

FILED FOR RECORD
COMMISSION RECORDS
MARTIN CO., FL

2019 DEC 12 AM 11:52
PARKWOOD
SECOND AMENDMENT TO THE PLANNED UNIT
DEVELOPMENT ZONING AGREEMENT

CAROLYN TIMMANN
CLERK OF CIRCUIT COURT

BY _____

THIS AGREEMENT, made and entered into on this 3rd day of December 2019, by and between PARKWOOD PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, (hereinafter the "Association") and MARTIN COUNTY, a political subdivision of the State of Florida (hereinafter the "County").

WITNESSETH:

WHEREAS, after appropriate notice, public hearing and approval, Gombas Development, Inc., a Florida Corporation, and Martin County, on or about the 14th day of February 1984, entered into a Planned Unit Development Zoning Agreement for the development of a project in Martin County, Florida known as "Parkwood PUD", which agreement is recorded in official records Book 597, beginning at Page 2471 of the Public Records of Martin County, Florida, which Agreement, as amended from time to time, is hereinafter referred to as the "PARKWOOD PUD AGREEMENT"; and

WHEREAS, the developer of Parkwood PUD subsequently created the Association to fulfill continuing responsibilities for matters of common interest within Parkwood, including some of those conditions identified in the PARKWOOD PUD AGREEMENT; and

WHEREAS, the Association wishes to amend one of the conditions of the PARKWOOD PUD AGREEMENT.

NOW, THEREFORE, it is agreed between the parties that:

1. Condition 6 of Exhibit "F", Conditions and Requirements of the PARKWOOD PUD AGREEMENT is amended to read as follows:

6. All buildings and structures shall conform with the following height, site area and setback requirements:

All lots shall be single family lots.

Site Area: 6,000 square feet or larger.

Height: 2 stories or 25 feet.

Setbacks: Side: 0 and 10 feet.
Zero lot lines must be contiguous to zero lot lines and 10 foot setbacks contiguous to 10 foot setbacks.

Rear: 15 feet.
Front: 20 feet.
Frontage: 60 foot minimum at building line front.

2. This amendment is consistent with the Martin County Comprehensive Plan.

3. All the terms and conditions of the PARKWOOD P.U.D. AGREEMENT which are not specifically amended or revised by this Amendment shall remain in full force and effect as stated therein.

4. This Second Amendment to the PARKWOOD PUD AGREEMENT hereby supersedes any development order requirements in conflict with revised Condition 6.

IN WITNESS THEREOF, the parties have caused this Amendment to be made and entered into the day and year first written. The date of this Amendment shall be the date on which this amendment was approved by the Board of County Commissioners.

Witness:

Tammy Higgs

Print Name: Tammy Higgs

PARKWOOD OF PALM CITY
PROPERTY OWNER'S ASSOCIATION, INC.,
a not-for-profit corporation

By: [Signature]

Witness:

Jonathan Hommel

Print Name: Jonathan Hommel

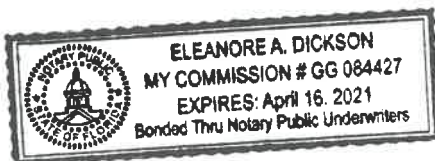
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 21 day of November, 2019 by Paul Nolan as President of the PARKWOOD PROPERTY OWNER'S ASSOCIATION, INC., a not-for-profit corporation. ✓ is personally known to me or has produced _____ as identification.

(NOTARIAL SEAL)

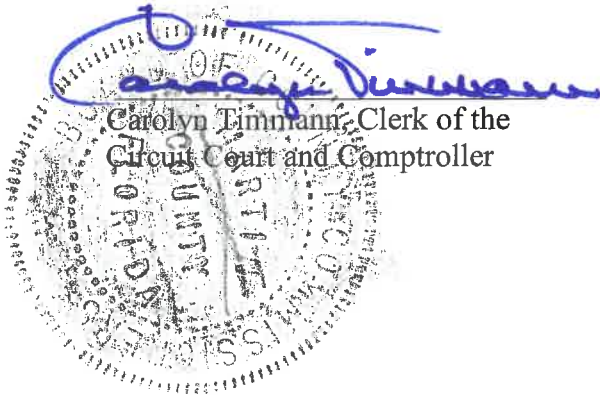
Eleanore A. Dickson
NOTARY PUBLIC

My Commission Expires 4-16-2021



ATTEST:

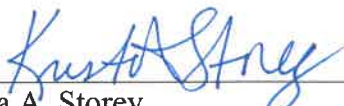
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA



Carolyn Timm, Clerk of the
Circuit Court and Comptroller


Harold E. Jenkins II, Chairman

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

By: 
Krista A. Storey
Senior Assistant County Attorney