



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 20-0735

PHQJ-1

Meeting Date: 6/16/2020

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

SECOND PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE THAT ESTABLISHES ARTICLE 12, DIVISION 5, THE HOBE SOUND REDEVELOPMENT CODE AND AMENDS THE ZONING ATLAS

EXECUTIVE SUMMARY:

This is the second public hearing on a proposed ordinance that (1) amends the Land Development Regulations (LDR) to establish Division 5, Article 12, Hobe Sound Community Redevelopment Code, (2) amends the Zoning Atlas to assign the Hobe Sound Redevelopment Zoning District and other zoning districts, and (3) repeals Section 3.263 of the LDR. The adoption of this ordinance will implement Chapter 18, Community Redevelopment Element of the Comprehensive Growth Management Plan, the Hobe Sound Community Redevelopment Plan and CPA 19-25, Hobe Sound Future Land Use Map (FLUM).

DEPARTMENT: Growth Management

PREPARED BY: Name: Irene A. Szedlmayer, AICP
Title: Principal Planner

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date: 6/16/2020
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

Between November 2017 and August 2018, the period when the Board considered and adopted "glitch bill" amendments to the zoning regulations for the CRAs, the Board recognized that more substantive changes were needed to facilitate infill development and redevelopment of socially and economically vibrant, environmentally-sustainable, compact, walkable neighborhoods in the Community Redevelopment Areas (CRAs).

In December 2017, the Board directed CPA 18-10, CRA Text Amendments, to strengthen Comprehensive Growth Management Plan goals, objectives and policies that encourage in-fill development and redevelopment in the CRAs, and in June 2018, the Board of County Commissioners approved a contract with the Treasure Coast Regional Planning Council (TCRPC) to develop new Land Development Regulations for the CRAs.

The goal of the overall work program-amendment of the text of the Comprehensive Plan, amendment 329

of the Land Development Regulations, amendment of the Future Land Use Map, and amendment of the Zoning Atlas--is to facilitate achievement of CGMP goals, policies and objectives, in particular Goals 18.1 ("To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.") and 18.2 ("To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small-town urban form.")

The proposed Division 5, Hobe Sound Community Redevelopment Code, of Article 12, LDR, was the subject of presentations to the Hobe Sound Neighborhood Advisory Committee on January 15, 2020 and March 11, 2020. It was presented to the Community Redevelopment Agency on April 27, 2020. Both the NAC and the Board of the Community Redevelopment Agency voted to support approval of the proposed Article 12, Division 5. At a public hearing on April 2, 2020, the Local Planning Agency (LPA) recommended approval of the proposed Article 12, Division 5 and the amendment of the Zoning Atlas. On May 5, 2020, the Board of County Commissioners held its first public hearing on proposed Article 12, Division 5, Hobe Sound Community Redevelopment Code and the amendment of the Zoning Atlas. This is the second required public hearing before the Board of County Commissioners.

A single ordinance creates Division 5, Hobe Sound Community Redevelopment Code and amends the Zoning Atlas for the Hobe Sound CRA. The proposed ordinance is included with the agenda materials, including the full text of the code and the legal descriptions of the land areas being assigned the Hobe Sound Redevelopment Zoning District and how all zoning districts are represented on the Zoning Atlas.

Article 12, Redevelopment Code, Division 1, General, currently in effect in Jensen Beach, Rio and Old Palm City CRAs, is provided as an attachment for reference. When the adoption of Article 12, Div. 5 and the amendment of the Zoning Atlas become effective, Article 12, Division 1 becomes effective in the Hobe Sound CRA.

ISSUES:

None.

LEGAL SUFFICIENCY REVIEW:

This is a quasi-judicial matter because the ordinance includes a proposed amendment to the Zoning Atlas to assign the Hobe Sound Redevelopment Zoning District and other zoning districts to the parcels within the Hobe Sound Community Redevelopment Area. It involves the application of a policy to a specific site. 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

1. Move that the Board receive and file the agenda item summary and all attachments including the staff report for the record as Exhibit 1.
2. Move that the Board adopt the ordinance creating Division 5, Hobe Sound Community Redevelopment Code, of Article 12, Land Development Regulations, amending the Zoning Atlas³³⁰

to assign the Hobe Sound Redevelopment Zoning District and to make other changes for consistency with the Future Land Use Map, and repealing Section 3.263, Hobe Sound Community Redevelopment Area, Land Development Regulations.

ALTERNATIVE RECOMMENDATIONS

Move that Board of County Commissioners direct staff to make certain changes and bring the matter back to the Board at a future date certain.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

1. Staff time.

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☒ Ordinance ☐ Resolution
☐ Other:



MARTIN COUNTY, FLORIDA

Growth Management Department

Amendment of the Land Development Regulations and the Zoning Atlas for the Hobe Sound CRA

Project	Update of the Land Development Regulations for the CRAs
Staff	Irene A. Szedlmayer, AICP
Date of this Report	April 7, 2020; revised May 22, 2020

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I. Introduction

The proposed Article 12, Redevelopment Code, Division 5, Hobe Sound Community redevelopment Code, is included in this agenda item. Article 12, Division 1, General, will become effective in Hobe Sound concurrently with the effective date of the amendment of the Future Land Use Map and Zoning Atlas and adoption of the Article 12, Division 5, Hobe Sound Redevelopment Code. Because Division 5, the subject of this agenda item, cannot be fully understood without reference to Article 12, Division 1, a copy of Division 1 is also included in the agenda materials.

II. Identification of changes since the May 5, 2020 public hearing

Five modest revisions have been made to the proposed Article 12, Division 5, since the public hearing before the BOCC on May 5, 2020. Some are changes identified as beneficial during the public hearings for the Old Palm City Redevelopment code and staff recommends them for Hobe Sound too.

1. The requirement that two-car garages be recessed 10 feet back from the front façade of a single-family dwelling is modified for Hobe Sound to require front-loading garages with garage doors measuring more than 16 feet to be recessed 10 feet while garages with doors measuring up to 16 feet may be recessed just 5 feet. Section 12.5.07.9. (page 29 of Div. 5)
2. The minimum depth of a residential front porch was reduced from 8 feet to 5 feet. Table HS-5.15 (page 26 of the Div. 5)
3. Table HS-5—Development Standards was corrected regarding the mixed-use building type in the General zoning subdistrict to remove the restriction that the building type could be utilized

only on Federal Highway. While the mixed-use building type is similar to the Shopfront and the Office Building, the mixed-use building type requires no less than 5-ft. side setbacks. (page 9 of Div. 5).

4. Industrial buildings and industrial development are exempted from the requirement that one of four architectural styles be utilized. Section 12.5.12.4. was edited (page 35 of Div. 5).
5. A note regarding off-street loading standards was removed because that topic is covered in Article 12, Division 1.

III. Article 12, Division 5, Hobe Sound Community Redevelopment Code

The Treasure Coast Regional Planning Council staff will present the proposed Article 12, Division 5 at the June 16, 2020 public hearing.

The remainder of this staff report is virtually identical to that provided with the agenda materials for the public hearing for the first reading on this ordinance. It highlights the major provisions of the proposed code and provides some comparison to standards pursuant to Section 3.263, LDR, which currently applicable in the Hobe Sound CRA.

Because the goal for a vibrant, compact, walkable, small town Hobe Sound CRA has not substantially changed, the proposed LDR are intended to facilitate a built environment that is consistent with the vision established in the Hobe Sound Community Redevelopment Plan, adopted in 2000 and revised in 2009.

- A. The majority of the Hobe Sound CRA will be assigned to the Hobe Sound Redevelopment Zoning District. The exceptions are those parcels with institutional future land use designations which will retain institutional zoning districts, the Shellbridge Subdivision, which retains its Estate Density residential zoning district, and 8.5 acres which is governed by a PUD zoning district. See Exhibit C.
- B. Art. 12, Div. 5 establishes the Regulating Plan for Hobe Sound. The Regulating Plan assigns land areas to seven zoning subdistricts: Core, Corridor, General, Railroad Corridor, Multifamily, and Detached zoning subdistricts (Div. 5, pages 2 & 3). The Regulating Plan is attached as Exhibit D of this staff report.

