 Low Density residential land use on the Future Land Use Map (FLUM) of the Comprehensive Growth Management Plan (CGMP). The zoning implementation policies and requirements are contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identify six (6) standard zoning districts, including RS-3, RS-4, RS-5 and RM-3, RM-4 and RM-5 that are available to implement the Low Density future land use classification.

In addition to the standard zoning districts the PUD (Planned Unit Development) District is

also available as a fourth option. The PUD District offers more design flexibility to applicants for proposed projects in exchange for additional benefits provided to the public and more controls by the County, which is considered concurrently with a proposed site plan. The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) are asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2 E.1., Land Development Regulations (LDR), Martin County Code (MCC).

The applicant requests a rezoning of the property to the RS-5, Low Density Residential District. The requested zoning district is consistent with the Comprehensive plan policies regarding land use.

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

There are six (6) standard zoning districts that are available to implement the Low Density residential future land use policies of the CGMP. The applicant has requested the RS-5 Low Density residential district.

The subject property has an area of approximately 49.4 acres and is adjacent to the existing parcel of land with a zoning district designation of RM-5, low density residential district, consistent with the minimum development standards governing the requested RS-5 Zoning District, as shown above in Table 13.12.1. The proposed use of the property and the land development related to it are consistent with the LDR.

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. The applicant must demonstrate full compliance with all regulations prior to any Development Order 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,

As shown in the figures contained in Section E below, the subject property is surrounded by residential land uses and zoning district designations. The development pattern allowed by the requested zoning will be consistent with the pattern of development in the area. The proposed use of a golf course which is permitted in all low density zoning districts is also compatible with development in the area as there are two existing golf courses adjacent to the subject property.

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

The requested zoning district of RS-5 is consistent with the future land use designation and the currently existing development associated with the areas adjacent to, and within proximity of, the subject site. This site is located next to an existing golf course and the proposed development that has occurred historically and recently surrounding the site is in conformance with the Low density land use designated for the area. Any development proposed on the property in conformance with the Low Density future land use designation and RS-5 zoning

district will be required to meet the County development standards. Therefore, the proposed RS-5 zoning is compatible with the existing historical uses and the current contemporaneous development pattern and is appropriate for this property.

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

The subject property is located mostly within the Primary Urban Services District of the County. As such, the full range of urban services at service levels established by the CGMP is available or must be made available for any uses that are planned for the property. Water and wastewater services to the site are already provided to the existing site by South Martin Regional Utilities, the regional service provider for this area of the County.

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 land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for development contains residential land uses within proximity to the subject parcel. The rezoning to RS-5, Low Density Residential District, would be consistent with the Low Density Future Land Use provisions and provide the opportunity for the proposed use of the property. This development pattern is well established adjacent to, and within the vicinity of, the subject parcel and the extension of this pattern to the subject property through the assignment of the requested RS-5 zoning district is suitable, contemplated and supported by the CGMP.

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

The subject application requires a public hearing before the Local Planning Agency, who will make a recommendation on the request; and, before the Board of County Commissioners, who will take final action on the request. The two public hearings will provide the public an opportunity to participate in the review and decision-making process.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
G	Development Review	Peter Walden	219-4923	Comply
H	County Attorney	Krista Storey	288-5443	Review Ongoing
I	Adequate Public Facilities	Peter Walden	219-4923	Exempt

Staff has reviewed this petition for a rezoning of property to the appropriate zoning district designation, has determined that the petition has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. Staff recommends approval of this rezoning petition.

D. Review Board action

This application is classified as an amendment to the official zoning atlas. Pursuant to Section 10.3.B., Land Development Regulations (LDR), Martin County, Fla. (2019), a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board's consideration. And, pursuant to Section 10.5.F., LDR, Martin County, Fla. (2019), final action on this request for an amendment to the official zoning map is required by the Board of County Commissioners (BCC) at a public hearing.

E. Location and site information

Parcel number(s) and address:	34-38-42-000-160-00000-3
Existing Zoning:	A-1, Small Farms District
Future land use:	Low Density
Gross area of site:	49.4 acres

Location Map



Subject Site 2020 Aerial



Zoning Atlas Excerpt



Zoning district designations of abutting properties:

To the north: R-2, Single Family District

To the south: RM-5, Low Density Residential District

To the east: RM-5, Low Density Residential District

To the west: RE-2A, Rural Estate District

Future Land Use Map Excerpt

To the north: Low Density
To the south: Low Density
To the east: Low Density
To the west: Rural Density

Findings of Compliance:

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Information #1:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium

unit within the notice area. MARTIN COUNTY, FLA., LDR, § 10.6.E.1.

Information #2:

Notice(s) of public hearings regarding development applications shall be published at least 14 days prior to the date of the public hearing (seven calendar days if the application is being expedited pursuant to section 10.5.E) in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application. [Section 10.6.D., LDR, MCC]

H. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

I. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

J. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #2:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

K. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits associated with amendments to the County

Zoning Atlas.

L. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$1,000.00	\$1,000.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

M. General application information

Applicant: McArthur Golf Club, LLC
Kevin Murphy, General Manager
6550 SE Osprey Street
Hobe Sound, FL 33455

Agent: Lucido and Associates
Morris A. Crady, AICP
701 SE Ocean Boulevard
Stuart, FL 34994

N. Acronyms

ADA Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR Land Development Regulations
LPA Local Planning Agency
MCC Martin County Code
MCHD Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

O. Attachments

[space above line provided for recording data]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 21-

[REGARDING A CHANGE IN ZONING CLASSIFICATION FROM A-1, SMALL FARMS DISTRICT, TO RS-5, LOW DENSITY RESIDENTIAL DISTRICT FOR MCARTHUR GOLF CLUB WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]

WHEREAS, this Board has made the following determinations of fact:

1. McArthur Golf Club, LLC submitted an application for a change in zoning district classification from the current A-1, Small Farms District to the RS-5, Low Density Residential District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on February 18, 2021. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on March 9, 2021.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

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

A. The zoning district classification of the property described in Exhibit A is hereby changed from the A-1, Small Farms District to the RS-5, Low Density Residential District.

B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County, Fla. (2009), this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Policy 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County, Fla. (2016), regarding preliminary development approvals, the property described in Exhibit A is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.

D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 9TH DAY OF MARCH, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER

BY: _____
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

LEGAL DESCRIPTION (CONTINUED)

CONTINUED FROM SHEET 2

DISTANCE OF 133.14 FEET; THENCE NORTH 04°57'23" EAST, A DISTANCE OF 64.60 FEET; THENCE NORTH 10°32'55" WEST, A DISTANCE OF 42.82 FEET; THENCE NORTH 26°36'50" WEST, A DISTANCE OF 65.06 FEET; THENCE NORTH 23°26'38" WEST, A DISTANCE OF 40.16 FEET; THENCE NORTH 26°15'28" EAST, A DISTANCE OF 120.38 FEET; THENCE NORTH 42°10'09" EAST, A DISTANCE OF 44.63 FEET; THENCE NORTH 09°20'47" WEST, A DISTANCE OF 41.20 FEET; THENCE NORTH 24°06'20" WEST, A DISTANCE OF 85.19 FEET; THENCE NORTH 39°08'31" WEST, A DISTANCE OF 68.91 FEET; THENCE NORTH 61°28'40" WEST, A DISTANCE OF 49.29 FEET; THENCE NORTH 36°49'06" WEST, A DISTANCE OF 31.62 FEET; THENCE NORTH 48°22'19" WEST, A DISTANCE OF 56.78 FEET; THENCE NORTH 26°02'12" WEST, A DISTANCE OF 85.40 FEET; THENCE NORTH 60°00'30" WEST, A DISTANCE OF 83.66 FEET; THENCE NORTH 19°05'01" WEST, A DISTANCE OF 71.26 FEET; THENCE NORTH 86°14'57" WEST, A DISTANCE OF 59.05 FEET; THENCE NORTH 34°13'35" WEST, A DISTANCE OF 75.99 FEET; THENCE SOUTH 87°00'16" WEST, A DISTANCE OF 104.03 FEET; THENCE NORTH 50°08'45" WEST, A DISTANCE OF 72.57 FEET; THENCE NORTH 10°09'22" WEST, A DISTANCE OF 47.80 FEET; THENCE NORTH 56°29'44" WEST, A DISTANCE OF 74.98 FEET; THENCE NORTH 49°20'22" WEST, A DISTANCE OF 46.53 FEET; THENCE NORTH 60°15'41" WEST, A DISTANCE OF 104.44 FEET; THENCE NORTH 20°37'46" WEST, A DISTANCE OF 58.99 FEET; THENCE NORTH 15°24'25" EAST, A DISTANCE OF 44.95 FEET; THENCE NORTH 28°22'50" WEST, A DISTANCE OF 53.68 FEET; THENCE NORTH 29°22'10" EAST, A DISTANCE OF 56.08 FEET; THENCE NORTH 63°47'40" EAST, A DISTANCE OF 76.13 FEET; THENCE NORTH 03°00'52" EAST, A DISTANCE OF 32.78 FEET; THENCE NORTH 45°38'38" WEST, A DISTANCE OF 34.17 FEET; THENCE NORTH 23°30'28" WEST, A DISTANCE OF 55.42 FEET; THENCE NORTH 05°37'29" WEST, A DISTANCE OF 49.70 FEET; THENCE NORTH 60°28'05" WEST, A DISTANCE OF 80.38 FEET; THENCE NORTH 31°44'35" EAST, A DISTANCE OF 40.37 FEET; THENCE NORTH 48°12'15" WEST, A DISTANCE OF 50.34 FEET; THENCE NORTH 10°57'36" WEST, A DISTANCE OF 59.79 FEET; THENCE NORTH 61°59'37" WEST, A DISTANCE OF 59.76 FEET; THENCE SOUTH 59°50'12" WEST, A DISTANCE OF 26.54 FEET; THENCE NORTH 15°01'32" WEST, A DISTANCE OF 54.57 FEET; THENCE NORTH 14°02'59" WEST, A DISTANCE OF 39.29 FEET; THENCE NORTH 14°42'56" EAST, A DISTANCE OF 53.58 FEET; THENCE NORTH 24°19'12" EAST, A DISTANCE OF 37.22 FEET; THENCE NORTH 45°37'41" WEST, A DISTANCE OF 119.93 FEET; THENCE NORTH 14°36'04" WEST, A DISTANCE OF 79.63 FEET; THENCE NORTH 09°07'22" WEST, A DISTANCE OF 55.72 FEET; THENCE NORTH 73°51'05" WEST, A DISTANCE OF 128.10 FEET; THENCE NORTH 66°55'23" WEST, A DISTANCE OF 49.15 FEET; THENCE SOUTH 80°36'51" WEST, A DISTANCE OF 42.66 FEET; THENCE NORTH 89°16'39" WEST, A DISTANCE OF 48.70 FEET; THENCE NORTH 38°59'39" WEST, A DISTANCE OF 89.84 FEET; THENCE NORTH 77°32'59" WEST, A DISTANCE OF 49.73 FEET; THENCE NORTH 09°40'02" WEST, A DISTANCE OF 66.68 FEET; THENCE NORTH 18°39'11" WEST, A DISTANCE OF 88.65 FEET; THENCE NORTH 06°16'36" EAST, A DISTANCE OF 33.96 FEET; THENCE NORTH 33°09'23" WEST, A DISTANCE OF 61.12 FEET; THENCE NORTH 50°56'41" EAST, A DISTANCE OF 71.65 FEET; THENCE NORTH 04°00'30" EAST, A DISTANCE OF 87.30 FEET; THENCE NORTH 15°13'12" WEST, A DISTANCE OF 68.20 FEET; THENCE

CONTINUED ON PAGE 4

LEGAL DESCRIPTION (CONTINUED)

CONTINUED FROM SHEET 3

NORTH 33°10'43" WEST, A DISTANCE OF 65.47 FEET; THENCE NORTH 51°14'33" WEST, A DISTANCE OF 85.39 FEET; THENCE NORTH 07°17'50" WEST, A DISTANCE OF 80.22 FEET; THENCE NORTH 26°00'20" WEST, A DISTANCE OF 77.12 FEET; THENCE NORTH 18°21'26" WEST, A DISTANCE OF 137.09 FEET; THENCE NORTH 29°48'47" WEST, A DISTANCE OF 111.56 FEET; THENCE NORTH 34°12'53" WEST, A DISTANCE OF 57.78 FEET; THENCE NORTH 57°22'43" WEST, A DISTANCE OF 101.29 FEET; THENCE NORTH 47°58'33" WEST, A DISTANCE OF 60.73 FEET; THENCE NORTH 11°11'23" WEST, A DISTANCE OF 79.90 FEET; THENCE NORTH 22°35'40" WEST, A DISTANCE OF 50.79 FEET; THENCE NORTH 01°55'41" WEST, A DISTANCE OF 66.89 FEET; THENCE NORTH 73°20'23" WEST, A DISTANCE OF 62.43 FEET; THENCE NORTH 59°16'04" WEST, A DISTANCE OF 91.43 FEET; THENCE NORTH 46°50'24" EAST, A DISTANCE OF 118.06 FEET; THENCE NORTH 05°04'45" EAST, A DISTANCE OF 77.78 FEET; THENCE NORTH 81°08'39" WEST, A DISTANCE OF 131.17 FEET; THENCE SOUTH 54°34'30" WEST, A DISTANCE OF 86.91 FEET; THENCE NORTH 45°07'38" WEST, A DISTANCE OF 92.63 FEET; THENCE NORTH 35°32'32" EAST, A DISTANCE OF 147.24 FEET; THENCE NORTH 36°28'26" WEST, A DISTANCE OF 58.20 FEET; THENCE NORTH 36°49'55" EAST, A DISTANCE OF 47.53 FEET; THENCE NORTH 25°50'55" EAST, A DISTANCE OF 48.64 FEET; THENCE NORTH 04°06'35" WEST, A DISTANCE OF 41.25 FEET; THENCE NORTH 49°48'47" WEST, A DISTANCE OF 90.45 FEET; THENCE SOUTH 26°22'50" WEST, A DISTANCE OF 66.50 FEET; THENCE NORTH 22°59'32" WEST, A DISTANCE OF 178.46 FEET; THENCE NORTH 24°55'41" WEST, A DISTANCE OF 153.96 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EVERGLADES DRIVE PER SAID PLAT BOOK 2, PAGE 105 AND THE POINT OF BEGINNING.

CONTAINING: 49.40 ACRES, MORE OR LESS.



November 19, 2020

HAND DELIVERY

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

Re: McArthur Golf Club, LLC – Mandatory Rezoning Application with Certificate of Public Facilities Exemption (Our ref. #20-165)

Dear Paul:

We are pleased to submit this application for a mandatory rezoning from A-2 to RS-5. As more specifically described in the enclosed project narrative, the approximately 49-acre tract is designated for Low Density future land use and zoned A-2. To bring the zoning into conformity with the future land use designation, a mandatory rezoning to RS-5 is required.

