

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

**RESOLUTION NUMBER 22-8.17**

**A RESOLUTION TO RELEASE UNITIES OF TITLE AND RESCISSION OF A  
DEVELOPMENT ORDER AND COVENANT RUNNING WITH THE LAND AS  
REQUESTED BY AUTO ART GALLERY, LLC.**

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

1. In 2001, a Unity of Title was entered into by MJD Ventures, Inc. for a project known as MJD Ventures and recorded in Official Records Book 1615, Page 2703, Public Records of Martin County, Florida. A Development Order was approved on August 27, 2001. The project was never constructed.
2. In 2001, a Covenant Running with the Land was recorded in Official Records Book 1615, page 2699, Public Records of Martin County, Florida.
3. In 2019, a Unity of Title was entered into by Nautilus Associates, LLC for a project known as StudioWorks and recorded in Official Records Book 3047, Page 165, Public Records of Martin County, Florida. The project known as StudioWorks is currently under construction.
4. Auto Art Gallery, LLC, the current owner of the property, has indicated that they wish to convey condominium units and is requesting that the previously recorded Unities of Title be released in order to provide a Unity of Title that authorizes the conveyance of condominium units.
5. This Board considered such request at a public meeting on August 16, 2022.
6. At the public meeting, all interested parties were given an opportunity to be heard.

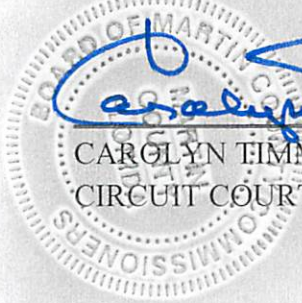
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

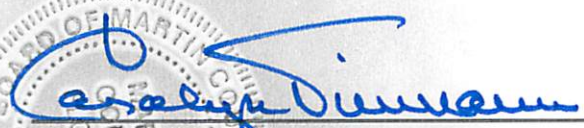
1. The Unity of Title recorded in Official Records Book 1615, Page 2703, Public Records of Martin County, Florida, attached hereto as Exhibit "A" is hereby released.
2. The Unity of Title recorded in Official Records Book 3047, Page 165, Public Records of Martin County, Florida, attached hereto as Exhibit "B" is hereby released.
3. The Development Order approved on August 27, 2001, recorded in Official Records Book 1615, Page 2672, Public Records of Martin County, Florida, attached hereto as Exhibit "C" is hereby rescinded and accordingly, deemed null and void.
4. The Covenant Running with the Land recorded in Official Records Book 1615, Page 2699, Public Records of Martin County, Florida, attached hereto as Exhibit "D" is hereby rescinded and accordingly, deemed null and void.
5. The Unity of Title attached hereto as Exhibit "E" is hereby approved.

6. This Resolution shall be recorded in the Public Records of Martin County. A copy of this Resolution shall be forwarded to the applicants by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 16<sup>th</sup> DAY OF AUGUST, 2022.**

ATTEST:




  
CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY:   
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

BY:   
ELYSSE A. ELDER, SENIOR  
ASSISTANT COUNTY ATTORNEY

**Exhibit "A"**

**RETURN TO:**

Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996

INSTR # 1548626  
OR BK 01615 PG 2703  
RECORDED 01/28/2002 09:35 AM  
MARSHA EWING  
MARTIN COUNTY Florida  
RECORDED BY T Copus (asst mgr)

**UNITY OF TITLE**

In consideration of the issuance of a permit to MJD Ventures, Inc. As "Owner(s)" for the construction of MJD Ventures in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

Signed, acknowledged and notarized on this 9<sup>th</sup> day of October, 2001.

ATTEST:

"OWNER"

Sign: [Signature]

Print Name: JEFF BAILEY

MJD Ventures, Inc.

Sign: [Signature]

Print name: Margo Imbornone

By: [Signature]

Gary Bailey  
Secretary

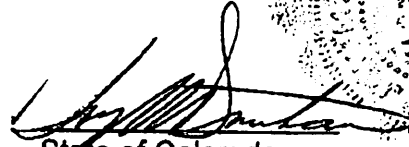
P.O. Box 352  
Boca Raton, FL 33429-0352

STATE OF COLORADO  
COUNTY OF EAGLE

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October, 2001 by Gary Bailey, Secretary of MJD Ventures, Inc., a Florida corporation

on behalf of the corporation. He is personally known to me or has produced ☒ \_\_\_\_\_  
\_\_\_\_\_ as identification and did ( ) did not ( ) take an oath.

Notary Public



State of Colorado

My commission expires: ☒ 10/22/02  
☒ (SEAL)

*Note: If corporate seal is applied, only one witness is required; if not, 2 witnesses are required.*

OR BK 01615 PG 2705

## EXHIBIT "A"

Portions of Lots 3, 4, 79 & 80; GOMEZ, According to the Plat thereof, as recorded in Plat Book 1, at Page 62, of the Public Records of Palm Beach (now Martin) County, Florida; Together with a portion of First Avenue, as shown on said Plat. All lying Westerly of the Westerly Right-of-Way line of S.E Shell Avenue and Easterly of the F.E.C. Railroad, more particularly described as follows:

Commence at the Point of Intersection of the Southerly Right-of-Way line of Bridge Road, as shown on the Florida Department of Transportation Right-of-Way Map Section 89030-2511. Sheet 2 of 4, dated 1980 and the Easterly Right-of-Way line of the Florida East Coast Railway Company, as shown on the Right-of-Way and Track Map V. 3, S. 9. B, dated December 31, 1927, corrected 5/19/76; Thence run North  $68^{\circ}47'15''$  East, along the said Southerly Right-of-Way Line of Bridge Road, for a distance of 231.52 feet; Thence run South  $38^{\circ}28'00''$  East, along the said Westerly Right-of-Way line of S.E. Shell Avenue for a distance of 265.66 feet, to the Point of Beginning of the following described parcel of land: Thence continue South  $38^{\circ}28'00''$  East, along the last described course, for a distance of 572.86 feet; Thence run south  $68^{\circ}57'40''$  West, along the Northerly line of that certain parcel of land described in Official Records Book 706, Page 2500, for a distance of 231.74 feet, Thence run North  $38^{\circ}28'00''$  West, along the said Easterly Right-of-Way line of the F.E.C. Railroad, (Said line being 75.00 feet Easterly of and parallel with, as measured at right angles to, the centerline of the Westerly Track, as originally constructed) also being 221.10 feet Westerly of and parallel with, as measured on the perpendicular, to the said Westerly Right-of-Way line of S.E. Shell Avenue, for a distance of 572.12 feet; Thence run North  $68^{\circ}47'15''$  East, along the Southerly line of that certain parcel of land, as described in Official Records Book 1370, Page 1771, for a distance of 231.52 feet, to the Point of Beginning, containing 2.906 acres of 126,577 square feet. More or Less.



## Exhibit "B"

### UNITY OF TITLE

In consideration of the issuance of a Permit to NAUTILUS ASSOCIATES, LLC, a Florida limited liability company, as "Owner", for the construction of an artisan workshop center known as StudioWorks in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.
4. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

Signed, acknowledged and notarized on this 7<sup>TH</sup> day of FEB., 2019.

OWNER

NAUTILUS ASSOCIATES, LLC  
a Florida limited liability company

WITNESSES:

Sign  
Print

Sign  
Print

George Cuxeny

Dara M Miller

By

Edward O'Sullivan  
Authorized Member

Address: 19950 Beach Road, #8-S  
Jupiter, FL 33469

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

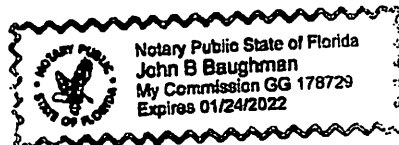
I HEREBY CERTIFY that the foregoing instrument was acknowledged  
before me this 7 day of February, 2019, by EDWARD  
O'SULLIVAN, Authorized Member of NAUTILUS ASSOCIATES, LLC, a  
Florida limited liability company, who ☒ is personally known to me or [ ] has  
produced \_\_\_\_\_ as identification.

(Notarial Seal)

NOTARY PUBLIC

My Commission Expires:

This Instrument prepared by:  
Lucido & Associates  
701 S.E. Ocean Boulevard  
Stuart, FL 34994



**Exhibit A**  
**StudioWorks**  
**Legal Description**

PORTIONS OF LOTS 3, 4, 79 & 80; GOMEZ, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; TOGETHER WITH A PORTION OF FIRST AVENUE, AS SHOWN ON SAID PLAT, ALL LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF S.E. SHELL AVENUE AND EASTERLY OF THE F.E.C. RAILROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BRIDGE ROAD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89030-2511, SHEET 2 OF 4, DATED 1980 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY AS SHOWN ON THE RIGHT-OF-WAY AND TRACK MAP V. 3, S.9.B, DATED DECEMBER 31, 1927, CORRECTED 5/19/76; THENCE RUN NORTH 68°47'15" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRIDGE ROAD, FOR A DISTANCE OF 231.52 FEET; THENCE RUN SOUTH 38°28'00" EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF S.E. SHELL AVENUE, FOR A DISTANCE OF 265.66 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUE SOUTH 38°28'00" EAST, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 572.86 FEET; THENCE RUN SOUTH 68°57'40" WEST, ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 706, PAGE 2500, FOR A DISTANCE OF 231.74 FEET, THENCE RUN NORTH 38°28'00" WEST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF THE F.E.C. RAILROAD, (SAID LINE BEING 75.00 FEET EASTERLY OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF THE WESTERLY TRACK, AS ORIGINALLY CONSTRUCTED) ALSO BEING 221.10 FEET WESTERLY OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR, TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF S.E. SHELL AVENUE, FOR A DISTANCE OF 572.12 FEET; THENCE RUN NORTH 68°47'15" EAST, ALONG THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1370, PAGE 1771, FOR A DISTANCE OF 231.52 FEET, TO THE POINT OF BEGINNING.

Parcel Control Number: 34-38-42-000-003-00020-1



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

Exhibit "C"

INSTR # 1548624  
OR BK 01615 PG 2672  
RECORDED 01/28/2002 09:35 AM  
MARSHA EWING  
MARTIN COUNTY Florida  
RECORDED BY T Copus (asst mgr)

**MARTIN COUNTY, FLORIDA  
STANDARD DEVELOPMENT ORDER**

**REGARDING FINAL SITE PLAN APPROVAL  
FOR MJD VENTURES, INC. IN HOBE SOUND  
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION**

**WHEREAS**, MJD Ventures, Inc. submitted an application for standard development final site plan approval for two commercial buildings, one office and one office / wholesale trades building, hereinafter, MJD Ventures, on lands described in Exhibit A, attached hereto; and

**WHEREAS**, pursuant to Section 10.3.A. of the Martin County Land Development Regulations (LDR), final action on standard development applications shall be taken by the County Administrator or his/her designee; and

**WHEREAS**, the County Administrator has delegated final action on standard development applications to the Growth Management Director.

**NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR  
HEREBY DETERMINES THAT:**

A. The final site plan for MJD Ventures, a copy of which has been reduced and attached hereto as Exhibit B, is approved. Development of MJD Ventures, shall be in accordance with the approved final site plan and the Final Preserve Area Management Plan, attached as Exhibit C.

B. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, LDR.

C. Failure to submit the required documents, plans and fees as required by Section 10.9, LDR, shall render the final site plan approval null and void.

D. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.7.D. of the Martin County Adequate Public Facilities Transportation Impact Analysis Ordinance (APFO/TIA). Payment of appropriate fees shall be paid at the time of building permit issuance pursuant to Section 5.7.D.4.c.(3) of the APFO/TIA.

E. Building permits must be obtained within one year of final site plan approval. Development of the entire project, including infrastructure and vertical construction, must be completed within two (2) years of final site plan approval. No rights to obtain development orders are herein conveyed beyond the two (2) year reservation period except as permitted in Section 5.7.D.8. of the APFO/TIA. All remaining impact fees and capital facility charges shall be paid in full within sixty days of any requested extension pursuant to Section 5.7.D.4.c.(3) of the APFO/TIA.

F. This development order shall be recorded in the public records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

DATED THIS 27 DAY OF August, 2001.

Nicki van Vanno

**NICKI van VONNO, DIRECTOR OF  
GROWTH MANAGEMENT DEPARTMENT**

# EXHIBIT "A"

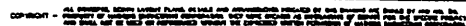
## Legal Description for

### MJD VENTURES

LEGAL DESCRIPTION (PREPARED BY R. L. VAUGHT & ASSOCIATES, INC.)

PORTIONS OF LOTS 3, 79 & 80; GOMEZ; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; TOGETHER WITH A PORTION OF FIRST AVENUE, AS SHOWN ON SAID PLAT, ALL LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF S.E. SHELL AVENUE AND EASTERLY OF THE F.E.C. RAILROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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[illegible]

# **MJD VENTURES**

**PRESERVE AREA MANAGEMENT PLAN**  
**(abbreviated PAMP for 5 acres or less)**

**PREPARED BY:**  
**BLYTHE ENVIRONMENTAL, INC.**  
**5782 S.E. HULL STREET**  
**STUART FLORIDA 34997**

# **MJD VENTURES**

## **PRESERVE AREA MANAGEMENT PLAN**

The following Preserve Area Management Plan (PAMP) has been provided and approved by Martin County. This Preserve Area Management Plan is required, pursuant to Article 4, Section 4.2 regarding upland protection, Section 4.1 regarding wetland protection, and Section 4.8 regarding lake excavation.

Violation of the protective provisions of this plan or failure to manage Preserve Areas as directed in this plan may result in civil or administrative enforcement proceedings against the responsible persons, corporations, or associations. Violations may result in the imposition of fines, fees, staff time, restoration procedures, or other injunctive orders.

**THIS DOCUMENT IS DIVIDED INTO THREE PARTS**

**THIS DOCUMENT IS DIVIDED INTO THREE PARTS.**

**PART I RESPONSIBILITIES OF THE OWNER**

- 1.0 GENERAL**
- 2.0 ENVIRONMENTAL ASSESSMENT**
- 3.0 DELINEATION OF PRESERVE AREAS**
- 4.0 SURVEY AND BOUNDARY MARKER REQUIREMENTS**
- 5.0 PROHIBITED ACTIVITIES**
- 6.0 RESTORATION AND MANAGEMENT ACTIVITIES**
- 7.0 PROTECTIVE MEASURES FOR LISTED SPECIES**

**PART II MONITORING REPORTS ON THE STATUS OF THE PRESERVE AREAS**

- 10.0 ANNUAL REPORTS AND INSPECTIONS**

**PART III VIOLATION AND ENFORCEMENT PROVISIONS**

- 11.0 GENERAL - REFERENCING ARTICLE 10**

# **PART I**

## **RESPONSIBILITIES OF THE OWNERS**

# **MJD VENTURES**



## **1.0 GENERAL**

**1.1** The Owner, **MJD VENTURES**, shall implement Part I of this Preserve Area Management Plan.

## 2.0 ENVIRONMENTAL ASSESSMENT

### 2.1 SOILS

The *Soil Survey for Martin County Area, Florida*, published by the USDA Soil Conservation Service indicates one soil type within the limits of this property. A brief description of this soil type is listed below. This description is a generalization and does not account for any drainage improvements that may influence plant species and hydrology on the site.

**#6 Paola Sand.** Paola sand is a nearly level to sloping soil on the coastal ridges and isolated knolls in coastal areas. The water table is below a depth of 72 inches throughout the year.