Certain general goals guided the assignment of zoning subdistricts to the land:

- (a) avoid diminishing existing development rights;
- (b) avoid creating non-conformities;
- (c) avoid creating substantial new development rights;
- (d) adjacent lots recognized by the Property Tax Assessor Appraiser as a single parcel should be assigned the same subdistrict;
- (e) adjacent parcels under single ownership should be assigned the same subdistrict.

Sometimes consideration of the particular facts concerning a particular property results in modest deviations from these general guidelines. The next paragraphs discuss the assignment of zoning subdistricts in Hobe Sound.

1. The Core subdistrict is depicted by the brick red color on the Regulating Plan. It is intended to be the most compact, walkable center of Hobe Sound. The Core subdistrict is generally assigned to the land area within the Mixed-Use Future Land Use Overlay. Regarding Hobe Sound, staff recommends that the Core subdistrict be extended to include all of the Winn-Dixie Shopping Center in recognition of the infill development and redevelopment opportunity this land area represents as well as additional land between Dixie Highway and Federal Highway with commercial future land use designations.
2. Land between the FEC railroad and Shell Avenue is currently within the Mixed-Use Future Land Use Overlay, but rather than the Core subdistrict, creation and assignment of a new zoning subdistrict is recommended—Railroad Corridor.

This 15-acre area currently has the Commercial Office/Residential and General Commercial future land use designations, between Bridge Road and Gleason Street, and Residential Estate Density future land use between Gleason and Woillard Avenue. According to the Martin County Property Appraiser and local knowledge, the existing uses include a repair service shop, warehouse and distribution terminal, construction industry trades, light equipment manufacturing, a sawmill, a communications tower, and vacant commercial land. Given the physical separation from Bridge Road and A-1-A/Dixie Hwy created by the railroad, and the goal of preserving the ability for commercial activities like those that currently exist to continue, this land area warrants different treatment.

The permitted use groups in the Railroad Corridor subdistrict are more inclusive than the Core subdistrict but more restricted than the Corridor subdistrict. The maximum building coverage (60%) and minimum open space (20%) for the General, Corridor and Railroad Corridor zoning subdistricts is the same.

3. Within the Core zoning subdistrict, for the three blocks along A-1-A/Dixie Highway, from Bridge Road to Adonis, the Regulating Plan requires commercial frontage on the ground floor of buildings. While retail frontage may be highly desirable on this street frontage, a retail is not required due to concern about trying to force a market if one does not exist. The requirement simply disallows residential uses on the first floor.
4. The land area along Federal Highway primarily is assigned to two subdistricts—Corridor and General. The Corridor subdistrict is the most permissive regarding uses. Assignment of the Corridor zoning subdistrict is limited to properties that currently have the General Commercial future land use designation and GC zoning and are outside of the A-1-A/Dixie Highway or Bridge Road Zoning Overlays. Outside of the CRAs, convenience restaurants with drive-through service and vehicle service and maintenance are permitted only on land with the General Commercial future land use designation and GC zoning. As a result, convenience restaurants with drive-through services, convenience stores with fuel, vehicle service and maintenance, and extensive impact retail and services are permitted in the Corridor subdistrict.

Two new building types have been developed to accommodate the permitted uses in the Corridor subdistrict. Building types are proposed for fueling stations and drive-through services which staff believe better protect the public realm and the walkability of the Hobe Sound CRA. (Div. 5, page 10)

- C. Division 5 also includes a Street Regulating Plan for Hobe Sound. The Street Regulating Plan designates primary streets, secondary streets, and civic places. For purposes of Article 12, Primary Streets are not the streets that carry the most traffic but are the streets where the quality of the public realm is most important. In Hobe Sound the Primary Streets are A-1-A/Dixie Highway and Bridge Road. Secondary Streets are Hercules and Lares Avenues.

Federal Highway is identified as a high priority to become a “Complete Street” and “Safe Route to School.” The Florida Department of Transportation’s Complete Streets Policy describes them like this: “While maintaining safety and mobility, Complete Streets shall serve the transportation needs of transportation system users of all ages and abilities, including but not limited to Cyclists, Freight handlers, Motorists, and Pedestrians.” FDOT describes Safe Routes to School as a concept intended to increase the number of children who walk or bicycle to school and can do so safely.

- D. Permitted use groups and development standards vary by zoning subdistrict.
- E. The permitted use groups for the Core, Corridor, General, Railroad Corridor, Multifamily, and Detached subdistricts remain consistent, though not identical, with the permitted uses in effect in Hobe Sound now (Div. 5, page 7).
- F. The development standards for the Core, Corridor, General, Railroad Corridor, Multifamily, and Detached zoning subdistricts are set forth in Table HS-5. (Div. 5, page 9). The development standards remain consistent, though not identical, with the development standards in effect now. Adjustments to the development standards include these:
- a. Maximum building coverage and minimum open space. Currently, mixed-use projects within the Mixed-Use Future Land Use Overlay are permitted up to 80% building coverage and must maintain 20% open space. Currently, maximum building coverage and minimum open space for single-use projects are governed by the future land use designation. The current and proposed standards are summarized in the table below.

		Maximum Building Coverage	Minimum Open Space
Future Land Use Designations	Mixed-Use project in Mixed-Use Overlay	80%	20%
	General Commercial	60%	20%
	Limited Commercial	50%	30%
	Commercial Office/ Residential	40%	40%
	Residential	--	50%
Zoning Subdistricts	Core zoning subdistrict	80%	20%
	Corridor, Railroad Corridor, and General zoning subdistricts	60%	20%

- b. Maximum Building Height. Currently, the Hobe Sound CRA has a two-story maximum building height throughout the CRA, except for three discrete locations within the Mixed-Use Future Land Use Overlay where 3-story/35 feet building height is permitted. Art. 12, Div. 5 retains the 2-story height limit, except in the Core subdistrict where 3-story buildings up to 40-feet in height are permitted and the Mobile Home subdistrict where only one-story buildings are permitted.

- c. Current regulations limit the maximum building size per floor to 7,500 sq. ft. in the Bridge Road zoning overlay and 5,000 sq. ft. in the A-1-A/Dixie Hwy. zoning overlay. Alternative compliance regarding building size has been twice recently approved. The proposed Art. 12, Div. 5 does not regulate maximum building size, except as Art. 12, Div. establishes a maximum building length of 200 feet.

d. Residential Density and Minimum Lot Area.

- (1) Art. 12, Div. 5 establishes three residential densities, according to zoning subdistrict:

Zoning Subdistricts	Maximum Dwelling units per Acre
Core, Corridor, General, and Railroad Corridor subdistricts	10
Multifamily and Mobile Home subdistricts	8
Detached subdistrict	5

These densities are lower than the maximum permitted by the Comprehensive Growth Management Plan for the CRA Center future land use designation (15 dwelling units per acre) and CRA Neighborhood future land use designation (10 dwelling units per acre).

- (2) Currently, Section 3.263.F. requires a minimum lot width of 35 feet for a detached single-family dwelling and a minimum and maximum lot width of 16 feet to 35 feet for a townhouse (attached single-family dwelling). There is no minimum lot area.

In the proposed Detached zoning subdistrict, minimum lot width is 25 feet and the minimum lot area is 2,500 sq. ft. These standards acknowledge that currently applicable regulation characterize townhouses as single-family dwellings and they are permitted to be constructed on 25-foot wide platted lots of record. In the Multifamily subdistrict, the proposed minimum lot width is 20-feet.