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:

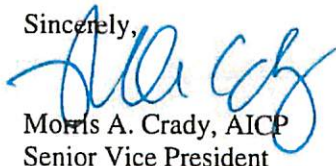
1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The owner's notarized power of attorney for representation by Lucido & Associates;
5. The Disclosure of Interest Affidavit;
6. The recorded deed documenting ownership by McArthur Golf Club, LLC;
7. The no transfer statement;
8. The sketch and legal description;
9. Aerial map;
10. Parcel assessment map;
11. Future land use map; and
12. Zoning map.

The list of surrounding property owners will be provided prior to the public hearing.

Upon a determination of completeness, we will submit the mandatory application fee in the amount of \$1,000.00.

Please feel free to contact me or my assistant, Shirley Lyders, if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP
Senior Vice President



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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: McArthur West Golf Club

Brief Project Description:

See project narrative

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

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: M189

Previous Project Name if applicable: _____

Parcel Control Number(s)

34-38-42-000-160-00000-3

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): McArthur Golf Club, LLC

Company Representative: Kevin Murphy, General Manager

Address: 6550 SE Osprey Street

City: Hobe Sound, State: FL Zip: 33455

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady, AICP

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

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

Contract Purchaser (Name or Company): None

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): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Northstar Geomatics, Inc.

Company Representative: Gregory S. Fleming, P.S.M.

Address: PO Box 2371

City: Stuart, State: FL Zip: 34995

Phone: 772 781-6400 ext 101 Email: Gregf@nsgeo.com

Civil Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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

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



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

E. APPLICANT or AGENT CERTIFICATION

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


Applicant Signature

11-19-20
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 by means of ☒ physical presence or ☐ online notarization this 19th day of November, 2020, by Morris A. Crady.

He X is personally known to me or ____ has produced _____ as
identification.

Shirley Lyders
Notary Public Signature

Printed name

STATE OF: FLORIDA **at-large**





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

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project McArthur Golf Club mandatory rezoning application 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

11-19-20
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

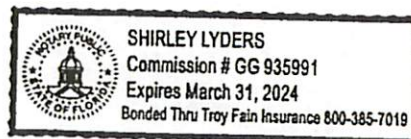
COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of November, 2020, by Morris A. Crady.

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

Printed name


Notary Public Signature



STATE OF: FLORIDA at-large



PROJECT NARRATIVE

McArthur Golf Club, LLC
Mandatory Rezoning from A-2 to RS-5
November 18, 2020

Existing Property Characteristics

The subject property is approximately 49.4 acres and located in Hobe Sound, Florida, west of the existing McArthur Golf Club, which is an existing 18-hole private golf club located on the west side of US-1 at the US-1/Osprey Street intersection. The site, which is under the same ownership as the adjoining McArthur Golf Club, is designated for Low Density future land use and is currently zoned A-2, Small Farms District.

The site is part of an adjoining 500-acre tract to the west that is designated for Rural Density and zoned RE-2A. These tracts have been submitted as part of a revised final site plan application to allow development of an additional 18-hole golf course to be added as an accessory use to the existing McArthur Golf Club.

The existing McArthur Golf Club, which is located to the east of the subject property is designated for Low Density future land use and zoned RM-5. Poinciana Gardens single family subdivision, which is located to the north, is designated for Low Density future land use and zoned R-2 (Single Family with a minimum lot size of 7,500). The property to the south is adjacent to conservation land within the Atlantic Ridge Preserve State Park and the Medalist Golf Club.

Legal access to the property is through the unopened public rights of-way in Poinciana Gardens.

Proposed Rezoning

The existing A-2 zoning district is inconsistent with the Low Density future land use. To maintain consistency with the land development code and the Comprehensive Plan, a mandatory rezoning from A-2 to RS-5 is required. The proposed RS-5 zoning is also appropriate because the minimum lot size of 7,500 sf is consistent with the adjacent Poinciana Gardens subdivision and allows a golf course as a permitted use, which is the intended use.

McArthur Golf Club, LLC
6550 SE Osprey Street
Hobe Sound, FL 33455

November 3, 2020

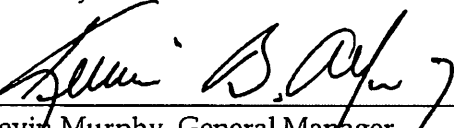
Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: McArthur Golf Club - Rezoning Application
PCN: 34-38-42-000-160-00000-3

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent McArthur Golf Club, LLC during the governmental review process of the application.

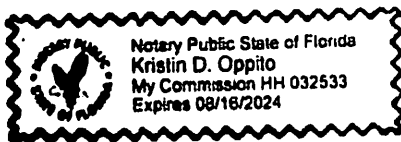
Sincerely,

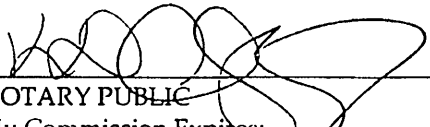

Kevin Murphy, General Manager

STATE OF Florida
COUNTY OF Martin

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ^{4th} day of November, 2020, by Kevin Murphy who ☒ is personally known to me or ☐ has produced _____ as identification.

(Notarial Seal)




NOTARY PUBLIC
My Commission Expires: 8/16/24

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
McArthur Golf Club, LLC	6550 SE Osprey Street Hobe Sound, FL 33455

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
McArthur Golf Club, LLC	6550 SE Osprey Street Hobe Sound, FL 33455	100%

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
None		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application *
M189-006	McArthur Golf Club, LLC	10-1-20	Revised final site plan	Pending

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved
P = Pending
D = Denied
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

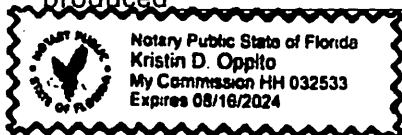
FURTHER AFFIANT SAYETH NOT.

AFFIANT

Kevin Murphy
Kevin Murphy, General Manager
McArthur Golf Club, LLC

STATE OF FLORIDA
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of [☒] physical presence or [☐] online notarization, this 4th day of November 2020, by Kevin Murphy, who is personally known to me or have produced _____ as identification.

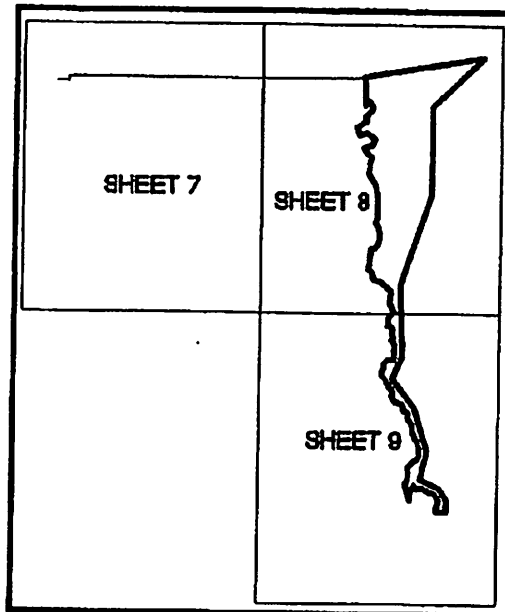


(Notary Seal)

Kristin D. Oppito
Notary Public, State of Florida
Print Name: Kristin D. Oppito
My Commission Expires: 8/16/2024

Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

ATTACHMENT A OVERALL MAP

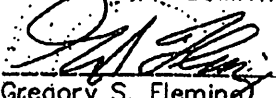


NOTES

1. HORIZONTAL RELATIONSHIPS & BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 1999 ADJUSTMENT (NAD 83-99) AND WERE ESTABLISHED USING NATIONAL GEODETIC SURVEY ROD "L 517" (PID #AJ5619) HAVING PUBLISHED NAD 83 VALUES OF NORTHING = 1,006,100.03 EASTING = 929,459.99, AND AN EAST LINE OF MCARTHUR WEST BEARING S 03°05'37" E.
2. THIS SKETCH AND LEGAL DESCRIPTION IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.
NORTHSTAR GEOMATICS, INC.



Gregory S. Fleming
Professional Surveyor & Mapper
Florida Registration No. 4350

JUNE 11, 2008
Date



**NORTHSTAR
GEOMATICS**

900 EAST OCEAN BOULEVARD, SUITE 400
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND DESCRIPTION

"MCARTHUR WEST"
EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

SHEET NO.

OF 9

PROJECT #

06-089SD_RES

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE AT THE SOUTHWESTERLY CORNER OF THE PLAT OF POINCIANA GARDENS, SECTIONS 3 AND 4, AS RECORDED IN PLAT BOOK 2, PAGE 105 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MARKED BY A 5/8" IRON ROD AND CAP STAMPED "PLS#3336" LYING ON THE WEST LINE OF THE GOMEZ GRANT; THENCE NORTH 68°02'44" EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 140.10 FEET TO A 5/8" IRON ROD AND CAP STAMPED "PLS#3336"; THENCE DEPARTING SAID SOUTH LINE, NORTH 22°01'33" WEST, A DISTANCE OF 50.11 FEET TO A 5/8" IRON ROD AND CAP ON THE SOUTH RIGHT-OF-WAY LINE OF EVERGLADES DRIVE PER PLAT BOOK 2, PAGE 105; THENCE NORTH 68°01'35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 3434.01 FEET TO A 5/8" IRON ROD AND CAP STAMPED "PLS#3336"; THENCE NORTH 58°51'29" EAST, A DISTANCE OF 117.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58°51'29" EAST, A DISTANCE OF 1460.18 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 7217"; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 24°47'38" WEST, A DISTANCE OF 843.08 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 21°42'06" EAST, A DISTANCE OF 1048.96 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 03°05'54" EAST, A DISTANCE OF 1136.69 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 24°24'04" EAST, A DISTANCE OF 701.41 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 22°13'06" EAST, A DISTANCE OF 151.79 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 03°03'18" WEST, A DISTANCE OF 276.57 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 61°00'42" EAST, A DISTANCE OF 431.63 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 39°09'04" EAST, A DISTANCE OF 531.05 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 09°18'40" EAST, A DISTANCE OF 343.16 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 88°08'00" EAST, A DISTANCE OF 242.38 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 57°57'38" EAST, A DISTANCE OF 169.69 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 7217"; THENCE SOUTH 22°02'51" EAST, A DISTANCE OF 142.62 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 67°57'30" WEST, A DISTANCE OF 121.74 FEET; THENCE NORTH 22°02'34" WEST, A DISTANCE OF 44.68 FEET; THENCE NORTH 00°30'27" EAST, A DISTANCE OF 93.50 FEET; THENCE NORTH 59°56'18" WEST, A DISTANCE OF 54.94 FEET; THENCE NORTH 55°28'37" WEST, A DISTANCE OF 46.48 FEET; THENCE SOUTH 79°54'35" WEST, A DISTANCE OF 37.04 FEET; THENCE NORTH 87°58'13" WEST, A DISTANCE OF 92.21 FEET; THENCE NORTH 75°34'45" WEST, A DISTANCE OF 33.86 FEET; THENCE SOUTH 59°29'20" WEST, A DISTANCE OF 87.14 FEET; THENCE NORTH 38°26'51" WEST, A DISTANCE OF 43.68 FEET; THENCE SOUTH 17°13'55" WEST, A DISTANCE OF 69.67 FEET; THENCE SOUTH 18°29'14" EAST, A DISTANCE OF 121.15 FEET; THENCE NORTH 44°26'48" WEST, A DISTANCE OF 66.48 FEET; THENCE NORTH 37°25'11" WEST, A

CONTINUED TO SHEET 3



**NORTHSTAR
GEOMATICS**

900 EAST OCEAN BOULEVARD, SUITE 140
PO BOX 2371, STUART, FLORIDA 34995
(772) 781-6400 (772) 781-0462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND DESCRIPTION

"MCARTHUR WEST"
EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 9

PROJECT #

06-089SD_RES

LEGAL DESCRIPTION (CONTINUED)

CONTINUED FROM SHEET 2

DISTANCE OF 133.14 FEET; THENCE NORTH 04°57'23" EAST, A DISTANCE OF 64.60 FEET; THENCE NORTH 10°32'55" WEST, A DISTANCE OF 42.82 FEET; THENCE NORTH 26°36'50" WEST, A DISTANCE OF 65.06 FEET; THENCE NORTH 23°26'38" WEST, A DISTANCE OF 40.16 FEET; THENCE NORTH 26°15'28" EAST, A DISTANCE OF 120.38 FEET; THENCE NORTH 42°10'09" EAST, A DISTANCE OF 44.63 FEET; THENCE NORTH 09°20'47" WEST, A DISTANCE OF 41.20 FEET; THENCE NORTH 24°06'20" WEST, A DISTANCE OF 85.19 FEET; THENCE NORTH 39°08'31" WEST, A DISTANCE OF 68.91 FEET; THENCE NORTH 61°28'40" WEST, A DISTANCE OF 49.29 FEET; THENCE NORTH 36°49'06" WEST, A DISTANCE OF 31.62 FEET; THENCE NORTH 48°22'19" WEST, A DISTANCE OF 56.78 FEET; THENCE NORTH 26°02'12" WEST, A DISTANCE OF 85.40 FEET; THENCE NORTH 60°00'30" WEST, A DISTANCE OF 83.66 FEET; THENCE NORTH 19°05'01" WEST, A DISTANCE OF 71.26 FEET; THENCE NORTH 86°14'57" WEST, A DISTANCE OF 59.05 FEET; THENCE NORTH 34°13'35" WEST, A DISTANCE OF 75.99 FEET; THENCE SOUTH 87°00'16" WEST, A DISTANCE OF 104.03 FEET; THENCE NORTH 50°08'45" WEST, A DISTANCE OF 72.57 FEET; THENCE NORTH 10°09'22" WEST, A DISTANCE OF 47.80 FEET; THENCE NORTH 56°29'44" WEST, A DISTANCE OF 74.98 FEET; THENCE NORTH 49°20'22" WEST, A DISTANCE OF 46.53 FEET; THENCE NORTH 60°15'41" WEST, A DISTANCE OF 104.44 FEET; THENCE NORTH 20°37'46" WEST, A DISTANCE OF 58.99 FEET; THENCE NORTH 15°24'25" EAST, A DISTANCE OF 44.95 FEET; THENCE NORTH 28°22'50" WEST, A DISTANCE OF 53.68 FEET; THENCE NORTH 29°22'10" EAST, A DISTANCE OF 56.08 FEET; THENCE NORTH 63°47'40" EAST, A DISTANCE OF 76.13 FEET; THENCE NORTH 03°00'52" EAST, A DISTANCE OF 32.78 FEET; THENCE NORTH 45°38'38" WEST, A DISTANCE OF 34.17 FEET; THENCE NORTH 23°30'28" WEST, A DISTANCE OF 55.42 FEET; THENCE NORTH 05°37'29" WEST, A DISTANCE OF 49.70 FEET; THENCE NORTH 60°28'05" WEST, A DISTANCE OF 80.38 FEET; THENCE NORTH 31°44'35" EAST, A DISTANCE OF 40.37 FEET; THENCE NORTH 48°12'15" WEST, A DISTANCE OF 50.34 FEET; THENCE NORTH 10°57'36" WEST, A DISTANCE OF 59.79 FEET; THENCE NORTH 61°59'37" WEST, A DISTANCE OF 59.76 FEET; THENCE SOUTH 59°50'12" WEST, A DISTANCE OF 26.54 FEET; THENCE NORTH 15°01'32" WEST, A DISTANCE OF 54.57 FEET; THENCE NORTH 14°02'59" WEST, A DISTANCE OF 39.29 FEET; THENCE NORTH 14°42'56" EAST, A DISTANCE OF 53.58 FEET; THENCE NORTH 24°19'12" EAST, A DISTANCE OF 37.22 FEET; THENCE NORTH 45°37'41" WEST, A DISTANCE OF 119.93 FEET; THENCE NORTH 14°36'04" WEST, A DISTANCE OF 79.63 FEET; THENCE NORTH 09°07'22" WEST, A DISTANCE OF 55.72 FEET; THENCE NORTH 73°51'05" WEST, A DISTANCE OF 128.10 FEET; THENCE NORTH 66°55'23" WEST, A DISTANCE OF 49.15 FEET; THENCE SOUTH 80°36'51" WEST, A DISTANCE OF 42.66 FEET; THENCE NORTH 89°16'39" WEST, A DISTANCE OF 48.70 FEET; THENCE NORTH 38°59'39" WEST, A DISTANCE OF 89.84 FEET; THENCE NORTH 77°32'59" WEST, A DISTANCE OF 49.73 FEET; THENCE NORTH 09°40'02" WEST, A DISTANCE OF 66.68 FEET; THENCE NORTH 18°39'11" WEST, A DISTANCE OF 88.65 FEET; THENCE NORTH 06°16'36" EAST, A DISTANCE OF 33.96 FEET; THENCE NORTH 33°09'23" WEST, A DISTANCE OF 61.12 FEET; THENCE NORTH 50°56'41" EAST, A DISTANCE OF 71.65 FEET; THENCE NORTH 04°00'30" EAST, A DISTANCE OF 87.30 FEET; THENCE NORTH 15°13'12" WEST, A DISTANCE OF 68.20 FEET; THENCE

CONTINUED ON PAGE 4



**NORTHSTAR
GEOMATICS**

900 EAST OCEAN BOULEVARD, SUITE 400
PO BOX 2371, STUART, FLORIDA 34995
(772) 761-6400 (772) 761-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND DESCRIPTION

"MCARTHUR WEST"
EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

SHEET NO.