### 2.2 VEGETATION

#### 2.21 Uplands

Upland portions of this site can be categorized as former Sand Pine Scrub. The site has been cleared and is regrowing in small herbaceous grasses. Species observed include:

Cabbage Palm	<i>Sabal palmetto</i>
Wild Grape	<i>Vitis rotundifolia</i>
Cesar's Weed	<i>Urena lobata</i>
Wedelia	<i>Wedelia trilobata</i>
Live Oak	<i>Quercus virginiana</i>
Slash Pine	<i>Pinus elliottii</i>
Sand Pine	<i>Pinus clausa</i>
Hogplum	<i>Ximenia americana</i>
Brazilian Pepper	<i>Shinus terebinthifolius</i>
Wild Coffee	<i>Psychotria nervosa</i>
Saw Palmetto	<i>Serenoa repens</i>
Golden Polypody	<i>Phlebodium aureum</i>
Beautyberry	<i>Callicarpum americana</i>
Marlberry	<i>Ardisia escallanoides</i>
Wild Balsam Apple	<i>Momordica charantia</i>
Crab's Eye	<i>Abrus precatorius</i>
Spanish Needles	<i>Bidens pilosa</i>
Exotic Fig	<i>Ficus spp.</i>

#### 2.22 Wetlands

No wetland conditions were observed on-site.

## **FLORIDA LAND USE COVER CLASSIFICATION**

The Florida Land Use Cover Classification code for this parcel is **413 Sand Pine Scrub**.

## **2.3 PROTECTED SPECIES SURVE**

During the field investigation period, observations were made for protected plant and animal species. A gopher tortoise survey was conducted to determine the frequency of burrows on the site. Transects were walked at ten meter intervals to locate and flag any encountered burrows, nests, and dens. There were no burrows found during this survey effort. Random wildlife observation stations were established to listen and observe for other protected plants and animals. No other protected plant or animal species were observed utilizing this site at the time of this field investigation.

## **2.4 PREVIOUS IMPACTS**

This property is in an existing industrial park and is comprised of platted lots and paved streets. Most of the site remains in thick vegetation of sand pine and scrub oak. Many of the larger sand pine trees have been blown over in recent storms. It is bounded by the FEC railroad to the west, small industrial warehouses to the south and vacant land to the north and Shell Avenue to the east.

### 3.0 DELINEATION OF PRESERVE AREA

For the purposes of this plan, **Preserve Areas** shall be delineated and shown on the site plan a copy of which is attached . An appropriate buffer zone and set back shall be established around the **Preserve Area**. A visual barricade shall be erected and maintained during any construction or land clearing activities that delineates this setback zone.

**3.1** The parcel is to be labeled with the O.R. Book and Page number where the **Preserve Area Management Plan** is recorded. All Preserve Areas are to be labeled: **"PRESERVE AREA"** and are not to be altered without permission of the Martin County Growth Management Director. (561-288-5495)

## **4.0 SURVEYING AND BOUNDARY MARKER REQUIREMENTS**

**4.0** All Preserve Areas shall be staked and marked with provided boundary marker signs. Small (4''x 4'') Preserve Area Boundary aluminum signs or templates have been given to the owner and should be placed on a fence or stake about 4 feet off the ground in appropriate high visibility locations.

## 5.0 PROHIBITED ACTIVITIES

5.0 Prohibited activities in the **Preserve Areas** include: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including recreational vehicle and off road vehicle use; permanent irrigation, trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

5.1 No hazardous materials other than fuel for refueling on-site heavy equipment will be stored during construction phases. On-site fuel tanks shall not be located within 25 feet of any **Preserve Areas** and shall be removed upon completion of construction work.

5.2 Buildings proposed to be located adjacent to **Preserve Areas** shall be set back a minimum of 10 feet to allow for construction and maintenance without encroaching into the **Preserve Areas**. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of 5 feet from the **Preserve Area** boundary.

5.3 Development activities such as construction of building pads for associated structures, swales, or culverts for surface water management should not alter the hydrology of adjacent **Preserve Areas**. No activity shall increase non-point source pollution in the **Preserve Areas**.

## 6.0 RESTORATION AND MANAGEMENT ACTIVITIES

**6.0** Except for prescribed maintenance activities to enhance the impacted **Preserve Areas**, these areas shall be maintained in their native upland and wetland habitat state.

**6.1** All maintenance of **Preserve Areas** will be in accordance with this Preserve Area Management Plan. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional. Maintenance and management activities must be approved by the Martin County Growth Management Department. The following activities are allowed within the **Preserve Areas** (with written approval from the Martin County Growth Management Department):

- a) Removing of exotic plant material and refuse [see paragraph 6.2].
- b) Revegetation -- planting indigenous vegetation [see paragraph 6.3].
- c) Removing dead or diseased plant material [see paragraph 6.4].

**6.2** Exotic vegetation is a plant species designated as a Category I or II as defined by the most current List of Florida's Most Invasive Species by the Exotic Pest Council. Exotic vegetation in **Preserve Areas** shall be removed by the least ecologically damaging method available. Such methods include hand pulling, hand spading, chain saw, and/or treatment with an appropriate herbicide. No work in **Preserve Areas** will be approved utilizing heavy equipment. Any exotic vegetation which may be present in **Wetland Preserve Areas** shall be treated with an appropriate EPA approved herbicide. No debris such as plant clippings or wood scraps shall be allowed in the **Preserve Areas**

**6.3** Statement of restriction, that no new drainage or irrigation will negatively affect the **Preserve Areas**.

**6.4** Dead or diseased plant material may be removed **ONLY** upon a written finding by the Martin County Growth Management Department that the material creates a health or safety hazard. Revegetation may be required after the removal of the plant material.