D. Amendment of the Zoning Atlas

1. Application Information

Applicant: Martin County Board of County Commissioners

Represented By: Susan Kores, Manager, Office of Community Development

Property Owners:	Multiple
Planner in charge:	Irene A. Szedlmayer, AICP
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	CPA 19-23
Application Received:	03/26/2019
LPA Meeting Date:	04/02/2020

2. Project description and analysis

a) Introduction

This application involves the Hobe Sound Community Redevelopment Area (CRA). See Figure 1. Currently, 30 different zoning districts are assigned to the Hobe Sound CRA's 1,024 acres. (See Figure 2)

- | | |
|---------------------------------------|---|
| 1. R-1(Single-family Residential) | 17. PUD (Planned Unit Development) |
| 2. R-1A (Single-family Residential) | 18. HB-1 (Limited Business District) |
| 3. R-2 (Single-family Residential) | 19. B-1 (Business) |
| 4. R-2A (Two-family Residential) | 20. B-2 (Business -Wholesale Business) |
| 5. R-2B (Single-family Residential) | 21. COR-1 (Commercial Office/
Residential) |
| 6. R-3 (Multiple-family) | 22. COR-2 (Commercial Office/
Residential) |
| 7. R-3A (Liberal Multiple-family) | 23. LC (Limited Commercial) |
| 8. RS-5 (Low Density Residential) | 24. CC (Community Commercial) |
| 9. RS-5 (Multi-family Medium Density) | 25. GC (General Commercial) |
| 10. RS-6 (Medium Density Residential) | 26. PS (Public Servicing) |
| 11. RS-8 (Medium Density Residential) | 27. PS-2 (Public Service) |
| 12. RM-5 (Low Density Residential) | 28. PR (Public Recreation) |
| 13. RM-6 (Medium Density Residential) | 29. PC (Public Conservation) |
| 14. RM-8 (Medium Density Residential) | 30. A-3 (Conservation) |
| 15. TP (Mobile Home Park) | |
| 16. RT (Mobile Home Subdivision) | |

Additionally, Hobe Sound CRA has two zoning overlay districts: A-1-A/Dixie Highway and Bridge Road. See Figure 3.

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Figure 1. Location Map



[Remainder of page is blank.]

Figure 2. Existing Zoning Atlas

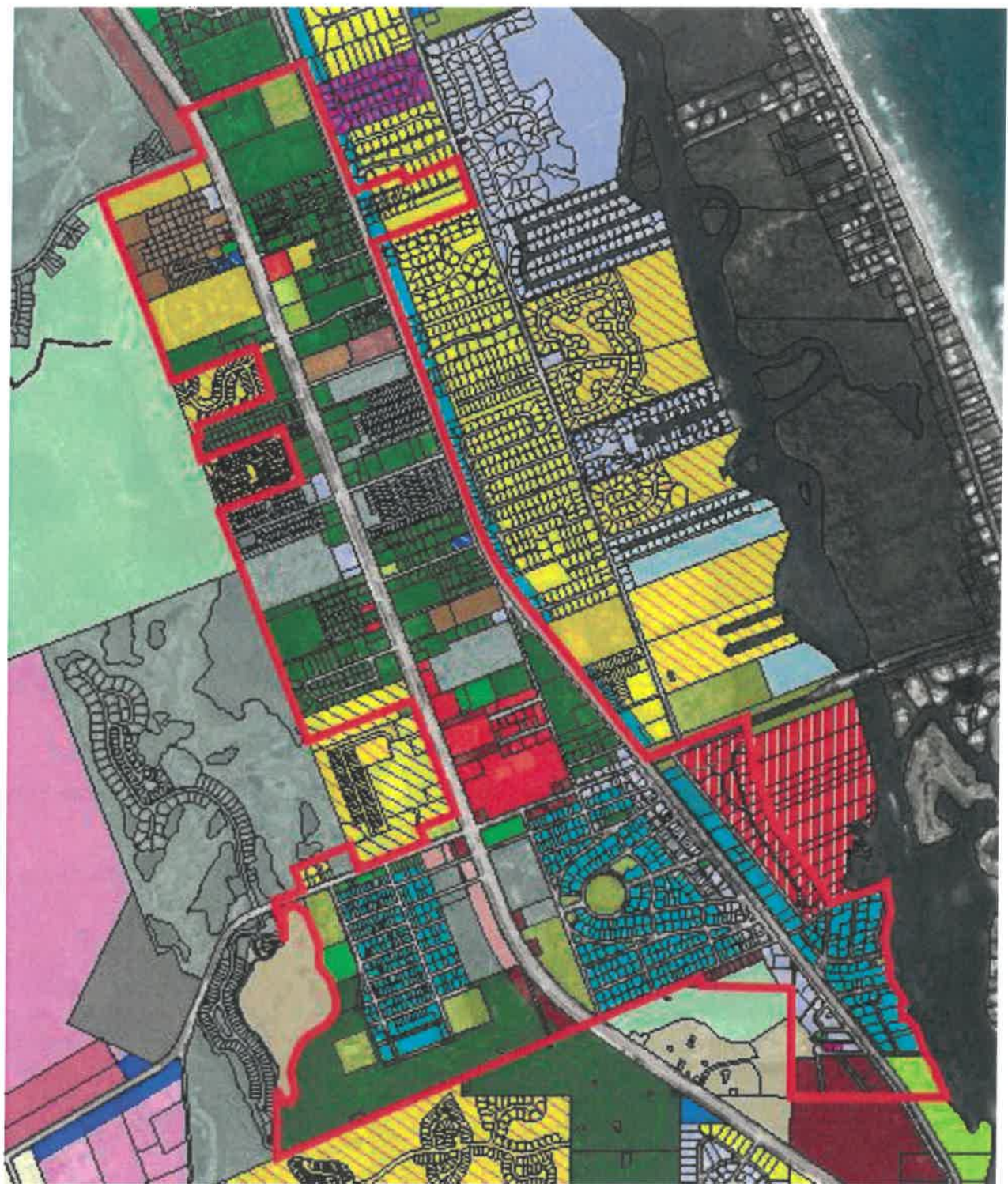


Figure 3. Bridge Road and A-1-A/Dixie Highway Zoning Overlay Districts



The proposal amends the Martin County Zoning Atlas by:

- (1) replacing 25 of the 30 zoning districts with the Hobe Sound Redevelopment Zoning District and 7 zoning subdistricts;
- (2) repealing the two zoning overlay districts; and
- (3) assigning an institutional zoning district to several properties for consistency with the Future Land Use Map.

A PUD zoning district will remain in place as will the R-1A district for the Shellbridge Subdivision. See Figure 4.

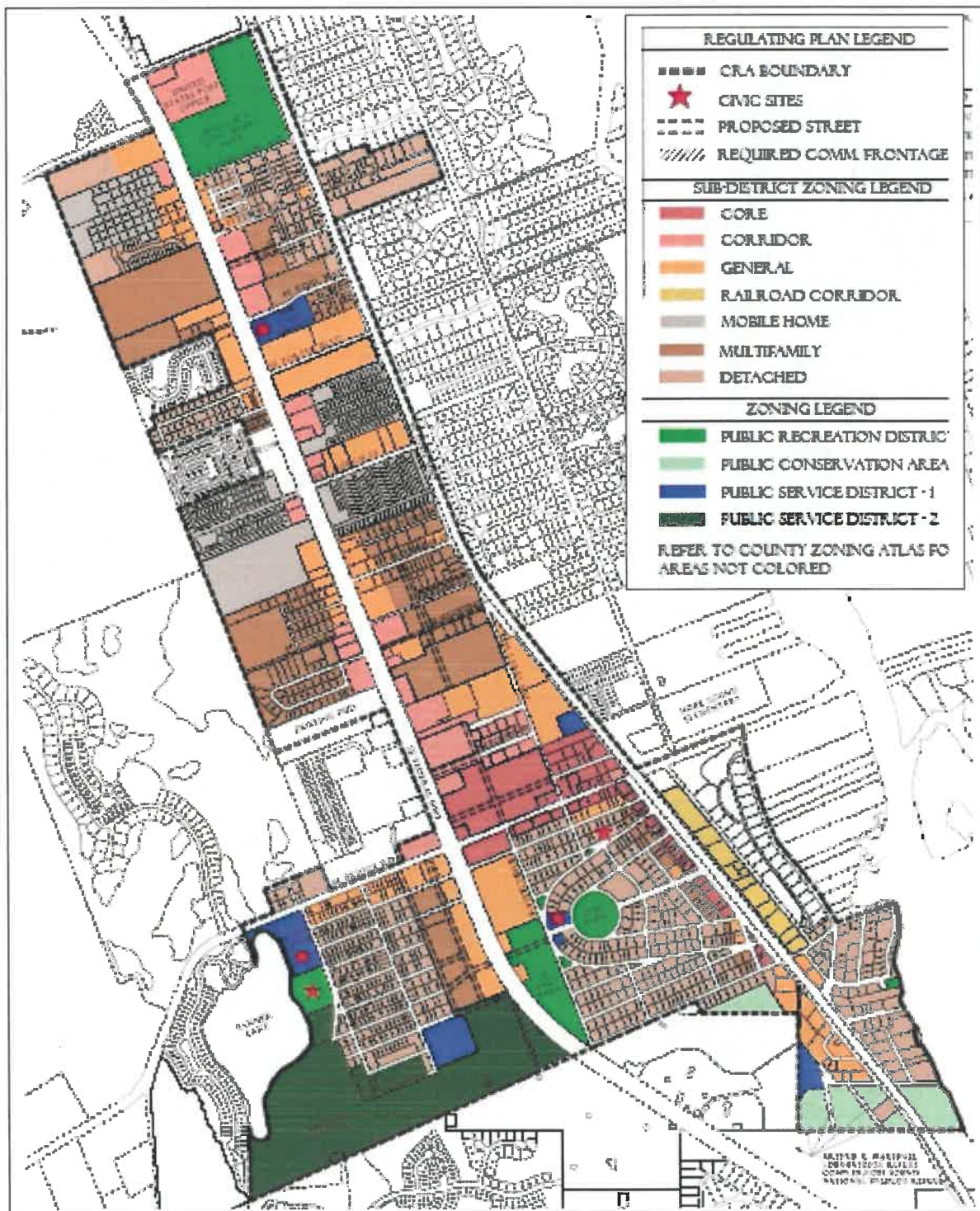
The permitted uses and development standards for the Hobe Sound Redevelopment Zoning District are set-forth in Article 12, Redevelopment Code, Division 1, General, and Division 5, Hobe Sound Community Redevelopment Code, LDR. As explained in the first part of this report, permitted uses and development standards vary depending on the zoning subdistrict. Seven zoning subdistricts are proposed for the Hobe Sound CRA: Core, Corridor, Railroad Corridor, General, Multifamily, Mobile Home and Detached. The Regulating Plan assigns the subdistricts for the Hobe Sound Redevelopment Zoning District to the land, which is part of Article 12, Division 5.