3

OF

9

PROJECT #

06-089SD_RES

LEGAL DESCRIPTION (CONTINUED)

CONTINUED FROM SHEET 3

NORTH 33°10'43" WEST, A DISTANCE OF 65.47 FEET; THENCE NORTH 51°14'33" WEST, A DISTANCE OF 85.39 FEET; THENCE NORTH 07°17'50" WEST, A DISTANCE OF 80.22 FEET; THENCE NORTH 26°00'20" WEST, A DISTANCE OF 77.12 FEET; THENCE NORTH 18°21'26" WEST, A DISTANCE OF 137.09 FEET; THENCE NORTH 29°48'47" WEST, A DISTANCE OF 111.56 FEET; THENCE NORTH 34°12'53" WEST, A DISTANCE OF 57.78 FEET; THENCE NORTH 57°22'43" WEST, A DISTANCE OF 101.29 FEET; THENCE NORTH 47°58'33" WEST, A DISTANCE OF 60.73 FEET; THENCE NORTH 11°11'23" WEST, A DISTANCE OF 79.90 FEET; THENCE NORTH 22°35'40" WEST, A DISTANCE OF 50.79 FEET; THENCE NORTH 01°55'41" WEST, A DISTANCE OF 66.89 FEET; THENCE NORTH 73°20'23" WEST, A DISTANCE OF 62.43 FEET; THENCE NORTH 59°16'04" WEST, A DISTANCE OF 91.43 FEET; THENCE NORTH 46°50'24" EAST, A DISTANCE OF 118.06 FEET; THENCE NORTH 05°04'45" EAST, A DISTANCE OF 77.78 FEET; THENCE NORTH 81°08'39" WEST, A DISTANCE OF 131.17 FEET; THENCE SOUTH 54°34'30" WEST, A DISTANCE OF 86.91 FEET; THENCE NORTH 45°07'38" WEST, A DISTANCE OF 92.63 FEET; THENCE NORTH 35°32'32" EAST, A DISTANCE OF 147.24 FEET; THENCE NORTH 36°28'26" WEST, A DISTANCE OF 58.20 FEET; THENCE NORTH 36°49'55" EAST, A DISTANCE OF 47.53 FEET; THENCE NORTH 25°50'55" EAST, A DISTANCE OF 48.64 FEET; THENCE NORTH 04°06'35" WEST, A DISTANCE OF 41.25 FEET; THENCE NORTH 49°48'47" WEST, A DISTANCE OF 90.45 FEET; THENCE SOUTH 26°22'50" WEST, A DISTANCE OF 66.50 FEET; THENCE NORTH 22°59'32" WEST, A DISTANCE OF 178.46 FEET; THENCE NORTH 24°55'41" WEST, A DISTANCE OF 153.96 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EVERGLADES DRIVE PER SAID PLAT BOOK 2, PAGE 105 AND THE POINT OF BEGINNING.

CONTAINING: 49.40 ACRES, MORE OR LESS.



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SKETCH AND DESCRIPTION

"MCARTHUR WEST"
EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

SHEET NO.

4

OF 9

PROJECT #

06-089SD_RES

LINE TABLE (CONTINUED ON SHEET 6)

LINE TABLE		
LINE	LENGTH	BEARING
L1	140.10'	N68°02'44"E
L2	50.11'	N22°01'33"W
L3	117.83'	N58°51'29"E
L4	153.96'	N24°55'41"W
L5	178.46'	N22°59'32"W
L6	66.50'	S26°22'50"W
L7	90.45'	N49°48'47"W
L8	41.25'	N04°06'35"W
L9	48.64'	N25°50'55"E
L10	47.53'	N36°49'55"E
L11	58.20'	N36°28'26"W
L12	147.24'	N35°32'32"E
L13	92.63'	N45°07'38"W
L14	86.91'	S54°34'30"W
L15	131.17'	N81°08'39"W
L16	77.78'	N05°04'45"E
L17	118.06'	N46°50'24"E
L18	91.43'	N59°16'04"W
L19	62.43'	N73°20'23"W
L20	66.89'	N01°55'41"W
L21	50.79'	N22°35'40"W
L22	79.90'	N11°11'23"W
L23	60.73'	N47°58'33"W
L24	101.29'	N57°22'43"W
L25	57.78'	N34°12'53"W
L26	111.56'	N29°48'47"W
L27	137.09'	N18°21'26"W
L28	77.12'	N26°00'20"W
L29	80.22'	N07°17'50"W
L30	85.39'	N51°14'33"W
L31	65.47'	N33°10'43"W
L32	68.20'	N15°13'12"W
L33	87.30'	N04°00'30"E
L34	71.65'	N50°56'41"E
L35	61.12'	N33°09'23"W
L36	33.96'	N06°16'36"E
L37	88.65'	N18°39'11"W
L38	66.68'	N09°40'02"W
L39	49.73'	N77°32'59"W
L40	89.84'	N38°59'39"W
L41	48.70'	N89°16'39"W

LINE TABLE		
LINE	LENGTH	BEARING
L42	42.66'	S80°36'51"W
L43	49.15'	N66°55'23"W
L44	128.10'	N73°51'05"W
L45	55.72'	N09°07'22"W
L46	79.63'	N14°36'04"W
L47	119.93'	N45°37'41"W
L48	37.22'	N24°19'12"E
L49	53.58'	N14°42'56"E
L50	39.29'	N14°02'59"W
L51	54.57'	N15°01'32"W
L52	26.54'	S59°50'12"W
L53	59.76'	N61°59'37"W
L54	59.79'	N10°57'36"W
L55	50.34'	N48°12'15"W
L56	40.37'	N31°44'35"E
L57	80.38'	N60°28'05"W
L58	49.70'	N05°37'29"W
L59	55.42'	N23°30'28"W
L60	34.17'	N45°38'38"W
L61	32.78'	N03°00'52"E
L62	76.13'	N63°47'40"E
L63	56.08'	N29°22'10"E
L64	53.68'	N28°22'50"W
L65	44.95'	N15°24'25"E
L66	58.99'	N20°37'46"W
L67	104.44'	N60°15'41"W
L68	46.53'	N49°20'22"W
L69	74.98'	N56°29'44"W
L70	47.80'	N10°09'22"W
L71	72.57'	N50°08'45"W
L72	104.03'	S87°00'16"W
L73	75.99'	N34°13'35"W
L74	59.05'	N86°14'57"W
L75	71.26'	N19°05'01"W
L76	83.66'	N60°00'30"W
L77	85.40'	N26°02'12"W
L78	56.78'	N48°22'19"W
L79	31.62'	N36°49'06"W
L80	49.29'	N61°28'40"W
L81	68.91'	N39°08'31"W
L82	85.19'	N24°06'20"W



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SKETCH AND DESCRIPTION
"MCARTHUR WEST"
EASTERN RESERVATION AREA
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MARTIN COUNTY, FLORIDA

SHEET NO.

5

OF

9




PROJECT #

06-089SD_RES

LINE TABLE (CONTINUED FROM SHEET 5)

LINE TABLE		
LINE	LENGTH	BEARING
L83	41.20'	N09°20'47"W
L84	44.63'	N42°10'09"E
L85	120.38'	N26°15'28"E
L86	40.16'	N23°26'38"W
L87	65.06'	N26°36'50"W
L88	42.82'	N10°32'55"W
L89	64.60'	N04°57'23"E
L90	133.14'	N37°25'11"W
L91	66.48'	N44°26'48"W
L92	121.15'	S18°29'14"E
L93	69.67'	S17°13'55"W
L94	43.68'	N38°26'51"W
L95	87.14'	S59°29'20"W
L96	33.86'	N75°34'45"W
L97	92.21'	N87°58'13"W
L98	37.04'	S79°54'35"W
L99	46.48'	N55°28'37"W
L100	54.94'	N59°56'18"W
L101	93.50'	N00°30'27"E
L102	44.68'	N22°02'34"W
L103	151.79'	N22°13'06"W
L104	276.57'	N03°03'18"E
L105	431.63'	N61°00'42"W
L106	531.05'	N39°09'04"W
L107	343.16'	N09°18'40"W
L108	242.38'	N88°08'00"W
L109	169.69'	N57°57'38"W
L110	142.62'	N22°02'51"W
L111	121.74'	N67°57'30"E

LEGEND

	PROPERTY CORNER, AS NOTED
	PROPERTY CORNER, AS NOTED
	PROPERTY CORNER, AS NOTED
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
R/W	RIGHT OF WAY



**NORTHSTAR
GEOMATICS**

900 EAST OCEAN BOULEVARD, SUITE 140
PO BOX 2371, STUART, FLORIDA 34993
(772)781-0400 (772)781-0402 FAX
LICENSED BUSINESS NO. 7207

SKETCH AND DESCRIPTION

"MCARTHUR WEST"
EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

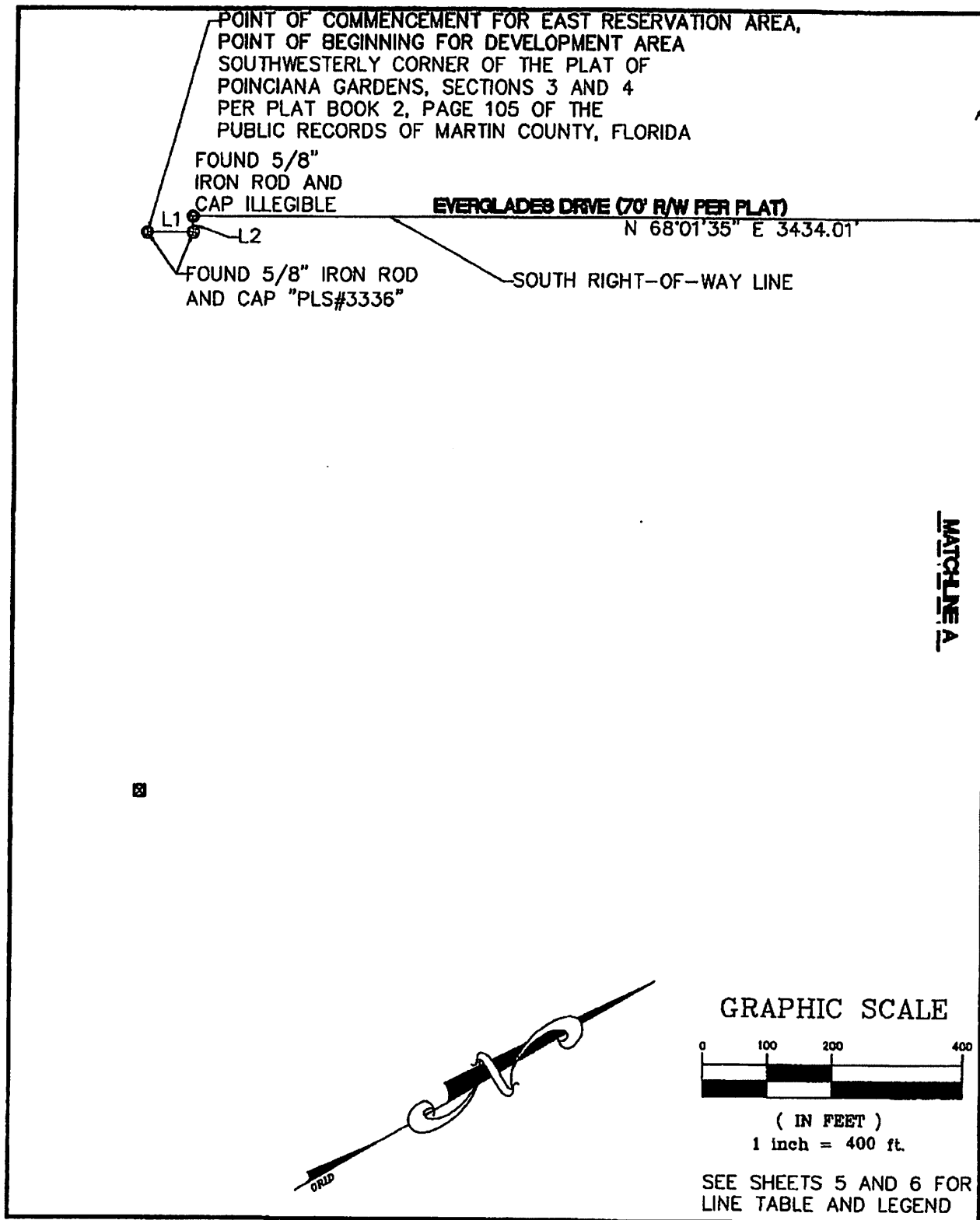
SHEET NO.