**6.5** All exotic plant material will be removed in the next year, and will be completed by December, 2001. An ongoing maintenance program will be implemented to assure that no future infestation of exotic plants will occur.

# *Florida* Exotic Pest Plant Council's

1997

## *List of Florida's Most Invasive Species*

***Purpose:*** To focus attention on:

1. The impacts exotic pest plants have on native bio-diversity in Florida ecosystems.
2. The impact of exotic pest plants on the integrity of native plant community functions.
3. Habitat losses due to exotic plant infestations.
4. The impacts of exotic plants on endangered species via habitat loss and alteration (e.g., Cape Sable seaside sparrow).
5. The need to prevent such losses by comprehensive management for exotic pest plants.
6. The socioeconomic impacts of exotic pest plants (e.g., increased wildfires in *Melaleuca*).
7. Changes in the seriousness of different exotic pest plants over time.
8. The need to provide information that will help managers set priorities for management.

***Definitions:*** *Exotic*—a non-indigenous species, or one introduced to this state, either purposefully or accidentally; it then escaped into the wild in Florida where it reproduces on its own either sexually or asexually. *Native*—a species already occurring in Florida at the time of European contact (1500). *Invasive*—is a variable condition defined by the category to which the species is assigned.

***Abbreviations used:*** for "Government listed": P=Prohibited by Fla. Dept. of Environmental Protection, N=Noxious weed as listed by Fla. Dept. of Agriculture & Consumer Services and/or U.S. Department of Agriculture.

**Category I**—Species that are invading and disrupting native plant communities in Florida. *This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.*



Scientific Name	Common name	FLEPPC Rank	Government Listed
<i>Abrus precatorius</i>	Rosary pea	I	
<i>Acacia auriculiformis</i>	Earleaf acacia	I	
<i>Albizia lebbek</i>	Woman's tongue	I	
<i>Ardisia crenata</i> (= <i>A. cremulata</i> )	coral ardisia	I	
<i>Ardisia elliptica</i> (= <i>A. humilis</i> )	shoebutton ardisia	I	
<i>Asparagus densiflorus</i>	asparagus fern	I	
<i>Bauhinia variegata</i>	orchid tree	I	
<i>Bischofia javanica</i>	bischofia	I	
<i>Brachiaria mutica</i> (= <i>Urochloa mutica</i> )	Pará grass	I	
<i>Calophyllum antillanum</i> (= <i>C. calaba</i> ; <i>C. inophyllum</i> , often misapplied in cultivation)	santa maria (names "mast wood," "Alexandrian laurel" used in cultivation)	I	
<i>Cassia coluteoides</i> (= <i>Senna pendula</i> )	climbing cassia, Christmas cassia, Christmas senna	I	
<i>Casuarina equisetifolia</i>	Australian pine	I	P
<i>Casuarina glauca</i>	suckering Australian pine	I	P
<i>Cestrum diurnum</i>	day jasmine	I	
<i>Cinnamomum camphora</i>	camphor-tree	I	
<i>Colocasia esculenta</i>	wild taro	I	
<i>Colubrina asiatica</i>	lather leaf	I	
<i>Cupaniopsis anacardioides</i>	carrotwood	I	

<i>Dioscorea alata</i>	winged yam	I	
<i>Dioscorea bulbifera</i>	air-potato	I	
<i>Eichhornia crassipes</i>	water hyacinth	I	P
<i>Eugenia uniflora</i>	Surinam cherry	I	
<i>Ficus microcarpa</i> (=F. nitida; =F. retusa var. nitida)	laurel fig	I	
<i>Hydrilla verticillata</i>	hydrilla	I	P, N
<i>Hygrophila polysperma</i>	green hygro	I	P, N
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass	I	
<i>Imperata cylindrica</i> (=Imperata brasiliensis)	cogon grass	I	N
<i>Ipomoea aquatica</i>	water spinach	I	P, N
<i>Jasminum dichotomum</i>	Gold Coast jasmine	I	
<i>Jasminum fluminense</i>	jasmine	I	
<i>Lantana camara</i>	lantana	I	
<i>Ligustrum sinense</i>	Chinese privet, hedge privet	I	
<i>Lonicera japonica</i>	Japanese honeysuckle	I	
<i>Lygodium japonicum</i>	Japanese climbing fern	I	
<i>Lygodium microphyllum</i>	Old World climbing fern	I	
<i>Macfadyena unguis-cati</i>	claw vine	I	
<i>Melaleuca quinquenervia</i>	melaleuca, broad-leaf paper bark	I	P, N
<i>Melia azedarach</i>	Chinaberry	I	
<i>Mimosa pigra</i>	catclaw mimosa	I	P, N
<i>Nandina domestica</i>	nandina, heavenly bamboo	I	
<i>Nephrolepis cordifolia</i>	sword fern	I	
<i>Neyraudia reynaudiana</i>	Burma reed; cane grass	I	