The Regulating Plan also illustrates proposed future streets, locations where commercial frontage is required, and important civic sites.

Figure 4. Proposed Zoning Atlas



Figure 5. Proposed Hobe Sound Regulating Plan (3/26/2020)



b) Description of the Hobe Sound Subdistricts

The Hobe Sound Redevelopment Zoning District will have seven subdistricts. The subdistricts are described in Article 12, Division 1 as follows:

CORE: The Core subdistrict is a pedestrian-oriented center for surrounding neighborhoods and the entire CRA. These are centers of dining, shopping, housing, and entertainment, with shaded sidewalks, large windows, intimate pedestrian spaces, outdoor dining, and richly detailed building facades. A broad mix of uses is encouraged in the Core subdistrict.

CORRIDOR: The Corridor subdistrict is intended to extend the pedestrian-oriented building types, frontages and streetscapes along a major roadway.

RAILROAD CORRIDOR: The Railroad Corridor subdistrict is not defined in Article 12, Division 1. It was created in response to existing circumstances in the Hobe Sound CRA. The intent is to protect existing commercial uses in the subdistrict while also protecting the nearby neighborhood from adverse effect.

GENERAL: The General subdistrict offers a wide variety of housing, civic spaces, and pedestrian-oriented businesses. The General subdistrict also fosters a mix of uses but is more residential in scale and character.

MULTIFAMILY: The Multifamily subdistrict allows for denser and more varied residential buildings.

DETACHED: The Detached subdistrict is predominately single family homes with front yards and walkable sidewalks.

c. Adjacent Zoning Districts (See Figure 2 on page 8)

A mixture of different zoning districts—primarily residential or institutional-- border the proposed Hobe Sound Redevelopment Zoning District. To the north, are the R-3A, RM-5 and RM-8 zoning districts. To the west, substantial lands are in PC or A-3, both conservation zoning districts. Additional zoning to the west includes RM-5 and PUD-R and PUD-C. To the south, are the PUD-R, PS-2, PC, A-3, R-3 and R-1 zoning districts.

The permitted uses and development standards for the zoning subdistricts proposed for the Hobe Sound Redevelopment Zoning District are consistent with, though not identical to, the permitted uses and development standards currently applicable. Therefore, the proposed Hobe Sound Redevelopment Zoning District and subdistricts are compatible with the zoning districts adjacent to the Hobe Sound CRA. The proposed Hobe Sound Redevelopment Zoning District and subdistricts should have no negative impact on nearby zoning districts. Nor should these nearby zoning districts negatively impact the proposed Hobe Sound Redevelopment Zoning District.

3. Standards for Amendments to the Zoning Atlas

The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides 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.”

Pursuant to Section 3.2.E.2., LDR, the following factors must be considered:

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

The Hobe Sound Redevelopment Zoning District and the Core, Corridor, Railroad Corridor, General, Multifamily, Mobile Home, and Detached zoning subdistricts are consistent with all applicable provisions of the Comprehensive Plan, as are the institutional zoning districts proposed to be assigned to several properties.

- b. Whether the proposed zoning amendment is consistent with all applicable provisions of the LDR.*

Any development proposal for land located within the Hobe Sound Redevelopment Zoning District, will be required to comply with all applicable LDRs including uses, density, set-backs, height, open-space, wetlands, uplands, landscaping, stormwater, etc. The Hobe Sound Redevelopment Zoning District and Core, Corridor, Railroad Corridor, General, Multifamily, Mobile Home, and Detached zoning subdistricts are consistent with all applicable provisions of the Land Development Regulations.

- 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.*

The Hobe Sound Redevelopment Zoning Code was developed expressly for the land to which it will apply—the Hobe Sound CRA. It is compatible with the existing land

uses within the Hobe Sound CRA as well as those in adjacent and surrounding areas. The PS-1 (Public Service District-1) implements CGMP policies for lands designated Institutional-General on the Future Land Use Map. PS-1 is designed to minimize the potential for negative impacts on surrounding properties. Several sites which are now located in the PS (a 1967 Category C zoning district) will be assigned the PS-1 District.

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

The analysis required for this section is similar to the analysis required pursuant to CGMP Section 1.11.C.(1) when considering the proposed amendment of the Future Land Use Map. The proposed amendment of the Zoning Atlas will not substantially change the land uses or intensity of development permitted. Rather, the intent is to modify the regulatory framework in order to simplify interpretation and implementation for property owners, developers and County staff, provide greater flexibility regarding permitted uses, and incrementally increase the development intensity permitted. The intent is to realize more efficiently and effectively the longstanding vision for the CRAs as represented in the Hobe Sound Redevelopment Plan adopted in 2000 and amended in 2009. Therefore, whether or not there are documented changed conditions in the area does may not be a pertinent factor in this case. Because the Hobe Sound CRA is identified as an area in need of redevelopment, the lack of substantial change offers support for the proposed new zoning.

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

The land subject to the re-zoning is located within the Primary Urban Service District. Therefore, pursuant to CGMP Objective 4.7A., the full range of public facilities and services at the adopted Level of Service are to be provided or programmed to be provided. The maximum residential density allowed within the proposed Core and Corridor subdistricts is the same as that permitted pursuant to the current Hobe Sound Mixed-Use Future Land Use Overlay and the land area included within these subdistricts is mostly the same as is located within the Mixed-Use Future Land Use Overlay. It is expected that the more compact development pattern will enable public facilities and services to be provided more efficiently. Therefore, the amendment of the Zoning Atlas should not create demand on public facilities that is not anticipated by the current zoning. When a proposed site plan is reviewed, Comprehensive Plan policies and the LDR ensure that present or planned public facilities and services are capable of meeting and maintaining the adopted LOS. Additionally, the County Impact Fee program is designed to mitigate such impacts and ensure development pays for itself.

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.

The Hobe Sound CRA was identified by Martin County 30 years ago as an area appropriate for infill development and redevelopment. The proposed Hobe Sound Redevelopment zoning district is designed to encourage infill development and

redevelopment and such infill development and redevelopment would be logical, timely and orderly, would conserve or improve the value of existing development, and is an appropriate use of County resources. Additionally, by providing for residential development within the CRA, it may be possible to help extend the life of the boundary of the Primary Urban Service District.