6

OF 9

PROJECT #

06-089SD_RES

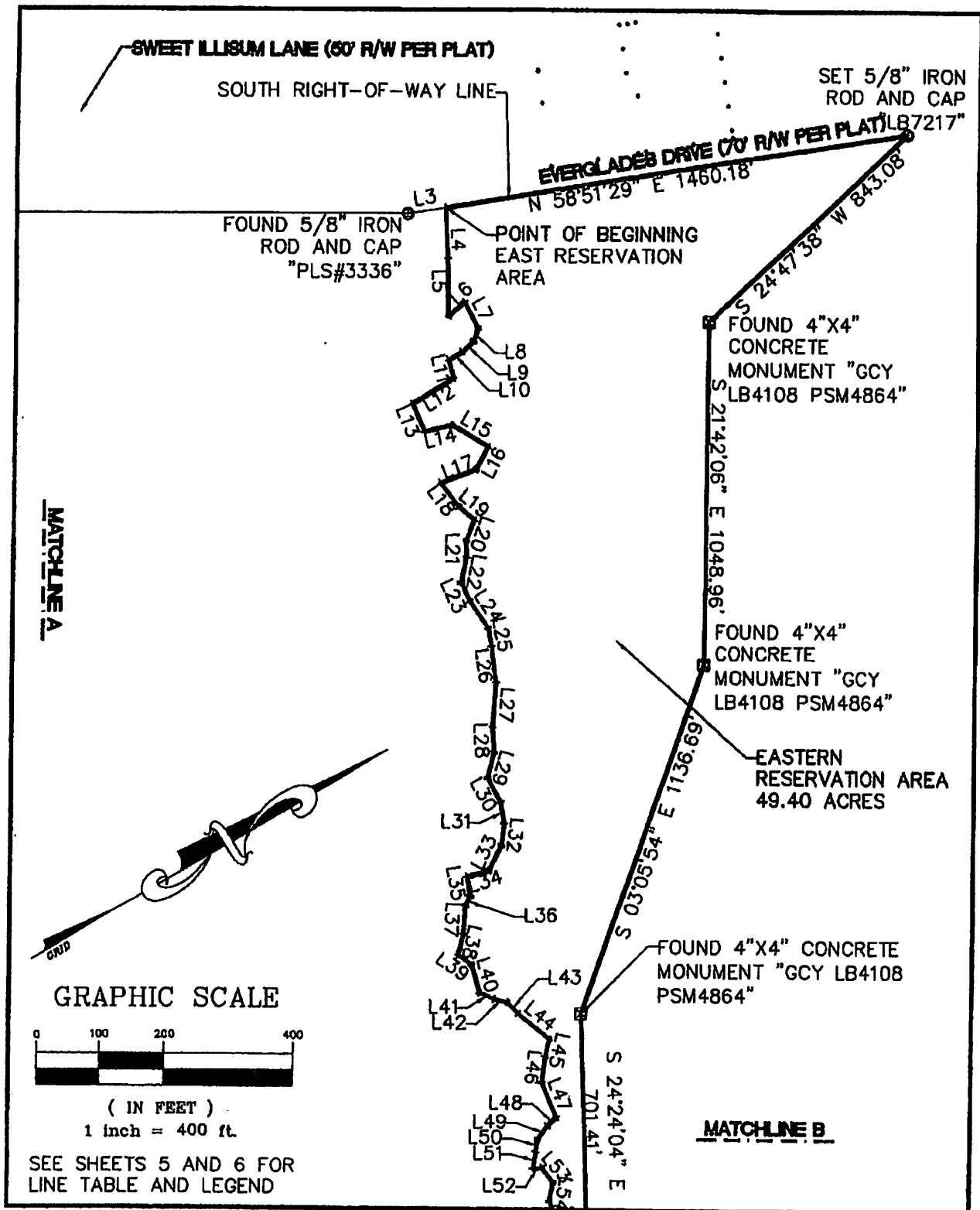


**NORTHSTAR
 GEOMATICS**

900 EAST OCEAN BOULEVARD, SUITE 140
 PO BOX 2371, STUART, FLORIDA 34993
 (772)781-6400 (772)781-6462 FAX
 LICENSED BUSINESS NO. 7217

SKETCH AND DESCRIPTION
 "MCARTHUR WEST"
 EASTERN RESERVATION AREA
 LYING IN A PORTION OF THE GOMEZ GRANT
 MARTIN COUNTY, FLORIDA

SHEET NO.
 7
 OF 9
 PROJECT #
 06-089SD_RES



NORTHSTAR GEOMATICS

900 EAST OCEAN BOULEVARD, SUITE 110
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6100 (772)781-6162 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND DESCRIPTION

"MCARTHUR WEST"

EASTERN RESERVATION AREA

LYING IN A PORTION OF THE GOMEZ GRANT

MARTIN COUNTY, FLORIDA

SHEET NO.

8

OF

9

PROJECT #

06-089SD_RES



This instrument prepared by
(and after recording return to):

Foley & Lardner LLP
Megan J. Ellis, Esq.
100 N. Tampa St, Suite 2700
Tampa, Florida 33602

Parcel Id Nos. 34-38-42-000-160-00000-3
34-38-42-000-160-00010-0
34-38-42-043-407-00080-0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 13th day of June, 2017 by McArthur Golf, LLC, a Florida limited liability company (successor by conversion to McArthur Golf, LLC, a Pennsylvania limited liability company) ("**Grantor**"), whose mailing address is 6550 SW Osprey Street, Hobe Sound, Florida 33455, to McArthur Golf Club, L.L.C., a Delaware limited liability company ("**Grantee**"), whose mailing address is 6250 N. River Road, Suite 9000, Rosemont, IL 60018.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, conveys and confirms, and by these presents does grant, bargain, sell, alien, convey and confirm unto the Grantee, all that certain real property situate in Martin County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein by reference, along with any rights, privileges, hereditaments, appurtenances, and easements related to such real property (collectively, the "**Property**").

SUBJECT to real estate taxes and assessments for 2017 and all subsequent years, and the matters described on Exhibit B attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), without the intent of re-imposing same.

Grantor specially warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Seller has signed, sealed and delivered this Special Warranty Deed as of the day and year set forth above.

GRANTOR:

Signed in the presence of:

McArthur Golf, LLC, a Florida limited liability company

Nicholas L. Campetito
(print name): NICHOLAS L. CAMPETITO

By: Peter Lund

Print: Peter Lund

Title: Managing Member

W. Scott Turnbull
(print name): W. Scott Turnbull

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was signed, sealed, and acknowledged before me this 12 day of June, 2017, by Peter Lund, as Managing Member of McArthur Golf, LLC, a Florida limited liability company, on behalf of the company. Such person is personally known to me or produced _____ as identification.

(SEAL)

Lenore Reine Cruz
Printed/typed name: LENORE REINE CRUZ
Notary Public-State of FLORIDA MY COMMISSION #GG 079976
Commission Number: STATE OF FLORIDA EXPIRES: March 6, 2021
Commission expires: Bonded Thru Budget Notary Services

EXHIBIT A

Legal Description

The land referred to herein below is situated in the County of Martin, State of Florida, and is described as follows:

PARCEL 1:

All of that certain real property located in Martin County, Florida, more particularly described as follows:

Beginning at a point in the Westerly line of the Gomez Grant a distance Southerly along the same 4,600 feet from the Northwesterly corner of said Grant and running thence (1) North $68^{\circ}26'$ East about 6,894.77 feet to the Westerly line of U.S. Highway No. 1; thence (2) Southerly along the same about 10,083.72 feet to the Southerly line of the herein described parcel; thence (3) South $68^{\circ}26'$ West parallel to the first course and at right angles to the Westerly line of the Gomez Grant 9,684.01 feet to a concrete monument; thence (4) North $21^{\circ}34'$ West along the Westerly line of the Gomez Grant 9,667.8 feet to the point of beginning.

EXCEPTING THEREFROM, HOWEVER, THE FOLLOWING:

Parcel (a): Sections 1 and 2 of POINCIANA GARDENS, recorded in Plat Book 2, Page 95, Martin County Records;

Parcel (b): Sections 3 and 4 of POINCIANA GARDENS, recorded in Plat Book 2, Page 105, Martin County Records;

Parcel (c): Section 5 of POINCIANA GARDENS, recorded in Plat Book 3, Page 47, Martin County Records; Parcel (d): Lots 16 and 17, LAKE PARK ADDITION and other lots in LAKE PARK ADDITION lying Northerly of Ocean Way (said Ocean Way being shown on Plat of Section 4 of POINCIANA GARDENS) of LAKE PARK ADDITION, according to the Plat recorded in Plat Book 2, at page 86, Martin County Records; and, Parcel (e): The Southerly 1,950 feet thereof.

Parcels (a), (b), (c), (d) and (e) above are the same parcels as those set out in that deed dated May 6, 1963, and recorded in O.R. Book 114, at Page 326, of said Public Records.

FURTHER EXCEPTING THEREFROM THE FOLLOWING:

Being a parcel of land lying in the Gomez Grant, Martin County, Florida, said parcel being more particularly described as follows:

BEGIN at the Northwest corner of Poinciana Gardens Section 5, as recorded in Plat Book 3, Page 47 of the Public Records of Martin County, Florida; thence North $58^{\circ}51'30''$ East, along the North line of said Poinciana Gardens Section 5, a distance of 1285.00 feet to a point, said point being the

Northeast corner of Lot 14, Block 402 of said Poinciana Gardens Section 5; thence South $31^{\circ}08'30''$ East along the East line of said Lot 14, a distance of 125.00 feet to a point in the Northerly right-of-way line of Sherwood Road; thence North $58^{\circ}51'30''$ East along said Northerly right-of-way line, a distance of 250.87 feet to a point in the Westerly right-of-way line of Circle Drive; thence North $39^{\circ}43'30''$ West along said Westerly right-of-way line, a distance of 88.30 feet to the beginning of a curve concave to the Southwest, having a radius of 1760.00 feet; thence Northerly along the arc of said curve through a central angle of $16^{\circ}06'50''$, a distance of 494.98 feet to a point, said point being on the South line of Poinciana Gardens Section 4, as recorded in Plat Book 2, Page 105 of the Public Records of Martin County, Florida; thence South $58^{\circ}51'30''$ West along said South line of Poinciana Gardens Section 4, a distance of 1496.41 feet; thence departing said South line, South $45^{\circ}57'00''$ East, a distance of 449.94 feet to the POINT OF BEGINNING.

PARCEL 2:

Lot 8, Block 407, POINCIANA GARDENS, SECTION 5, according to the Plat thereof, recoded in Plat Book 3, Page 47, Public Records of Martin County, Florida.

EXHIBIT B
Permitted Exceptions

All of the following as recorded in the Public Records of Martin County, Florida:

- (1) Easements to AT&T recorded in Deed Book 42, Page 475 and Deed Book 42, Page 405; and as affected by Assignment recorded in O.R. Book 821, Page 1406; and as further affected by Easement Reduction and Relocation Agreement recorded in O.R. Book 856, Page 239.
- (2) Easement in O.R. Book 856, Page 239 in the approximate location shown on the ALTA/NSPS Land Title Survey made by Kevin David Crowe on behalf of Bock & Clark Corporation dated April 11, 2017, last revised June 9, 2017, and designated Job No. 201700970-1 (the "Survey"). (As to Parcel 1 only)
- (3) Terms, provisions and easement contained in Warranty Deed recorded in O.R. Book 100, Page 217. (As to Parcel 1)
- (4) Easement for Drainage recorded in O.R. Book 114, Page 320.
- (5) Easement Reservation, for drainage, as shown in O.R. Book 114, Page 326.
- (6) Easement in favor of Florida Power and Light Company recorded in O.R. Book 179, Page 260 and O.R. Book 179, Page 262.
- (7) Drainage Easement recorded in O.R. Book 675, Page 325.
- (8) Reserved lot shown on the Plat of Lake Park Addition, according to the plat thereof recorded in Plat Book 2, Page 86, and as approximately shown on the Survey. (As to Parcel 1 only)
- (9) Conservation Easement in favor of the South Florida Water Management District, establishing perpetual conservation easements over the land, recorded July 31, 2001, in O.R. Book 1571, Page 1171, as affected by Amendment of Conservation Easement recorded in O.R. Book 1666, Page 2022, as approximately shown on the Survey. (As to Parcel 1 only)
- (10) Resolution Number 01-4.12 of the Board of County Commissioners, Martin County, Florida, regarding Master Site Plan Approval for McArthur Golf Club With A Request for Public Facilities Deferral, recorded August 8, 2001, in O.R. Book 1573, Page 2086, and as affected by Martin County Florida Revised Major Development Order recorded in O.R. Book 1655, Page 2830, and as further affected by Martin County Florida Revised Major Development Order recorded in O.R. Book 1739, Page 2277, and as further affected by Martin County Florida Revised Major Development Order recorded in O.R. Book 2246, Page 2481, and wetland buffer in the approximate location shown on the Survey. (As to Parcel 1 only)
- (11) Unity of Title recorded August 8, 2001, in O.R. Book 1573, Page 2175.
- (12) Resolution No. 00-11.24 of the Board of County Commissioners, Martin County, Florida, Regarding Change in Zoning District Classification from R-3A to MDR and A-1 and R-2B to LDR for McArthur Golf LLC with a Certificate of Public Facilities Exemption, as recorded

in O.R. Book 1526, Page 1705.

- (13) Resolution No. 01-6.25 of the Board of County Commissioners, Martin County, Florida, Regarding Final Site Plan Approval for McArthur Golf Club, Phase 1, with a Certificate of Public Facilities Reservation, as recorded in O.R. Book 1584 , Page 857.
- (14) Deed of Conservation Easement in favor of South Florida Water Management District, recorded in O.R. Book 1666, Page 2057, and as approximately shown on the Survey. (As to Parcel 1 only)
- (15) Non-exclusive easement granted by the Utility Easement in favor of the Town of Jupiter Island, recorded in O.R. Book 1846, Page 2432, and as approximately shown on the Survey. (As to Parcel 1 only)
- (16) Non-exclusive easement granted by the Utility Easement in favor of the Town of Jupiter Island, recorded in O.R. Book 1846, Page 2452, and as approximately shown on the Survey. (As to Parcel 1 only)
- (17) Non-exclusive easement granted by the Utility Easement in favor of the Town of Jupiter Island, recorded in O.R. Book 1846, Page 2464, and as approximately shown on the Survey. (As to Parcel 1 only)
- (18) Non-exclusive easement granted by the Utility Easement in favor of the BellSouth Telecommunications, Inc., recorded in O.R. Book 1846, Page 2473, and as approximately shown on the Survey. (As to Parcel 1 only)
- (19) Non-exclusive electric utility easement granted by the Easement in favor of Florida Power & Light Company, recorded in O.R. Book 1849, Page 87, and as approximately shown on the Survey. (As to Parcel 1 only)
- (20) Non-exclusive electric utility easement granted by the Easement in favor of Florida Power & Light Company, recorded in O.R. Book 1849, Page 110, and as approximately shown on the Survey. (As to Parcel 1 only)
- (21) Non-exclusive easement granted by the Drainage Easement in favor of Martin County, recorded in O.R. Book 1942, Page 1586, and as affected by County Resolution No. 04-9.41 accepting the same, recoded in O.R. Book 1942, Page 1585, and as approximately shown on the Survey. (As to Parcel 1 only)
- (22) Resolution No. 09-12.14 of the Board of County Commissioners , Martin County, Florida, relating to future land use, recoded in O.R. Book 2427, Page 2527. Eastern Reservation Area as approximately shown on the Survey. (As to Parcel 1 only)
- (23) 10' utility easement and 20' drainage easement shown on the Plat of POINCIANA GARDENS, SECTION 5, according to the Plat thereof, recoded in Plat Book 3, Page 47. (As to Parcel 1 only)
- (24) Martin County Resolution No. 01-12.2, accepting Easements for the Poinciana Gardens Retrofit Project, recorded in O.R. Book 1614, Page 1385.