<i>Paederia foetida</i>	skunk vine	I	
<i>Panicum repens</i>	torpedo grass	I	
<i>Pennisetum purpureum</i>	Napier grass	I	
<i>Pistia stratiotes</i>	water lettuce	I	P
<i>Psidium cattleianum</i> (=P. littorale)	strawberry guava	I	
<i>Psidium guajava</i>	guava	I	
<i>Pueraria montana</i> (=P. lobata)	kudzu	I	
<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle	I	
<i>Rhoeo spathacea</i> (=R. discolor)	oyster plant	I	
<i>Sapium sebiferum</i>	popcorn tree, Chinese tallow tree	I	
<i>Scaevola sericea</i> (=Scaevola taccada var. sericea, S. frutescens; S. sericea)	scaevola, half-flower, beach naupaka	I	
<i>Schefflera actinophylla</i> (=Brassaia actinophylla)	schefflera	I	
<i>Schinus terebinthifolius</i>	Brazilian pepper	I	P, N
<i>Solanum tampicense</i> (=S. houstonii)	aquatic soda apple	I	
<i>Solanum torvum</i>	turkey berry	I	N
<i>Solanum viarum</i>	tropical soda apple	I	N
<i>Syzygium cumini</i>	jambolan, Java plum	I	
<i>Tectaria incisa</i>	incised halberd fern	I	
<i>Thespesia populnea</i>	seaside mahoe	I	
<i>Tradescantia fluminensis</i>	white-flowered wandering jew	I	

**Category II**—Species that have shown a potential to disrupt native plant communities. These species may become ranked as Category I, but have not yet demonstrated disruption of natural Florida communities.

Scientific Name	Common name	FLEPPC Rank	Government Listed
<i>Adenanthera pavonina</i>	red sandlewood	II	
<i>Agave sisalana</i>	sisal hemp	II	
<i>Albizia julibrissin</i>	mimosa	II	
<i>Aleurites fordii</i>	tung oil tree	II	
<i>Alstonia macrophylla</i>	devil-tree	II	
<i>Alternanthera philoxeroides</i>	alligator weed	II	P
<i>Antigonon leptopus</i>	coral vine	II	
<i>Aristolochia littoralis</i>	calico flower	II	
<i>Asystasia gangetica</i>	Ganges primrose	II	
<i>Broussonetia papyrifera</i>	paper mulberry	II	
<i>Callisia fragrans</i>	inch plant, spironema	II	
<i>Casuarina cunninghamiana</i>	Australian pine	II	P
<i>Cereus undatus</i>	night-blooming cereus	II	
<i>Clerodendron bungei</i>	strong-scented glorybower	II	
<i>Cryptostegia madagascariensis</i>	rubber vine	II	
<i>Cyperus alternifolius</i> (= <i>C. involucratus</i> )	umbrella plant	II	
<i>Cyperus prolifer</i>	dwarf papyrus	II	
<i>Dalbergia sissoo</i>	Indian dalbergia, sissoo	II	
<i>Enterolobium contortisliquum</i>	ear-pod tree	II	

<i>Epipremnum pinnatum</i> cv. Aureum	pothos	II	
<i>Ficus altissima</i>	false banyan	II	
<i>Ficus benjamina</i>	weeping fig	II	
<i>Ficus religiosa</i>	bo tree	II	
<i>Flacourtia indica</i>	governor's plum	II	
<i>Flueggea virosa</i>	flueggea	II	
<i>Hibiscus tiliaceus</i>	mahoe	II	
<i>Hiptage benghalensis</i>	hyptage	II	
<i>Jasminum sambac</i>	Arabian jasmine	II	
<i>Koelreuteria elegans</i>	golden shower tree	II	
<i>Leucaena leucocephala</i>	lead tree	II	
<i>Ligustrum japonicum</i>	Japanese privet	II	
<i>Ligustrum lucidum</i>	Glossy privet	II	
<i>Melinis minutiflora</i>	molasses grass	II	
<i>Merremia tuberosa</i>	wood-rose	II	
<i>Murraya paniculata</i>	orange-jasmine	II	
<i>Myriophyllum spicatum</i>	Eurasian water-milfoil	II	P
<i>Nephrolepis multiflora</i>	Asian sword fern	II	
<i>Ochrosia parviflora</i> (=O. elliptica)	kopsia	II	
<i>Oeceoclades maculata</i>	ground orchid	II	
<i>Paederia craddasiana</i>	sewer vine, onion vine	II	
<i>Passiflora foetida</i>	stinking passion-flower	II	
<i>Phoenix reclinata</i>	reclining date palm	II	
<i>Pittosporum pentandrum</i>	pittosporum	II	

<i>Pittosporum tobira</i>	Japanese pittosporum	II	
<i>Rhynchelytrum repens</i>	Natal grass	II	
<i>Sansevieria hyacinthoides</i> (=S. trifasciata)	bowstring hemp	II	
<i>Solanum diphyllum</i>	twinleaf nightshade	II	
<i>Solanum jamaicense</i>	Jamaica nightshade	II	
<i>Syngonium podophyllum</i>	arrowhead vine	II	
<i>Syzygium jambos</i>	rose-apple	II	
<i>Terminalia catappa</i>	tropical almond	II	
<i>Tribulus cistoides</i>	puncture vine, burnut	II	
<i>Triphasia trifoliata</i>	lime berry	II	
<i>Urena lobata</i>	Caesar's weed	II	
<i>Wedelia trilobata</i>	wedelia	II	
<i>Wisteria sinensis</i>	Chinese wisteria	II	
<i>Xanthosoma sagittifolium</i>	melanga, elephant ear	II	

**Citation example:**

Florida Exotic Pest Plant Council. FLEPPC 1997 List of Florida's Most Invasive Species.  
Internet: [http:// www.fleppc.org/97list.htm](http://www.fleppc.org/97list.htm)

## **7.0 PROTECTIVE MEASURES FOR LISTED SPECIES**

**7.0** The owner is expected to follow current guidelines from the Florida Fish and Wildlife Conservation Commission to ensure any listed species continue its existence undisturbed.