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

Whatever facts are presented at the public hearing on this proposed amendment of the Zoning Atlas should be taken into account in the decision-making. The hearing provides the public an opportunity to participate in the review and decision-making process.

4. Staff Review

The amendment of the Zoning Atlas does not include review of a site plan. Therefore, departments responsible for site plan review are not included in this staff report. The current review is as follows:

Division or Department	Reviewer	Assessment
Comprehensive Plan	Irene Szedlmayer	Comply
County Attorney	Krista Storey	Review Ongoing
Adequate Public Facilities	Irene Szedlmayer	Exempt

5. Review Board Action

The choice of the most appropriate zoning district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BOCC) are asked to consider based on the "standards for amendments to the zoning atlas" provided in Section 3.2 E.2., Land Development Regulations, Martin County Code.

The review and recommendation of the LPA are required on this application. Final action is by the BOCC. Both the LPA and the BOCC meetings are advertised public hearings.

6. Location and Site Information

Location: The request to amend the Zoning Atlas applies to the 1,024 acres that are within the Hobe Sound CRA. This area can be described generally as 1,300 feet east and west of S.E. Federal Highway for 2.3 miles south from SE Dharlys Street. The eastern boundary is the eastern edge of the FEC Railroad right-of-way from SE Dharlys to SE Bridge Road, with the exceptions that the Hobe Sound CRA extends east to Gomez Avenue to include approximately 18 acres, north and south of Pettway Street, and south of Bridge Road, the CRA extends further west to include all of the Banner Lake neighborhood and the land owned by the Pine School, and extends further east to Laurel Lane and the Indian Rover Lagoon.

Parcel numbers: Approximately 2,771 parcels.

Existing zoning: 30 different zoning districts and 2 zoning overlays. See pages 6 through 13 of this report.

Future Land Use: This amendment of the Zoning Atlas is proposed concurrently with the amendment of the Future Land Use Map. The Low Density Residential, Medium Density Residential, Mobile Home Density, Residential Estate Density, Commercial Office/Residential, Limited Commercial, General Commercial and General Institutional future land use designations are proposed to be changed to the CRA Center, CRA Neighborhood. Public Conservation, Recreational or General Institutional future land use designations. Additionally, the repeal of the Hobe Sound Mixed-Use Future Land Use Overlay is proposed.

Commission District: 3
Community Redevelopment Area: Hobe Sound CRA
Municipal Service Taxing Unit: District 3 MSTU
Planning Area: South County

7. Determination of compliance with the Comprehensive Growth Management Plan

Findings of Compliance:

The staff of the Growth Management Department Comprehensive Planning Division has reviewed the application and finds it in compliance with applicable Goals, Objectives and Policies. There are no unresolved Comprehensive Growth Management Plan issues associated with this application.

8. Determination of compliance with land use, site design standards, zoning, and procedural requirements

Findings of Compliance:

The staff of the Growth Management Department Comprehensive Planning Division has reviewed the application and finds it in compliance with applicable regulations. There are no unresolved issues associated with this application. Changes to the zoning atlas authorize no development activity. Any specific site future land use, design, zoning or procedural issues will be addressed at such time as development of a particular site is proposed.

9. Recommendation

Staff recommends adoption of the proposed ordinance to:

- (1) establish Division 5, Hobe Sound Community Redevelopment Code, Article 12, LDR, Martin County Code;
- (2) repeal Section 3.263, Article 3, Hobe Sound Community Redevelopment Area, Martin County LDR, and
- (3) amend the Zoning Atlas to assign the Hobe Sound Redevelopment Zoning District and other zoning districts for consistency with the Future Land Use Map.

10. Contents of agenda item

- a. Staff report
- b. Proposed ordinance
- c. Article 12, Division 5, Hobe Sound Community Redevelopment Code
- d. Legal descriptions of the zoning districts
- e. Article 12, Redevelopment Code, Division 1, General
- f. Proposed Zoning Atlas
- g. Hobe Sound Regulating Plan
- h. Hobe Sound Street Regulating Plan
- i. Public Notice
- j. Public Comments

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

ORDINANCE NUMBER

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 5, HOBE SOUND COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.263, HOBE SOUND COMMUNITY REDEVELOPMENT AREA; AMENDING THE ZONING ATLAS TO ASSIGN THE HOBE SOUND REDEVELOPMENT ZONING DISTRICT AND MAKE OTHER CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (BCC) has adopted the Martin County Comprehensive Growth Management Plan within which are included goals, objectives, and policies related to zoning and land development; and

WHEREAS, on September 10, 2019, the Board of County Commissioners adopted a new chapter of the Comprehensive Growth Management Plan, Chapter 18, Community Redevelopment Element; and

WHEREAS, Chapter 163, Part II, Florida Statutes, requires the implementation of the goals, objectives and policies of a comprehensive plan through the adoption of consistent land development regulations; and

WHEREAS, creation of Article 12, Redevelopment Code, Land Development Regulations has been proposed to implement Chapter 18 of the Comprehensive Growth Management Plan; and

WHEREAS, Article 12, Redevelopment Code, Division 1, General, Land Development Regulations, was adopted by the Board of County Commissioners on September 24, 2019; and

WHEREAS, on April 2, 2020, the Local Planning Agency held public hearings on the proposed adoption of Article 12, Division 5, Hobe Sound Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Hobe Sound Community Redevelopment Area; and

WHEREAS, on May 5, 2020, the Board of County Commissioners held a public hearing on the proposed amendment of the Land Development Regulations to create Article 12, Division 5, Hobe Sound Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Hobe Sound Community Redevelopment Area; and

WHEREAS, on June 16, 2020, the Board of County Commissioners held a second public hearing on the proposed amendment of the Land Development Regulations to create Article 12, Division 5, Hobe Sound Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Hobe Sound Community Redevelopment Area; and

WHEREAS, the Local Planning Agency and the Board of County Commissioners have provided for full public participation in the review of the proposed amendments of the Land Development Regulations and the Zoning Atlas; and

WHEREAS, the Board of County Commissioners finds the proposed amendments consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

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

PART I: ADOPTION OF DIVISION 5, HOBE SOUND COMMUNITY REDEVELOPMENT CODE, ARTICLE 12, REDEVELOPMENT, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE

Division 5, Hobe Sound Community Redevelopment Code, Article 12, Redevelopment, Land Development Regulations, Martin County Code, attached hereto as Exhibit A, is hereby adopted.

PART II. REPEAL OF SECTION 3.263, HOBE SOUND COMMUNITY REDEVELOPMENT AREA, ARTICLE 3, DIVISION 6, REDEVELOPMENT OVERLAY DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE

The entirety of Section 3.263, Hobe Sound Community Redevelopment Area, Land Development Regulations, Martin County Code, is hereby repealed.

PART III. AMENDMENT OF MARTIN COUNTY ZONING ATLAS

A. The Zoning Atlas is hereby amended to change the zoning districts on approximately 981 acres of the 1,024 acres comprising the Hobe Sound CRA. The amendment changes the R-1 (Single-family Residential), R-2 (Single-family Residential), R-3 (Multiple-Family Residential), R-5 (Multiple Family Medium Density Residential), R-2A (Two-Family Residential), R-2B (Single-family Residential), R-1A (Single-family Residential), R-3A (Liberal Multiple-family), RM-5 (Medium Density Residential), RS-5 (Low Density Residential), RS-6

(Medium Density Residential), RS-8 (Medium Density Residential), RM-5 (Low Density Residential), RM-6 (Medium Density Residential), RM-8 (Medium Density Residential), TP (Mobile Home Park), RT (Mobile Home Subdivision), HB-1 (Limited Business District), B-1 (Business), B-2 (Business -Wholesale Business), COR-1 (Commercial Office/Residential-1), COR-2 (Commercial Office/Residential-2), LC (Limited Commercial), CC (Community Commercial), GC (General Commercial), PS (Public Servicing), PR (Public Recreation District), and A-3 (Conservation) zoning districts to the HSR (Hobe Sound Redevelopment), PR (Public Recreation), PC (Public Conservation), PS-1 (Public Service-1), and PS-2 (Public Service-2) zoning districts, as described in Exhibit B. As further described in Exhibit B, the PUD zoning district is retained on 8.4 acres on the west side of Federal Highway and the R-1A zoning district is retained on 26.5 acres of the Shellbridge Subdivision. The amendment repeals the Bridge Road and A-1-A/Dixie Highway Zoning Overlay Districts.