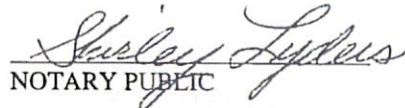
To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed into McArthur Golf Club, LLC was recorded in the Martin County Public Records.

DATED THIS 19th DAY OF November, 2020.

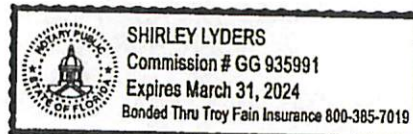

Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

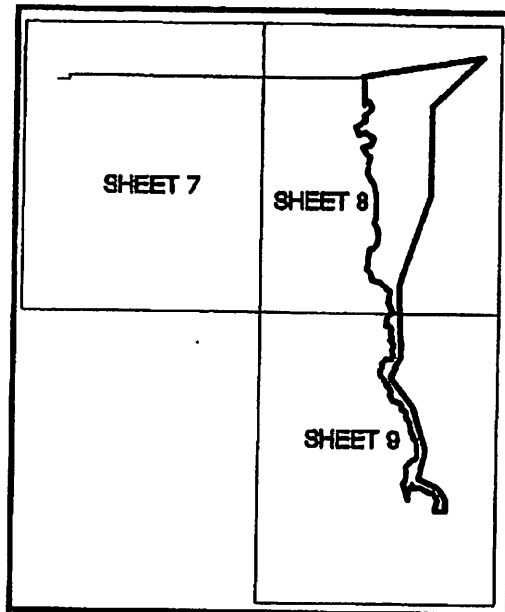
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 19th DAY OF November, 2020 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



ATTACHMENT A OVERALL MAP

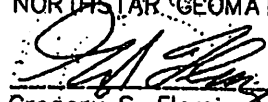


NOTES

1. HORIZONTAL RELATIONSHIPS & BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 1999 ADJUSTMENT (NAD 83-99) AND WERE ESTABLISHED USING NATIONAL GEODETIC SURVEY ROD "L 517" (PID #AJ5619) HAVING PUBLISHED NAD 83 VALUES OF NORTHING = 1,006,100.03 EASTING = 929,459.99, AND AN EAST LINE OF MCARTHUR WEST BEARING S 03°05'37" E.
2. THIS SKETCH AND LEGAL DESCRIPTION IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.
NORTHSTAR GEOMATICS, INC.


Gregory S. Fleming
Professional Surveyor & Mapper
Florida Registration No. 4350

JUNE 11, 2008
Date



**NORTHSTAR
GEOMATICS**

900 EAST OCEAN BOULEVARD, SUITE 140
PO BOX 2371, STUART, FLORIDA 34995
(772)781-0400 (772)781-0402 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND DESCRIPTION

"MCARTHUR WEST"
EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

SHEET NO.

OF 9

PROJECT #

06-089SD_RES

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE AT THE SOUTHWESTERLY CORNER OF THE PLAT OF POINCIANA GARDENS, SECTIONS 3 AND 4, AS RECORDED IN PLAT BOOK 2, PAGE 105 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MARKED BY A 5/8" IRON ROD AND CAP STAMPED "PLS#3336" LYING ON THE WEST LINE OF THE GOMEZ GRANT; THENCE NORTH 68°02'44" EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 140.10 FEET TO A 5/8" IRON ROD AND CAP STAMPED "PLS#3336"; THENCE DEPARTING SAID SOUTH LINE, NORTH 22°01'33" WEST, A DISTANCE OF 50.11 FEET TO A 5/8" IRON ROD AND CAP ON THE SOUTH RIGHT-OF-WAY LINE OF EVERGLADES DRIVE PER PLAT BOOK 2, PAGE 105; THENCE NORTH 68°01'35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 3434.01 FEET TO A 5/8" IRON ROD AND CAP STAMPED "PLS#3336"; THENCE NORTH 58°51'29" EAST, A DISTANCE OF 117.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58°51'29" EAST, A DISTANCE OF 1460.18 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 7217"; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 24°47'38" WEST, A DISTANCE OF 843.08 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 21°42'06" EAST, A DISTANCE OF 1048.96 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 03°05'54" EAST, A DISTANCE OF 1136.69 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 24°24'04" EAST, A DISTANCE OF 701.41 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 22°13'06" EAST, A DISTANCE OF 151.79 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 03°03'18" WEST, A DISTANCE OF 276.57 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 61°00'42" EAST, A DISTANCE OF 431.63 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 39°09'04" EAST, A DISTANCE OF 531.05 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 09°18'40" EAST, A DISTANCE OF 343.16 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 88°08'00" EAST, A DISTANCE OF 242.38 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 57°57'38" EAST, A DISTANCE OF 169.69 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 7217"; THENCE SOUTH 22°02'51" EAST, A DISTANCE OF 142.62 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 67°57'30" WEST, A DISTANCE OF 121.74 FEET; THENCE NORTH 22°02'34" WEST, A DISTANCE OF 44.68 FEET; THENCE NORTH 00°30'27" EAST, A DISTANCE OF 93.50 FEET; THENCE NORTH 59°56'18" WEST, A DISTANCE OF 54.94 FEET; THENCE NORTH 55°28'37" WEST, A DISTANCE OF 46.48 FEET; THENCE SOUTH 79°54'35" WEST, A DISTANCE OF 37.04 FEET; THENCE NORTH 87°58'13" WEST, A DISTANCE OF 92.21 FEET; THENCE NORTH 75°34'45" WEST, A DISTANCE OF 33.86 FEET; THENCE SOUTH 59°29'20" WEST, A DISTANCE OF 87.14 FEET; THENCE NORTH 38°26'51" WEST, A DISTANCE OF 43.68 FEET; THENCE SOUTH 17°13'55" WEST, A DISTANCE OF 69.67 FEET; THENCE SOUTH 18°29'14" EAST, A DISTANCE OF 121.15 FEET; THENCE NORTH 44°26'48" WEST, A DISTANCE OF 66.48 FEET; THENCE NORTH 37°25'11" WEST, A

CONTINUED TO SHEET 3



**NORTHSTAR
GEOMATICS**

900 EAST OCEAN BOULEVARD, SUITE 140
PO BOX 2374, STUART, FLORIDA 34995
(772)781-6460 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND DESCRIPTION

"MCARTHUR WEST"
EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 9

PROJECT #

06-089SD_RES

LEGAL DESCRIPTION (CONTINUED)

CONTINUED FROM SHEET 2

DISTANCE OF 133.14 FEET; THENCE NORTH 04°57'23" EAST, A DISTANCE OF 64.60 FEET; THENCE NORTH 10°32'55" WEST, A DISTANCE OF 42.82 FEET; THENCE NORTH 26°36'50" WEST, A DISTANCE OF 65.06 FEET; THENCE NORTH 23°26'38" WEST, A DISTANCE OF 40.16 FEET; THENCE NORTH 26°15'28" EAST, A DISTANCE OF 120.38 FEET; THENCE NORTH 42°10'09" EAST, A DISTANCE OF 44.63 FEET; THENCE NORTH 09°20'47" WEST, A DISTANCE OF 41.20 FEET; THENCE NORTH 24°06'20" WEST, A DISTANCE OF 85.19 FEET; THENCE NORTH 39°08'31" WEST, A DISTANCE OF 68.91 FEET; THENCE NORTH 61°28'40" WEST, A DISTANCE OF 49.29 FEET; THENCE NORTH 36°49'06" WEST, A DISTANCE OF 31.82 FEET; THENCE NORTH 48°22'19" WEST, A DISTANCE OF 56.78 FEET; THENCE NORTH 26°02'12" WEST, A DISTANCE OF 85.40 FEET; THENCE NORTH 60°00'30" WEST, A DISTANCE OF 83.66 FEET; THENCE NORTH 19°05'01" WEST, A DISTANCE OF 71.26 FEET; THENCE NORTH 86°14'57" WEST, A DISTANCE OF 59.05 FEET; THENCE NORTH 34°13'35" WEST, A DISTANCE OF 75.99 FEET; THENCE SOUTH 87°00'16" WEST, A DISTANCE OF 104.03 FEET; THENCE NORTH 50°08'45" WEST, A DISTANCE OF 72.57 FEET; THENCE NORTH 10°09'22" WEST, A DISTANCE OF 47.80 FEET; THENCE NORTH 56°29'44" WEST, A DISTANCE OF 74.98 FEET; THENCE NORTH 49°20'22" WEST, A DISTANCE OF 46.53 FEET; THENCE NORTH 60°15'41" WEST, A DISTANCE OF 104.44 FEET; THENCE NORTH 20°37'46" WEST, A DISTANCE OF 58.99 FEET; THENCE NORTH 15°24'25" EAST, A DISTANCE OF 44.95 FEET; THENCE NORTH 28°22'50" WEST, A DISTANCE OF 53.68 FEET; THENCE NORTH 29°22'10" EAST, A DISTANCE OF 56.08 FEET; THENCE NORTH 63°47'40" EAST, A DISTANCE OF 76.13 FEET; THENCE NORTH 03°00'52" EAST, A DISTANCE OF 32.78 FEET; THENCE NORTH 45°38'38" WEST, A DISTANCE OF 34.17 FEET; THENCE NORTH 23°30'28" WEST, A DISTANCE OF 55.42 FEET; THENCE NORTH 05°37'29" WEST, A DISTANCE OF 49.70 FEET; THENCE NORTH 60°28'05" WEST, A DISTANCE OF 80.38 FEET; THENCE NORTH 31°44'35" EAST, A DISTANCE OF 40.37 FEET; THENCE NORTH 48°12'15" WEST, A DISTANCE OF 50.34 FEET; THENCE NORTH 10°57'36" WEST, A DISTANCE OF 59.79 FEET; THENCE NORTH 61°59'37" WEST, A DISTANCE OF 59.76 FEET; THENCE SOUTH 59°50'12" WEST, A DISTANCE OF 26.54 FEET; THENCE NORTH 15°01'32" WEST, A DISTANCE OF 54.57 FEET; THENCE NORTH 14°02'59" WEST, A DISTANCE OF 39.29 FEET; THENCE NORTH 14°42'56" EAST, A DISTANCE OF 53.58 FEET; THENCE NORTH 24°19'12" EAST, A DISTANCE OF 37.22 FEET; THENCE NORTH 45°37'41" WEST, A DISTANCE OF 119.93 FEET; THENCE NORTH 14°36'04" WEST, A DISTANCE OF 79.63 FEET; THENCE NORTH 09°07'22" WEST, A DISTANCE OF 55.72 FEET; THENCE NORTH 73°51'05" WEST, A DISTANCE OF 128.10 FEET; THENCE NORTH 66°55'23" WEST, A DISTANCE OF 49.15 FEET; THENCE SOUTH 80°36'51" WEST, A DISTANCE OF 42.66 FEET; THENCE NORTH 89°16'39" WEST, A DISTANCE OF 48.70 FEET; THENCE NORTH 38°59'39" WEST, A DISTANCE OF 89.84 FEET; THENCE NORTH 77°32'59" WEST, A DISTANCE OF 49.73 FEET; THENCE NORTH 09°40'02" WEST, A DISTANCE OF 66.68 FEET; THENCE NORTH 18°39'11" WEST, A DISTANCE OF 88.65 FEET; THENCE NORTH 06°16'36" EAST, A DISTANCE OF 33.96 FEET; THENCE NORTH 33°09'23" WEST, A DISTANCE OF 61.12 FEET; THENCE NORTH 50°56'41" EAST, A DISTANCE OF 71.65 FEET; THENCE NORTH 04°00'30" EAST, A DISTANCE OF 87.30 FEET; THENCE NORTH 15°13'12" WEST, A DISTANCE OF 68.20 FEET; THENCE

CONTINUED ON PAGE 4



**NORTHSTAR
GEOMATICS**

900 EAST OCEAN BOULEVARD, SUITE 140
PO BOX 2371, STUART, FLORIDA 34995
(772) 781-6400 (772) 781-6402 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND DESCRIPTION

"MCARTHUR WEST"
EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

SHEET NO.

3

OF 9

PROJECT #

06-089SD_RES

LEGAL DESCRIPTION (CONTINUED)

CONTINUED FROM SHEET 3

NORTH 33°10'43" WEST, A DISTANCE OF 65.47 FEET; THENCE NORTH 51°14'33" WEST, A DISTANCE OF 85.39 FEET; THENCE NORTH 07°17'50" WEST, A DISTANCE OF 80.22 FEET; THENCE NORTH 26°00'20" WEST, A DISTANCE OF 77.12 FEET; THENCE NORTH 18°21'26" WEST, A DISTANCE OF 137.09 FEET; THENCE NORTH 29°48'47" WEST, A DISTANCE OF 111.56 FEET; THENCE NORTH 34°12'53" WEST, A DISTANCE OF 57.78 FEET; THENCE NORTH 57°22'43" WEST, A DISTANCE OF 101.29 FEET; THENCE NORTH 47°58'33" WEST, A DISTANCE OF 60.73 FEET; THENCE NORTH 11°11'23" WEST, A DISTANCE OF 79.90 FEET; THENCE NORTH 22°35'40" WEST, A DISTANCE OF 50.79 FEET; THENCE NORTH 01°55'41" WEST, A DISTANCE OF 66.89 FEET; THENCE NORTH 73°20'23" WEST, A DISTANCE OF 62.43 FEET; THENCE NORTH 59°16'04" WEST, A DISTANCE OF 91.43 FEET; THENCE NORTH 46°50'24" EAST, A DISTANCE OF 118.06 FEET; THENCE NORTH 05°04'45" EAST, A DISTANCE OF 77.78 FEET; THENCE NORTH 81°08'39" WEST, A DISTANCE OF 131.17 FEET; THENCE SOUTH 54°34'30" WEST, A DISTANCE OF 86.91 FEET; THENCE NORTH 45°07'38" WEST, A DISTANCE OF 92.63 FEET; THENCE NORTH 35°32'32" EAST, A DISTANCE OF 147.24 FEET; THENCE NORTH 36°28'26" WEST, A DISTANCE OF 58.20 FEET; THENCE NORTH 36°49'55" EAST, A DISTANCE OF 47.53 FEET; THENCE NORTH 25°50'55" EAST, A DISTANCE OF 48.64 FEET; THENCE NORTH 04°06'35" WEST, A DISTANCE OF 41.25 FEET; THENCE NORTH 49°48'47" WEST, A DISTANCE OF 90.45 FEET; THENCE SOUTH 26°22'50" WEST, A DISTANCE OF 66.50 FEET; THENCE NORTH 22°59'32" WEST, A DISTANCE OF 178.46 FEET; THENCE NORTH 24°55'41" WEST, A DISTANCE OF 153.96 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EVERGLADES DRIVE PER SAID PLAT BOOK 2, PAGE 105 AND THE POINT OF BEGINNING.