# PART II

## MONITORING REPORTS ON THE STATUS OF THE PRESERVE AREAS

FOR

# MJD VENTURES



## **10.0 MONITORING**

**10.0 MONITORING:** Annual inspections followed with the submittal to the Martin County Growth Mnagement Department of an annual report to ensure the integrity of the Preserve Area is required.

**COUNTY INSPECTIONS:** Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may at any time, and upon proper identification enter upon and shall be given access to any premises for the purpose of such inspection.

# **PART III**

## **VIOLATION AND ENFORCEMENT PROVISIONS**

### **MJD VENTURES**

## **11.0 VIOLATIONS AND ENFORCEMENT PROVISION**

**11.0** Martin County shall have the right to enforce the provisions of the **Preserve Area Management Plan** through any available administrative or civil proceeding, which may result in penalties. Appropriate revegetation and other remedies, such as fines and fees, may be required any person, corporation, or other entity in violation of any of the provisions of the appropriate section in Article 10, The Land Development Code.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

RECORDED BY T Copus (asst mgr)

## COVENANT RUNNING WITH THE LAND

WITNESSETH:

OR BK 01615 PG 2700

2. COUNTY may rezone the property in the future, and OWNER, his heirs, successors, or assigns, agree not to object to or otherwise interfere with that rezoning. Said rezoning shall be to a district of the Land Development Code consistent with the Comprehensive Growth Management Plan land use designation, and shall not alter the uses legally in existence or under permit on the parcel at the time of the rezoning.

3. This Agreement shall be filed in the Public Records of Martin County, Florida, and shall be a covenant running with the land.

IN WITNESS WHEREOF, the parties have executed this agreement on the dates indicated below.

WITNESSES:

Sign

Print:

Sign

Print:

OWNER(s):

MJD Ventures, Inc.

By:

Gary Bailey

Secretary

P.O. Box 352

Boca Raton, FL 33429-0352

Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature.

STATE OF COLORADO  
COUNTY OF EAGLE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 9th day of October, 2001, by Gary Bailey, Secretary. He is personally known to me or has produced ✓ as identification.

NOTARY PUBLIC

Printed name: Joy M. DunhamMy commission expires: 10/22/02

SEAL



OR BK 01615 PG 2701

"COUNTY"

GROWTH MANAGEMENT DEPARTMENT

APPROVED AS TO FORM:

Nicki B. Van Vonno  
By: Nicki B. Van Vonno  
Growth Management  
Director

Krista A. Storey  
By: Krista A. Storey  
Senior Assistant County Attorney

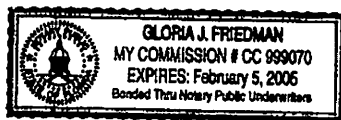
STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October, 2001, by Nicki B. Van Vonno, who is personally known to me.

NOTARY PUBLIC

Gloria J. Friedman  
Name Printed:  
My commission expires:

SEAL



6705cove

OR BK 01615 PG 2702

## EXHIBIT "A"

Portions of Lots 3, 4, 79 & 80; GOMEZ, According to the Plat thereof, as recorded in Plat Book 1, at Page 62, of the Public Records of Palm Beach (now Martin) County, Florida; Together with a portion of First Avenue, as shown on said Plat. All lying Westerly of the Westerly Right-of-Way line of S.E Shell Avenue and Easterly of the F.E.C. Railroad, more particularly described as follows:

Commence at the Point of Intersection of the Southerly Right-of-Way line of Bridge Road, as shown on the Florida Department of Transportation Right-of-Way Map Section 89030-2511. Sheet 2 of 4, dated 1980 and the Easterly Right-of-Way line of the Florida East Coast Railway Company, as shown on the Right-of-Way and Track Map V. 3, S. 9. B, dated December 31, 1927, corrected 5/19/76; Thence run North  $68^{\circ}47'15''$  East, along the said Southerly Right-of-Way Line of Bridge Road, for a distance of 231.52 feet; Thence run South  $38^{\circ}28'00''$  East, along the said Westerly Right-of-Way line of S.E. Shell Avenue for a distance of 265.66 feet, to the Point of Beginning of the following described parcel of land: Thence continue South  $38^{\circ}28'00''$  East, along the last described course, for a distance of 572.86 feet; Thence run south  $68^{\circ}57'40''$  West, along the Northerly line of that certain parcel of land described in Official Records Book 706, Page 2500, for a distance of 231.74 feet, Thence run North  $38^{\circ}28'00''$  West, along the said Easterly Right-of-Way line of the F.E.C. Railroad, (Said line being 75.00 feet Easterly of and parallel with, as measured at right angles to, the centerline of the Westerly Track, as originally constructed) also being 221.10 feet Westerly of and parallel with, as measured on the perpendicular, to the said Westerly Right-of-Way line of S.E. Shell Avenue, for a distance of 572.12 feet; Thence run North  $68^{\circ}47'15''$  East, along the Southerly line of that certain parcel of land, as described in Official Records Book 1370, Page 1771, for a distance of 231.52 feet, to the Point of Beginning, containing 2.906 acres of 126,577 square feet. More or Less.