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

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the land that is the subject of this amendment of the Zoning Atlas 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.

PART IV. CONFLICTING PROVISIONS.

Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, or parts hereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict except for ordinances concerning the adoption or amendment of the Martin County Comprehensive Plan.

PART V. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART VI. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART VII. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VIII: CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Land Development Regulations. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART IX. EFFECTIVE DATE.

- A. The effective date of this ordinance, if Comprehensive Plan Amendment CPA 19-25, Hobe Sound FLUM, is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If CPA 19-25, Hobe Sound FLUM is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of an ordinance affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.
- B. Notwithstanding such effective date, applications for development orders that were submitted prior to the effective date of this ordinance may be approved if the development orders are consistent with Section 3.263, Hobe Sound Community Redevelopment Area, Land Development Regulations, Martin County Code, which was in effect prior to the effective date of this ordinance.

DULY PASSED AND ADOPTED THIS 16th DAY OF JUNE, 2020.

ATTEST:

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

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

**BY: _____
HAROLD E. JENKINS II
CHAIRMAN**

**APPROVED AS TO FORM AND LEGAL
SUFFICIENCY**

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

Exhibit A

Article 12, Division 4, Old Palm City Community Redevelopment Code

Exhibit B

**Legal Descriptions
of the Old Palm City Redevelopment Zoning District
and other zoning districts assigned by this ordinance**

Division 5, Article 12
Hobe Sound Community Redevelopment Code**Section 12.5.01. Purpose.**

1. Hobe Sound is an intimate, historic community in Martin County which boasts a rich and diverse cultural, physical, economic, and geographic history. Originally a pineapple plantation, Hobe Sound has matured over time into a desirable destination for tourists, a strong community for residents, and a unique location for business activities. In an effort to maintain and strengthen the historical and cultural attributes of Hobe Sound, this LDR Division is intended to:
 - a. Promote and accomplish the goals, policies, and objectives of the Martin County Growth Management Plan as they pertain to Hobe Sound;
 - b. Preserve the character, quality, and scale of historic Hobe Sound and ensure the compatibility of future investment;
 - c. Provide clarity and predictability in future planning and development in Hobe Sound;
 - d. Maintain the high-quality standards of residential and non-residential growth;
 - e. Ensure a desirable and controlled natural and built environment for future generations.
2. **Hobe Sound Redevelopment Zoning District.** This Article 12, Division 5 of the Martin County Land Development Regulations establishes the Hobe Sound Redevelopment Zoning District and the permitted uses and development standards applicable therein.
3. **Organization.** How this Division is organized:

Section 12.5.01	Purpose
Section 12.5.02	Regulating Plan
Section 12.5.03	Permitted Uses
Section 12.5.04	Development Standards
Section 12.5.05	Building Type & Frontage Type Standards
Section 12.5.06	Street Standards
Section 12.5.07	Parking Standards
Section 12.5.08	Stormwater Standards
Section 12.5.09	Landscape Standards
Section 12.5.10	Wall & Fence Standards
Section 12.5.11	Sign Standards
Section 12.5.12	Architectural Standards



Figure HS-1 Artist rendering of the future vision of Hobe Sound as established in 1994.