CONTAINING: 49.40 ACRES, MORE OR LESS.



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MARTIN COUNTY, FLORIDA

SHEET NO.
4

OF 9

PROJECT #
06-089SD_RES

LINE TABLE (CONTINUED ON SHEET 6)

LINE TABLE		
LINE	LENGTH	BEARING
L1	140.10'	N68°02'44"E
L2	50.11'	N22°01'33"W
L3	117.83'	N58°51'29"E
L4	153.96'	N24°55'41"W
L5	178.46'	N22°59'32"W
L6	66.50'	S26°22'50"W
L7	90.45'	N49°48'47"W
L8	41.25'	N04°06'35"W
L9	48.64'	N25°50'55"E
L10	47.53'	N36°49'55"E
L11	58.20'	N36°28'26"W
L12	147.24'	N35°32'32"E
L13	92.63'	N45°07'38"W
L14	86.91'	S54°34'30"W
L15	131.17'	N81°08'39"W
L16	77.78'	N05°04'45"E
L17	118.06'	N46°50'24"E
L18	91.43'	N59°16'04"W
L19	62.43'	N73°20'23"W
L20	66.89'	N01°55'41"W
L21	50.79'	N22°35'40"W
L22	79.90'	N11°11'23"W
L23	60.73'	N47°58'33"W
L24	101.29'	N57°22'43"W
L25	57.78'	N34°12'53"W
L26	111.56'	N29°48'47"W
L27	137.09'	N18°21'26"W
L28	77.12'	N26°00'20"W
L29	80.22'	N07°17'50"W
L30	85.39'	N51°14'33"W
L31	65.47'	N33°10'43"W
L32	68.20'	N15°13'12"W
L33	87.30'	N04°00'30"E
L34	71.65'	N50°56'41"E
L35	61.12'	N33°09'23"W
L36	33.96'	N06°16'36"E
L37	88.65'	N18°39'11"W
L38	66.68'	N09°40'02"W
L39	49.73'	N77°32'59"W
L40	89.84'	N38°59'39"W
L41	48.70'	N89°16'39"W

LINE TABLE		
LINE	LENGTH	BEARING
L42	42.66'	S80°36'51"W
L43	49.15'	N66°55'23"W
L44	128.10'	N73°51'05"W
L45	55.72'	N09°07'22"W
L46	79.63'	N14°36'04"W
L47	119.93'	N45°37'41"W
L48	37.22'	N24°19'12"E
L49	53.58'	N14°42'56"E
L50	39.29'	N14°02'59"W
L51	54.57'	N15°01'32"W
L52	26.54'	S59°50'12"W
L53	59.76'	N61°59'37"W
L54	59.79'	N10°57'36"W
L55	50.34'	N48°12'15"W
L56	40.37'	N31°44'35"E
L57	80.38'	N60°28'05"W
L58	49.70'	N05°37'29"W
L59	55.42'	N23°30'28"W
L60	34.17'	N45°38'38"W
L61	32.78'	N03°00'52"E
L62	76.13'	N63°47'40"E
L63	56.08'	N29°22'10"E
L64	53.68'	N28°22'50"W
L65	44.95'	N15°24'25"E
L66	58.99'	N20°37'46"W
L67	104.44'	N60°15'41"W
L68	46.53'	N49°20'22"W
L69	74.98'	N56°29'44"W
L70	47.80'	N10°09'22"W
L71	72.57'	N50°08'45"W
L72	104.03'	S87°00'16"W
L73	75.99'	N34°13'35"W
L74	59.05'	N86°14'57"W
L75	71.26'	N19°05'01"W
L76	83.66'	N60°00'30"W
L77	85.40'	N26°02'12"W
L78	56.78'	N48°22'19"W
L79	31.62'	N36°49'06"W
L80	49.29'	N61°28'40"W
L81	68.91'	N39°08'31"W
L82	85.19'	N24°06'20"W



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SKETCH AND DESCRIPTION

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EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

SHEET NO.
5




OF 9

PROJECT #
06-089SD_RES

LINE TABLE (CONTINUED FROM SHEET 5)

LINE TABLE		
LINE	LENGTH	BEARING
L83	41.20'	N09°20'47"W
L84	44.63'	N42°10'09"E
L85	120.38'	N26°15'28"E
L86	40.16'	N23°26'38"W
L87	65.06'	N26°36'50"W
L88	42.82'	N10°32'55"W
L89	64.60'	N04°57'23"E
L90	133.14'	N37°25'11"W
L91	66.48'	N44°26'48"W
L92	121.15'	S18°29'14"E
L93	69.67'	S17°13'55"W
L94	43.68'	N38°26'51"W
L95	87.14'	S59°29'20"W
L96	33.86'	N75°34'45"W
L97	92.21'	N87°58'13"W
L98	37.04'	S79°54'35"W
L99	46.48'	N55°28'37"W
L100	54.94'	N59°56'18"W
L101	93.50'	N00°30'27"E
L102	44.68'	N22°02'34"W
L103	151.79'	N22°13'06"W
L104	276.57'	N03°03'18"E
L105	431.63'	N61°00'42"W
L106	531.05'	N39°09'04"W
L107	343.16'	N09°18'40"W
L108	242.38'	N88°08'00"W
L109	169.69'	N57°57'38"W
L110	142.62'	N22°02'51"W
L111	121.74'	N67°57'30"E

LEGEND

	PROPERTY CORNER, AS NOTED
	PROPERTY CORNER, AS NOTED
	PROPERTY CORNER, AS NOTED
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
R/W	RIGHT OF WAY



**NORTHSTAR
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MARTIN COUNTY, FLORIDA

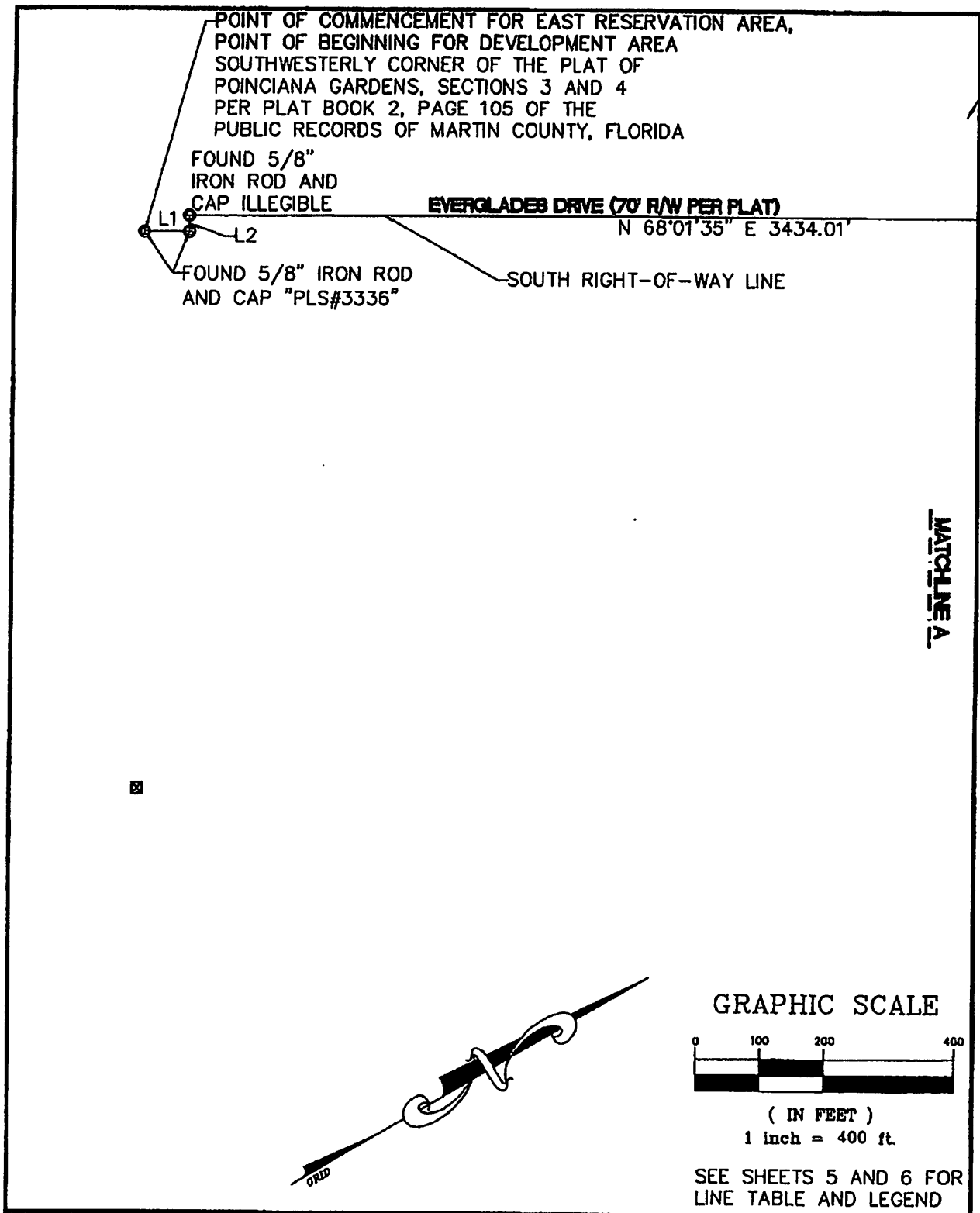
SHEET NO.

6

OF 9

PROJECT #

06-089SD_RES

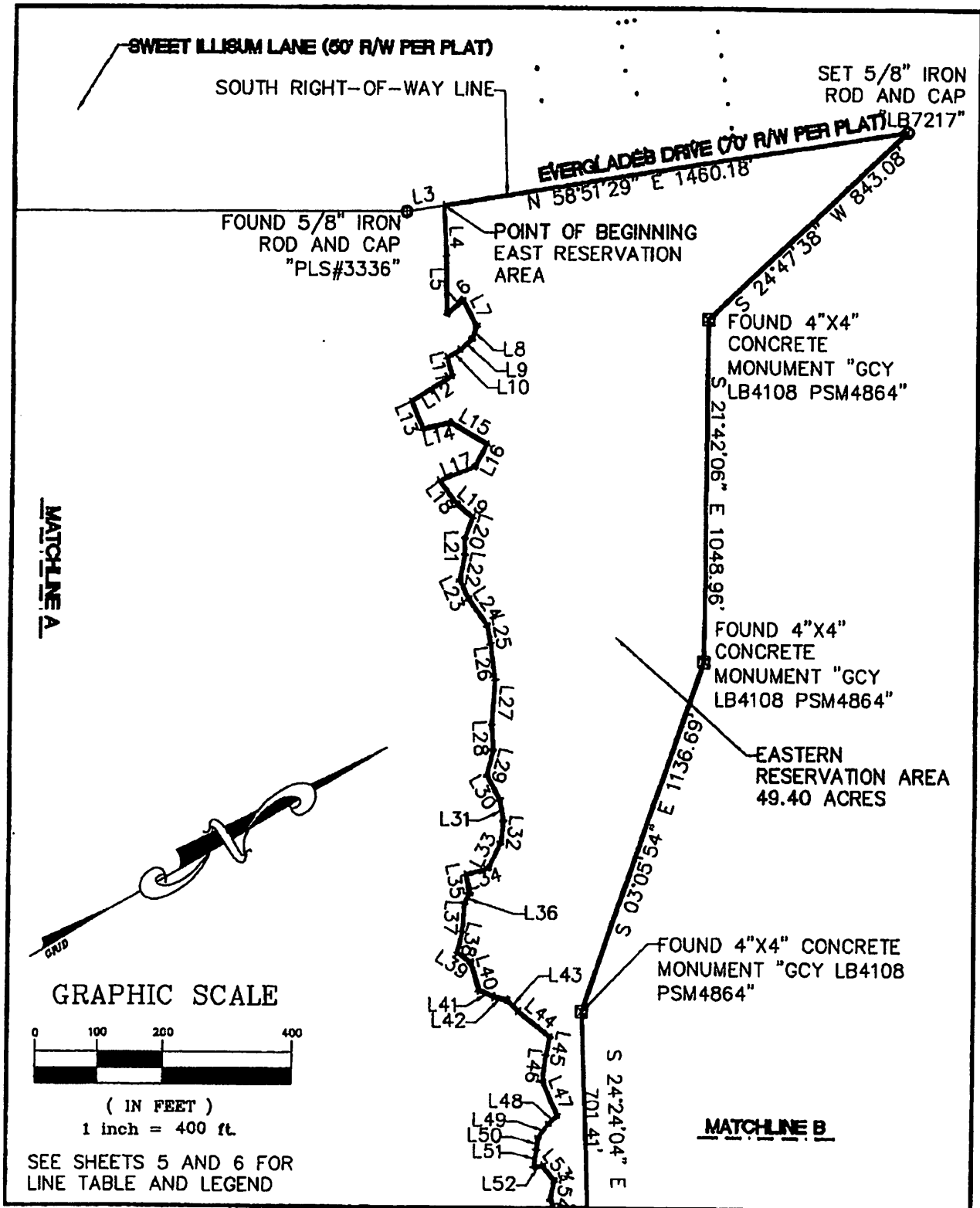


**NORTHSTAR
 GEOMATICS**

900 EAST OCEAN BOULEVARD, SUITE 140
 PO BOX 2371, STUART, FLORIDA 34993
 (772)781-6400 (772)61-6462 FAX
 LICENSED BUSINESS NO. 727

SKETCH AND DESCRIPTION
 "MCARTHUR WEST"
 EASTERN RESERVATION AREA
 LYING IN A PORTION OF THE GOMEZ GRANT
 MARTIN COUNTY, FLORIDA