## Exhibit "E"

Return to:  
Martin County Growth Management Department

### UNITY OF TITLE

In consideration of the issuance of a permit to Auto ART Gallery LLC as Owner(s) for the construction of The Auto ART Gallery in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in Exhibit A attached hereto in the following manner:

***Read carefully.***

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☐ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

***OR***

☐ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of \_\_\_\_\_, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

***OR***

☒ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,



*Martin County Growth Management Department  
2401 S. E. Monterey Road, Stuart, FL 34996  
772-288-5501 [www.martin.fl.us](http://www.martin.fl.us)*

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

CORPORATE

Signed, acknowledged and notarized on this \_\_\_\_ day of July, 2022.

WITNESSES:

Sign: [Signature]  
Print: Chandra Morgan

Sign: [Signature]  
Print: Dillon Sullivan

OWNER:

Auto Antenna LLC  
Name of Corporation

By: [Signature]  
Name: Justin Angel

Title: Manager

Address: 12360 SE Dixie Hwy  
Muscle Shoals, FL 34555

*Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.*

STATE OF Florida  
COUNTY OF Martin County

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this \_\_\_\_ day of July, 2022, by Justin Angel, Manager (name of officer/agent and title) of Auto Antenna LLC (name of corporation) He or she ( ) is personally known to me or ( ) has produced \_\_\_\_ as identification.

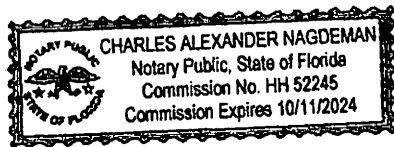
NOTARY PUBLIC

Name: [Signature]

State of FL at large

My commission expires: 10/11/2024

[STAMP]



INDIVIDUAL(S)

Signed, acknowledged and notarized on this   7   day of July, 2022.

WITNESSES:

Sign: [Signature]  
Print: Manate Mubayom  
Sign: [Signature]  
Print: Diana Fuchs  
Sign: Dillon Julien  
Print:                     

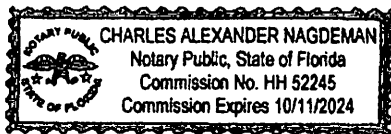
OWNER(S):

Sign X [Signature]  
Print: Justin Angel  
Sign: 12  
Print:                       
Owner(s) Address:                     

*Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.*

STATE OF Florida  
COUNTY OF Martin

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this 7 day of July, 2022, by Justin Angel. He or she ☒ is personally known to me or ☐ has produced                      as identification.



NOTARY PUBLIC

[Signature]  
Name:                       
State of FL at large  
My commission expires: 10/11/2024

STATE OF                       
COUNTY OF                     

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this        day of       ,       , by                     . He or she ☐ is personally known to me or ☐ has produced                      as identification.

NOTARY PUBLIC

                      
Name:                       
State of                      at large  
My commission expires:                     

[STAMP]

*Martin County Growth Management Department  
2401 S. E. Monterey Road, Stuart, FL 34996  
772-288-5501                      [www.martin.fl.us](http://www.martin.fl.us)*

**EXHIBIT A  
(Legal Description)**

Exhibit "A"

Portions of Lots 3, 4, 79 & 80; GOMEZ, According to the Plat thereof, as recorded in Plat Book 1, at Page 62, of the Public Records of Palm Beach (now Martin) County, Florida; Together with a portion of First Avenue, as shown on said Plat. All lying Westerly of the Westerly Right-of-Way line of S.E Shell Avenue and Easterly of the F.E.C. Railroad, more particularly described as follows: Commence at the Point of Intersection of the Southerly Right-of-Way line of Bridge Road, as shown on the Florida Department of Transportation Right-of-Way Map Section 89030-2511 Sheet 2 of 4 dated 1980 and the Easterly Right-of-Way line of the Florida East Coast Railway Company, as shown on the Right-of-Way and Track Map V. 3, S. 9. B, dated December 31, 1927, corrected 5/19/76; Thence run North 68°47'15" East, along the said Southerly Right-of-Way Line of Bridge Road, for a distance of 231.52 feet; Thence run South 38°28'00" East, along the said Westerly Right-of-Way line of S.E. Shell Avenue for a distance of 265.66 feet, to the Point of Beginning of the following described parcel of land; Thence continue South 38°28'00" East, along the last described course, for a distance of 572.86 feet; Thence run South 68°57'40" West, along the Northerly line of that certain parcel of land described in O.R. Book 706, Page 2500, for a distance of 231.74 feet, Thence run North 38°28'00" West, along the said Easterly Right-of-Way line of the F.E.C. Railroad, (Said line being 75.00 feet Easterly of and parallel with, as measured at right angles to, the centerline of the Westerly Track, as originally constructed) also being 221.10 feet Westerly of and parallel with, as measured on the perpendicular, to the said Westerly Right-of-Way line of S.E. Shell Avenue, for a distance of 572.12 feet; Thence run North 68°47'15" East, along the Southerly line of that certain parcel of land, as described in O.R. Book 1370, Page 1771, for a distance of 231.52 feet, to the Point of Beginning.