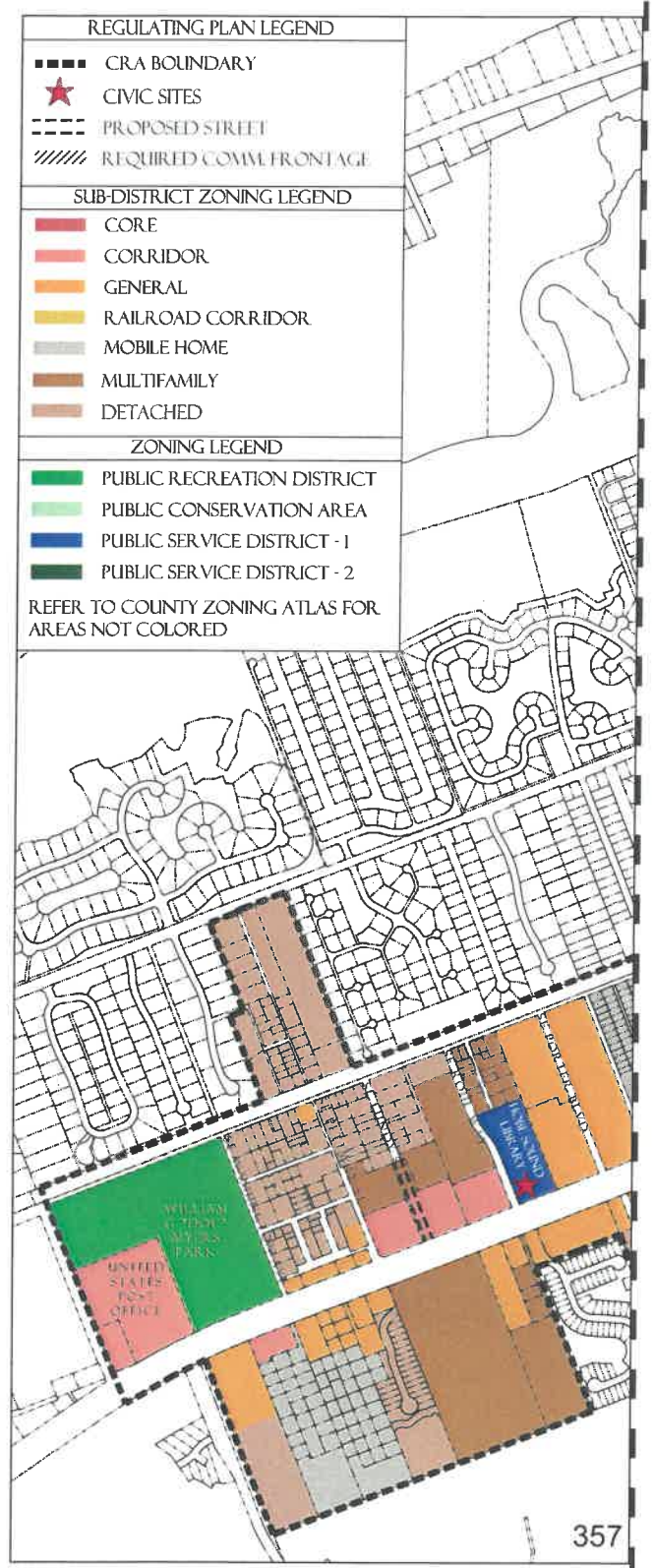


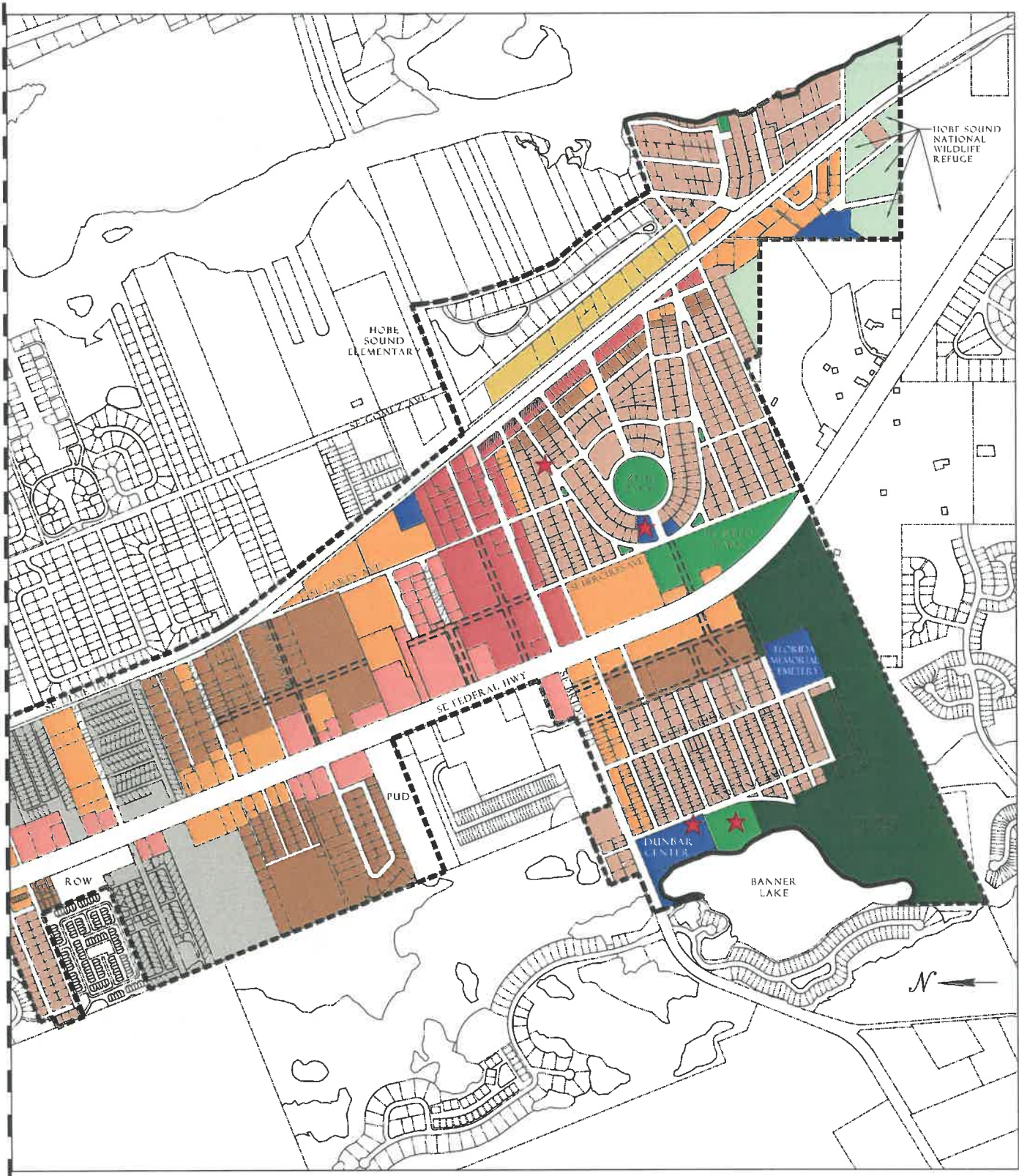
Regulating Plan

12.5.02

Section 12.5.02. Regulating plan. Figures **HS-2** and **HS-3** are the Regulating Plans that apply to the Hobe Sound Redevelopment Zoning District. Section 12.1.02 describes the purpose and content of Regulating Plans.