SHEET NO.
 7
 OF 9
 PROJECT #
 06-089SD_RES



**NORTHSTAR
GEOMATICS**

900 EAST OCEAN BOULEVARD, SUITE 140
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

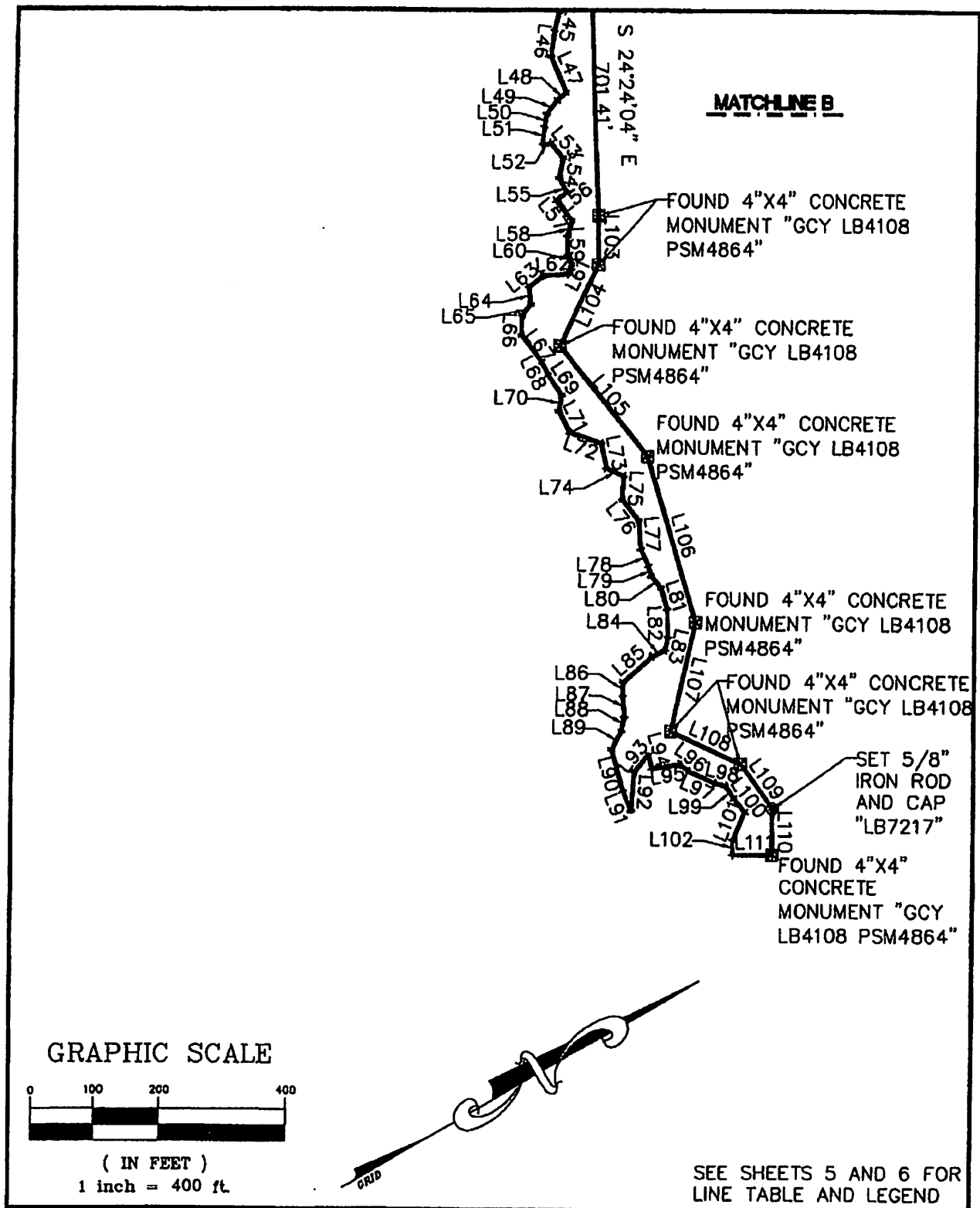
SKETCH AND DESCRIPTION

"MCARTHUR WEST"
EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

SHEET NO.
8

OF 9

PROJECT #
06-089SD_RES



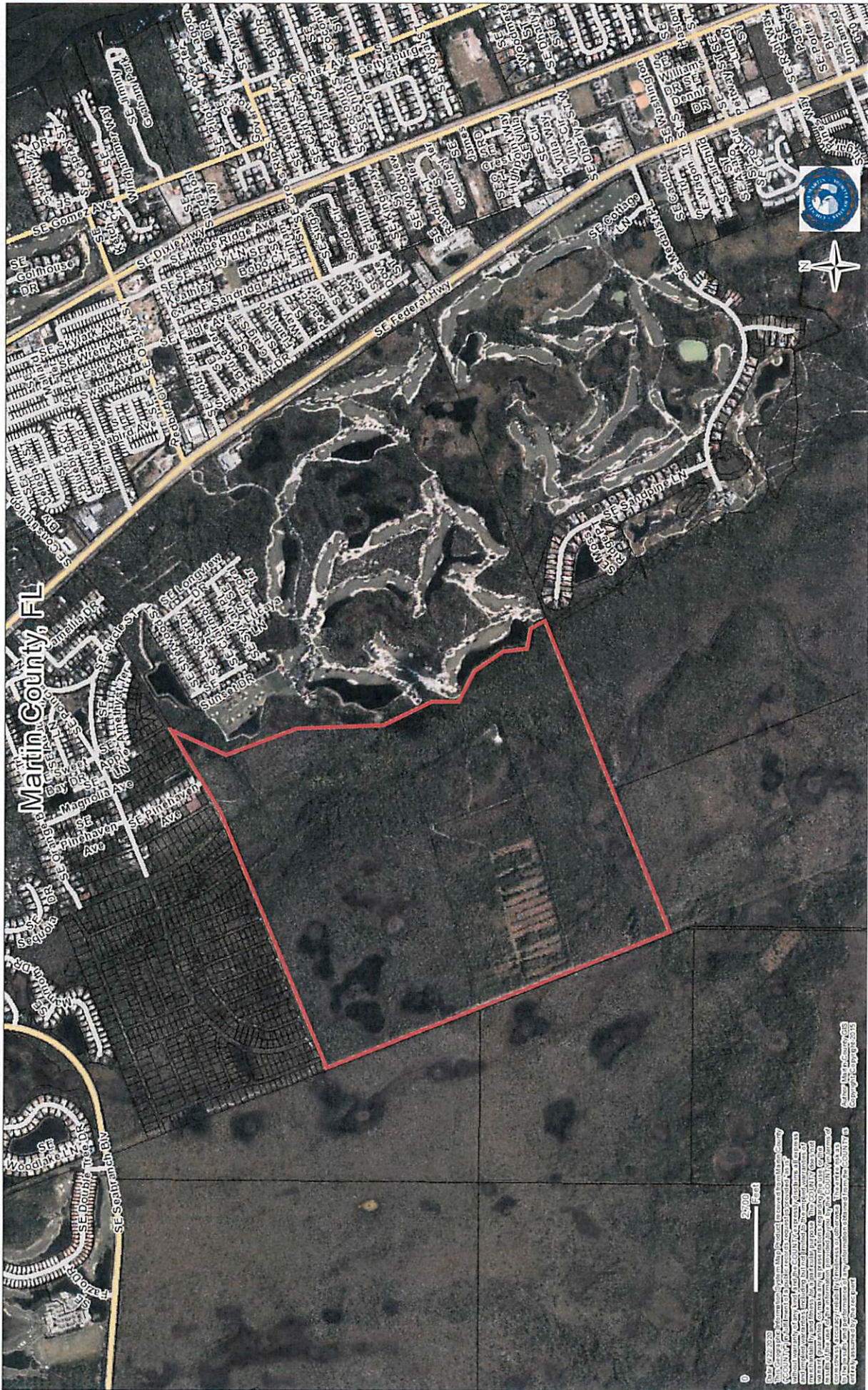
**NORTHSTAR
GEOMATICS**

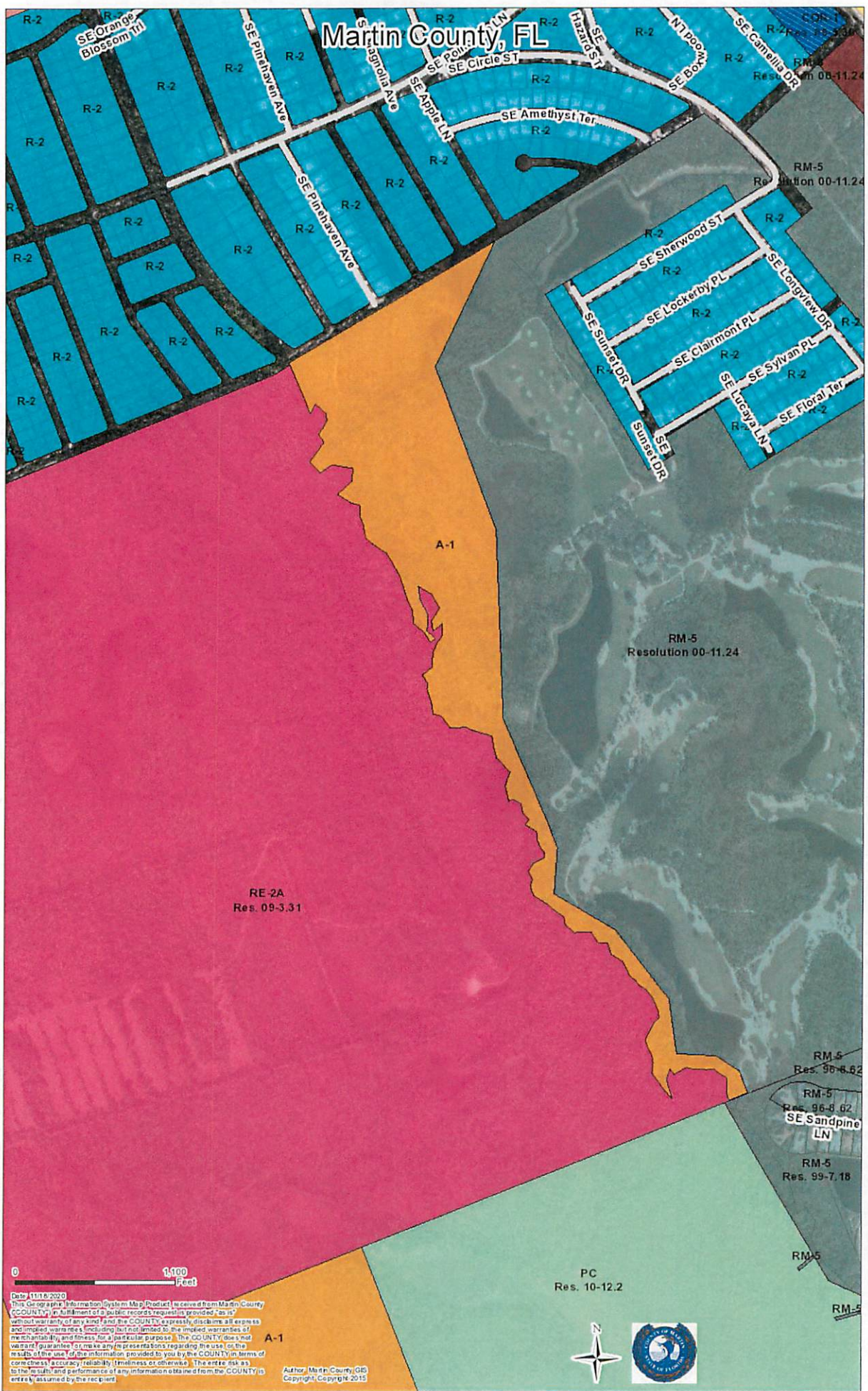
900 EAST OCEAN BOULEVARD, SUITE 140
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND DESCRIPTION

"MCARTHUR WEST"
EASTERN RESERVATION AREA
LYING IN A PORTION OF THE GOMEZ GRANT
MARTIN COUNTY, FLORIDA

SHEET NO.
9
OF 9
PROJECT #
06-089SD_RES







February 3, 2021

Subject and Location: **McArthur Golf Club, LLC, (M189-007)** - Request to rezone approximately 49.4 acres of property from the A-1, Small Farms District, to the RS-5, Single Family District, or the most appropriate zoning district. The subject site is located west of the existing McArthur Golf Club, which is west of the US-1/SE Osprey Street intersection and south of the Poinciana Gardens subdivision. It is part of a 517-acre (+/-) tract that is proposed to be developed as an accessory 18-hole golf course to be owned and operated by the existing golf club. Included is a request for a Certificate of Public Facilities Exemption.

Dear Property Owner:

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, February 18, 2021

Time and Date: **BOARD OF COUNTY COMMISSIONERS**

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, March 9, 2021

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business days prior to the meeting. No fee

will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Paul Schilling, Growth Management Department Director, (e-mail: pschilli@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Sincerely,

Morris A. Crady, AICP
Senior Vice President

Attachment: Location Map

classifieds

To Advertise, visit: classifieds.tcpalm.com

Classifieds Phone: 772.283.5252
Classifieds Email: tcpalmclassifieds@gannett.com
Hours: Monday - Friday 8:00am - 5:30pm

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Treasure Coast reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported to the first day of publication. The Treasure Coast shall not be liable for any loss or expense that results from an error or omission of an advertisement. No refunds for early cancellation of orders.

Public Notices

for the latest...
Public Notices

NOTICE OF PUBLIC HEARINGS

Subject: Request by McArthur Golf Club, LLC (M189-007) for a zoning district change from the A-1, Small Farms District to the R-5, Low Density Residential District for an approximate 45.4 acre parcel. Included in this application is a request for a Certificate of Public Facilities Exemption.

Location: The subject parcel is undeveloped and is located on the west side of the existing McArthur Golf Club, which is accessed at the intersection of SE Osprey Street and SE Federal Highway in Hobe Sound.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**
Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, February 18, 2021.

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**
Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, March 9, 2021.

Place: Martin County Administrative Center
2401 SE Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 106.6, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be offered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meeting.

If any person who decides to appeal any decision made with respect to any matter considered at the meeting or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

Sealed proposals will be received by the City of Fort Pierce, Florida, at the Purchasing Division, until:

3:00PM THURSDAY, FEBRUARY 25, 2021

JANITORIAL SERVICES FOR CITY OWNED BUILDINGS

in accordance with detailed specifications available upon request to the Purchasing Division, City Hall, 100 N. U.S. 1, Fort Pierce, Florida. Copies of documents are available electronically from the Purchasing Division by e-mail request to bids@cityoffortpierce.com, or on the web site of the City of Fort Pierce at www.cityoffortpierce.com/1879/purchasingland. Demandstar.com www.demandstar.com

A Mandatory Pre-Bid Meeting will be held at 10:00 A.M. Thursday, February 11, 2021 at the River Walk Center 600 North Indian River Drive, Fort Pierce, FL. All interested bidders MUST attend this meeting in order for their bids to be considered. Anyone arriving after 10:15 A.M. will not be allowed to participate in the bid process.

The City of Fort Pierce encourages Minority/Women Owned Business Enterprise participation.

City of Fort Pierce
Glenica Carter, MPA
Purchasing Manager
Pub Jan 27 Feb 3, 2021
TCN4544166

PUBLIC NOTICE TO THE RESIDENTS, PROPERTY OWNERS AND PUBLIC IN GENERAL OF ST. LUCIE VILLAGE, FLORIDA:

Notice is hereby given that the Board of Aldermen of the Town of St. Lucie Village, Florida will have a joint meeting with the St. Lucie County Board of County Commissioners on Thursday, February 4, 2021 at 10:00 a.m. at the County Commission Chambers, 2305 Virginia Avenue, 3rd Floor of Roger Poiras Building, Ft. Pierce, 34982. Topics discussed will include: train up date, Old Duane and airport flooding east of FEC Railroad, road maintenance, residential noise, and residency planning. Pub February 3 2021
TCN4584474

Notice to Contractors
Florida Department of Transportation Project
Bids will be received by the District Four Procurement Office until 10:30 A.M. on our website at: <https://www.dot.gov/contracts/default.htm> click on Friday, March 5, 2021 letting or by calling (954) 777-4612.
Pub: Feb. 3, 10 2021
TCN4573796

FOR FURTHER INFORMATION, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, Principal Planner, pwal@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 3RD DAY OF FEBRUARY 2021
Pub: Feb. 3, 2021
TCN4574838

SELL IT BUY IT FIND IT
Place your classified ad today.

Bids and Proposals

PUBLIC NOTICE

CITY OF SEBASTIAN
COMMUNITY DEVELOPMENT AGENCY (CRA) WORKSHOP
FEBRUARY 10, 2021 - 5:00 PM
1225 MAIN STREET, SEBASTIAN

The City of Sebastian CRA will conduct a workshop on February 10, 2021 at 5:00 p.m. to provide direction regarding the Harbor Lights Motel Site - 1215 Indian River Drive.

Agendas may be obtained in the City Hall lobby, or on the City website www.cityofsebastian.com.

Individuals are subject to screening prior to entering any City building and entry may be denied if any indicator of illness or prior COVID exposure is identified. All persons entering City Council Chambers where social distancing is not possible, shall wear face coverings, 6-20-20, Sec. 1 (1).

No stenographic record by a certified court reporter will be made of the foregoing workshop. Any person who desires to appeal any decision made by the board or agency has the right to appeal any decision made by the board or agency within three days after the date of the meeting. A verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be heard. (F.S. 286.0105)

In compliance with the American with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation for this meeting should contact the City's ADA Coordinator at 388-8216 - ADA@cityofsebastian.org or in writing to the City of Sebastian, 1225 Main Street, Sebastian, FL 32958. Pub February 3 2021
TCN4579272

CITY OF FORT PIERCE
CALL FOR BID NO. 2021-016

Sealed proposals will be received by the City of Fort Pierce, Florida, at the Purchasing Division, until:

3:00PM THURSDAY, FEBRUARY 25, 2021

JANITORIAL SERVICES FOR CITY OWNED BUILDINGS

in accordance with detailed specifications available upon request to the Purchasing Division, City Hall, 100 N. U.S. 1, Fort Pierce, Florida. Copies of documents are available electronically from the Purchasing Division by e-mail request to bids@cityoffortpierce.com, or on the web site of the City of Fort Pierce at www.cityoffortpierce.com/1879/purchasingland. Demandstar.com www.demandstar.com

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City of Fort Pierce
Glenica Carter, MPA
Purchasing Manager
Pub Jan 27 Feb 3, 2021
TCN4544166

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TCN4584474

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Pub: Feb. 3, 10 2021
TCN4573796

Foreclosure

IN THE COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT

IN AND FOR MARTIN COUNTY, FLORIDA
DIVISION: CIVIL
PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

PEGGY S. JOHNSON; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER OR AGAINST PEGGY S. JOHNSON, DECEASED; REBECCA CUNNEVEY; JEFFERY FRED JOHNSON; JAMES R. JOHNSON; DONNA JEAN JOHNSON, Defendants.

CASE NO. 20001012CCAXMX

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given that, Clerk of Circuit and County Courts of Martin County, Florida, will on **MARCH 20, 2021 at 10:00 a.m.**, via electronic sale at www.martinrealforeclose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Martin County, Florida:

Unit Weeks No. 24 in Condominium Parcel Number 206 of PLANTATION BEACH CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Book 596 at Page 1184, in the Public Records of Martin County, Florida, and all amendments) thereto, if any.

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court in the above-styled cause.

Any person claiming an interest in the surplus from the sale, if any, other than property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Foreclosure Sale has been furnished to the defendants listed on the attached service list by U.S. Mail this day of February, 2021.

MICHAEL J. BELLE, P.A.
2364 Fruitville Road
Sarasota, Florida 34237
Telephone: (941) 955-9212
Facsimile: (941) 955-0317

By: *(s/ Michael J. Belle)*
Michael J. Belle, Esquire
Attorney for Plaintiff
Florida Bar No. 840882
DESIGNATED PRIMARY E-MAIL SERVICE

PURSUANT TO FLA. R. JUD. ADMIN. 2.516
service@michaelbelle.com
judy@michaelbelle.com

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE HEREBY ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.

Published with the Stuart News on the following Publication Dates: Feb. 3rd & 10th, 2021

SERVICE LIST

(CASE NO. 20001012CCAXMX)

MICHAEL J. BELLE, ESQUIRE
2364 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com

PEGGY S. JOHNSON
4408 Garst Mill Rd., SW
Roanoke, VA 24018

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER OR AGAINST PEGGY S. JOHNSON, DECEASED
4408 Garst Mill Rd., SW
Roanoke, VA 24018

REBECCA CUNNEVEY
4573 Cresthill Dr.
Roanoke, VA 24018

JEFFERY FRED JOHNSON
6332 Hidden Falls Dr.
Salem, VA 24153

JAMES R. JOHNSON
4408 Garst Mill Rd., SW
Roanoke, VA 24018

DONNA JEAN JOHNSON
6332 Hidden Falls Dr.
Salem, VA 24153

Published: Feb. 3rd & 10th, 2021
TCN4583004

IN THE COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT

IN AND FOR MARTIN COUNTY, FLORIDA
DIVISION: CIVIL
PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

Unit Week No. 4 in Condominium Parcel Number 407 of PLANTATION BEACH CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Book 596 at Page 1184, in the Public Records of Martin County, Florida, and all amendments) thereto, if any.

Foreclosure

HELMUTH SIMON a/k/a HELMUTH E. SIMON and SIGRID SMOK a/k/a SIGRID I. SIMON, Defendants.

CASE NO. 20001291CCAXMX

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given that, Clerk of Circuit and County Courts of Martin County, Florida, will on **MARCH 20, 2021 at 10:00 a.m.**, via electronic sale at www.martinrealforeclose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Martin County, Florida:

Unit Week No. 46 in Condominium Parcel Number 306 of PLANTATION BEACH CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Book 596 at Page 1184, in the Public Records of Martin County, Florida, and all amendments) thereto, if any.

Unit Week No. 47 in Condominium Parcel Number 306 of PLANTATION BEACH CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Book 596 at Page 1184, in the Public Records of Martin County, Florida, and all amendments) thereto, if any.

Unit Week No. 24 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Book 596 at Page 1184, in the Public Records of Martin County, Florida, and all amendments) thereto, if any.

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court in the above-styled cause.

Any person claiming an interest in the surplus from the sale, if any, other than property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Foreclosure Sale has been furnished to the defendants listed on the attached service list by U.S. Mail this day of February, 2021.

MICHAEL J. BELLE, P.A.
2364 Fruitville Road
Sarasota, Florida 34237
Telephone: (941) 955-9212
Facsimile: (941) 955-0317

By: *(s/ Michael J. Belle)*
Michael J. Belle, Esquire
Attorney for Plaintiff
Florida Bar No. 840882
DESIGNATED PRIMARY E-MAIL SERVICE

PURSUANT TO FLA. R. JUD. ADMIN. 2.516
service@michaelbelle.com
judy@michaelbelle.com

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Published with the Stuart News on the following Publication Dates: Feb. 3rd & 10th, 2021

SERVICE LIST

(CASE NO. 20001291CCAXMX)

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2364 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com

HELMUTH E. SIMON and SIGRID I. SIMON
4408 Garst Mill Rd., SW
Roanoke, VA 24018

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Roanoke, VA 24018

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Roanoke, VA 24018

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Published: Feb. 3rd & 10th, 2021
TCN4583004

IN THE COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT

IN AND FOR MARTIN COUNTY, FLORIDA
DIVISION: CIVIL
PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

Unit Week No. 4 in Condominium Parcel Number 407 of PLANTATION BEACH CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Book 596 at Page 1184, in the Public Records of Martin County, Florida, and all amendments) thereto, if any.

Foreclosure

amendment(s) thereto, if any.

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Sarasota, Florida 34237
Telephone: (941) 955-9212
Facsimile: (941) 955-0317

By: *(s/ Michael J. Belle)*
Michael J. Belle, Esquire
Attorney for Plaintiff
Florida Bar No. 840882
DESIGNATED PRIMARY E-MAIL SERVICE

PURSUANT TO FLA. R. JUD. ADMIN. 2.516
service@michaelbelle.com
judy@michaelbelle.com

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PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

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By: *(s/ Michael J. Belle)*
Michael J. Belle, Esquire
Attorney for Plaintiff
Florida Bar No. 840882
DESIGNATED PRIMARY E-MAIL SERVICE

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Published with the Stuart News on the following Publication Dates: Feb. 3rd & 10th, 2021

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(CASE NO. 20001291CCAXMX)

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HELMUTH E. SIMON and SIGRID I. SIMON
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4408 Garst Mill Rd., SW
Roanoke, VA 24018

REBECCA CUNNEVEY
4573 Cresthill Dr.
Roanoke, VA 24018



RECEIVED
JAN 19 2021
GROWTH MANAGEMENT
DEPARTMENT

**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	January 14, 2021		
To:	Peter Walden Martin County Growth Management Dept.		
From:	Shirley Lyders		
Subject:	McArthur Golf Club Rezoning M189-007	Project No.	20-165

Pursuant to Article 10.6.B of the Development Review Procedures, attached is the certification regarding the posting of the project sign and map showing its location for your records.

Doug Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Notice Proposed Rezoning
McArthur Golf Club
File Number M189-007

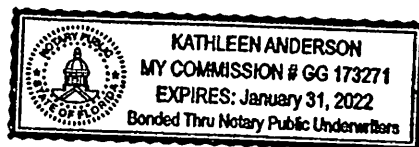
Dear Mr. Crady:

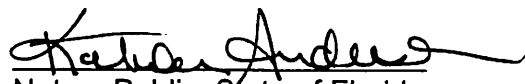
This is to certify that the above referenced sign was installed per Martin County requirements and complies with the standards of the notice provisions of Article 10, Section 10.6: Development Review Procedures.


Doug Fitzwater

State of Florida
County of Martin

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ~~XX~~
PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 14 DAY
OF January, 2021 BY Doug Fitzwater, WHO [] IS
PERSONALLY KNOWN TO ME OR [] HAS PRODUCED
AS IDENTIFICATION.




Notary Public, State of Florida

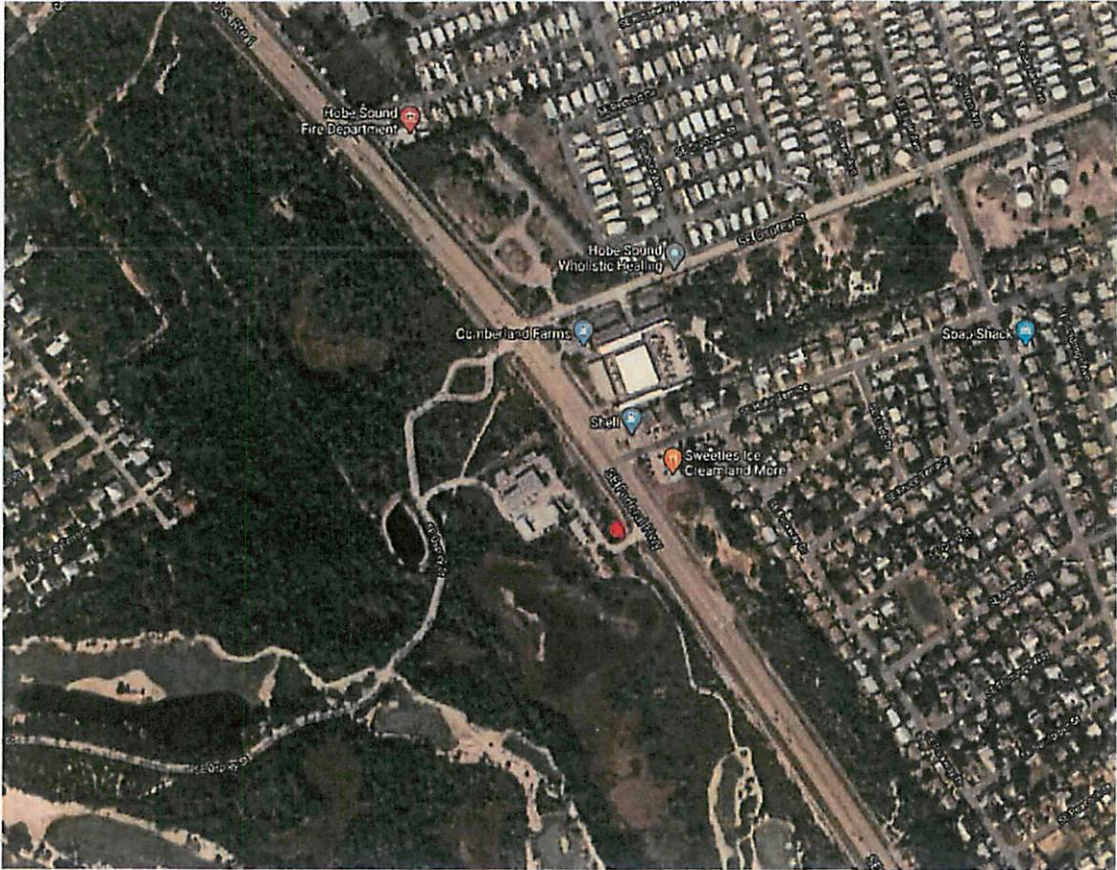
MY COMMISSION EXPIRES



Side One
Sign Photograph



Side Two
Sign Photograph



Sign Location

Prepared By:
Martin County
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[space above line provided for recording data]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 20-__

[REGARDING DENIAL OF CHANGE IN ZONING CLASSIFICATION FROM A-1, SMALL FARMS DISTRICT DISTRICT, TO RS-5 LOW DENSITY RESIDENTIAL DISTRICT, FOR MCARTHUR GOLF CLUB, LLC]

WHEREAS, this Board has made the following determinations of fact:

1. McArthur Golf Club, LLC submitted an application for a change in zoning district classification from A-1, Small Farms District to RS-5, Low Density Residential District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency was scheduled to hear the application at a public hearing on February 18, 2021. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on March 9, 2021.
5. At the public hearing, all interested parties were given an opportunity to be heard.

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

A. The request for a zoning district change from the A-1, Small Farms District to RS-5 Low Density Residential District, for McArthur Golf Club, LLC is hereby denied because XXXX.

B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 09TH DAY OF MARCH, 2021.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

**BY: _____
CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER**

**BY: _____
STACEY HETHERINGTON, CHAIR**

**APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:**

**BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY**

ATTACHMENTS:

Exhibit A, Legal Description

PHQJ-2

Peter W. Walden, AICP
Principal Planner
Martin County Growth Management Department
pwalden@martin.fl.us Office 772-219-4923
2401 SE Monterey Road Stuart, FL 34996

COUNTY
EXHIBIT # 2

Experience

Public Sector Work History

Principal Planner, AICP Martin County, FL

2018- present

- Project Coordinator- development application and land development regulation review
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

Senior Planner, Martin County, FL.

2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL.

2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance. Provide related documents; draft time extensions, build out determinations, administrative amendments.

Zoning Compliance, Village of North Palm Beach, NPB, FL.

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission, and maintain all corresponding files.

Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

Education & Certifications

Florida Atlantic University, Boca Raton, FL

B.P.M. Bachelor of Public Management (Administration), minor in Geography, Magna Cum Laude

Course work in: Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

Indian River State College, Stuart, FL

A.A., Environmental Science, Magna Cum Laude

Government Internship, Town of Jupiter, FL. 2011 Planning and Zoning, Business Development

Member of the American Institute of Certified Planners, AICP

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 5/12/21
By WXY
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
D.C.