Figure HS-2 Regulating Plan



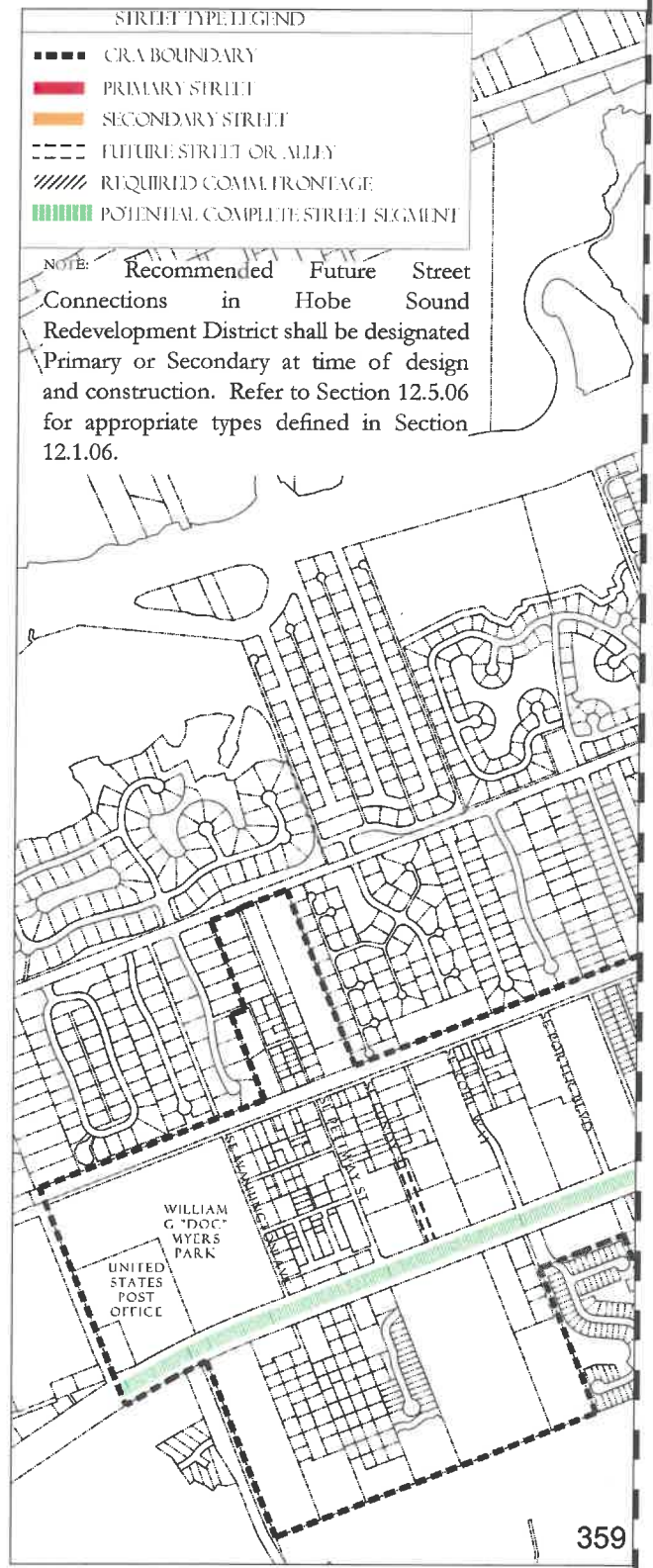


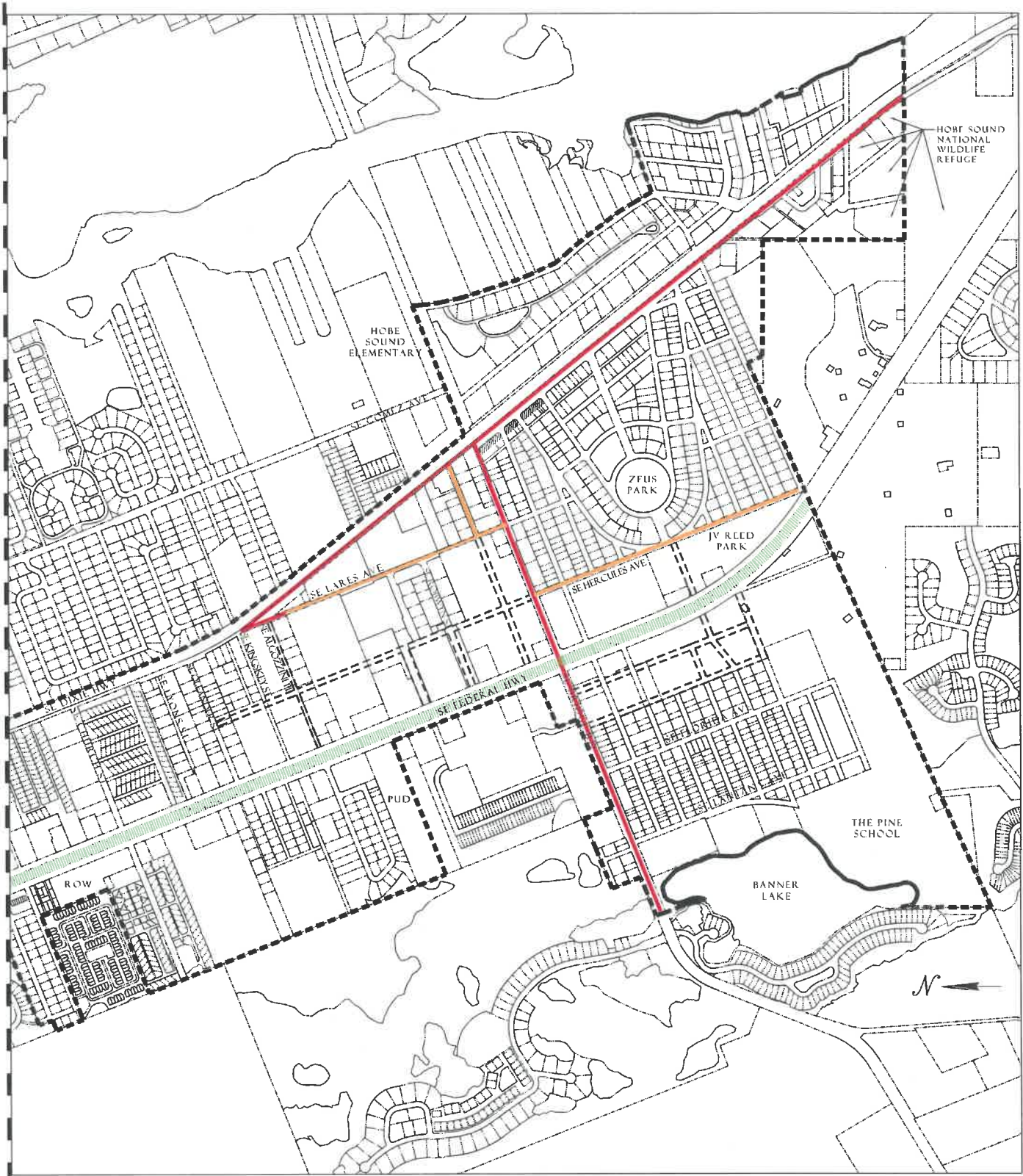


Regulating Plan

12.5.02

Figure HS-3 Street Regulating Plan







Permitted Uses

12.5.03

Section 12.5.03. Permitted Uses. Table **HS-4** identifies permitted uses in the HS (Hobe Sound) Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table **HS-4** are described in Section 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.
 - a. “P” in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.
 - b. If “P” is not shown in a row, the use group is not permitted in that Subdistrict.
3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.



Table HS-4 Use Groups Permitted in Hobe Sound Subdistricts

	Core	General	Corridor	Railroad Corridor	Multi- family	Mobile Home	Detached
Residential Use Groups, see 12.1.03							
Accessory dwelling units	P	P	P	P	P	-	P
Mobile homes	-	-	-	-	-	P	-
Other dwelling types	P	P	P	P	P	-	P ²
Single-family dwellings	-	P	-	-	P	-	P ¹
Bed and breakfast inns	P	P	P	P	P	P	P
Agricultural Use Groups, see 12.1.03							
Urban farming	-	-	-	P	-	-	-
Commercial & Business Use Groups, see 12.1.03							
Business & professional offices	P	P	P	P	-	-	-
Construction services, limited	P	P	P	P	-	-	-
Construction services, extensive	-	-	P	P	-	-	-
Convenience store with fuel	-	-	P	-	-	-	-
Drive-through facility	-	-	P	-	-	-	-
Drive-through restaurant	-	-	P	-	-	-	-
Hotels, motels, resorts spas	P	P	P	P	-	-	-
Marinas	-	P	P	-	-	-	-
Medical offices	P	P	P	P	-	-	-
Parking lots and garages	P	-	-	P	-	-	-
Restaurants	P	P	P	P	-	-	-
Retail & services, limited impact	P	P	P	P	-	-	-
Retail & services, general impact	-	P	P	P	-	-	-
Retail & services, extensive impact	-	-	P	-	-	-	-
Recreational vehicle parks	-	-	P	-	-	-	-
Vehicular service and maintenance	-	-	P	-	-	-	-
Wholesale trades and services	-	-	P	P	-	-	-
Working waterfront	-	-	-	-	-	-	-
Public & Institutional Use Groups, see 12.1.03							
Institutional uses, limited impact	P	P	P	P	P	P	P
Institutional uses, general impact	-	P	P	-	P	-	-
Industrial Use Groups, see 12.1.03							
Limited impact industries	-	-	-	P	-	-	-
Extensive impact industrial industries	-	-	-	-	-	-	-
Footnotes, see above							

¹ No duplexes are permitted.² No apartment hotels or multifamily dwellings are permitted.



Development Standards

12.5.04

Section 12.5.04. Development Standards.

1. All new development, substantial improvements of a building, and substantial renovations of a building exterior shall comply with the Development Standards in Table **HS-5**.
2. **Existing Buildings.** Whenever substantial improvement of a building or substantial renovation of a building exterior triggers the obligation to comply with this Division, the Growth Management Director may authorize incremental compliance with its requirements proportional to the nature and scope of the existing and proposed improvements if full compliance would be unreasonable. An application for alternative compliance shall not be required, but the Growth Management Director may require that the proposal be presented to the Neighborhood Advisory Committee for review and comment. See Section 4.871.B, Div. 20, Article 4.
3. **Accessory Dwelling Units.** Standards for accessory dwelling units are provided in Development Standards Section 12.1.04.8.
4. **Building Types.** Each new building, and any substantial improvement, must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see Table **HS-5**. Building Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables are regulatory requirements.
5. **Façade Transparency.** Shopfront, Mixed-use, Office, Apartment and Courtyard Building façades facing streets or civic open spaces at the ground level must have transparent windows which cover between 40 percent and 70 percent of the wall area. Building façades above ground level must have transparent windows which cover between 20 percent and 50 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than forty percent.
6. **Convenience store with fuel.** In addition to the standards in Section 3.106. - Vehicular service and maintenance, development shall meet the following criteria:
 - a. A ground level shop must be located along a street, with the gas pumps located to the rear or side of the lot as illustrated in Figure HS-12-9.04. No more than eight fuel positions and four fueling islands are permitted, refer to HS-12-9.05.
 - b. The shop shall have the primary entrance facing and directly accessible from the street; an additional entrance shall face the parking lot.
 - c. Gasoline Stations may be one story in height.
7. **Drive through.** In addition to the standards in Section 3.95. - Restaurant, convenience, development shall meet the following criteria:
 - a. The stacking area is accommodated along the side and/or in the rear of the lot.
 - b. The drive-through window shall be located either in the rear or to the side of the building, close to the frontage street. Figures HS-12-9.06 through HS-12.9.08 illustrate methods of incorporating drive through uses.

Table HS-5 - Development Standards in Hobe Sound Subdistricts

	Core	General	Corridor	Railroad Corridor	Multi- family	Mobile Home	Detached
Lot Size, see 12.1.04.1							
Lot area - minimum in sf	-	5,000	10,000	10,000	2,000	-	2,500
Lot width - minimum in feet	20	50	-	20	20	-	25
Lot width - maximum in feet	250	-	-	-	-	-	-
Height, see 12.1.04.2							
Building height, maximum in stories	3	2	2	2	2	1	2
Building height, maximum in feet	40	30	30	30	30	20	30
Ceiling height, maximum in feet	Established in 12.5.05 for certain building types						
Density, see 12.1.04.3							
Residential density, max in units/acre	10	10	10	10	8	8	5
Hotel/motel density, max in units/acre	20	20	20	20	-	-	-
Building Coverage, see 12.1.04.4							
Building coverage, maximum %	80	60	60	60	60	-	50
Open Space, see 12.1.04.5							
Open space, minimum in %	20	20	20	20	30	30	30
Building & Parking Placement, see 12.1.04.6							
Build-to Zone min/max in feet	Established in 12.5.05 for certain building types						
Side and Rear setbacks	Established in 12.5.05 for certain building types						
Frontage percentage, minimum %	Established in 12.5.05 for certain building types						
Parking Setbacks minimum in feet	Established in 12.5.05 for certain building types						
Building Types, see 12.5.05							
Shopfront Building	P	P ¹	P	-	-	-	-
Mixed-use Building	P	P	P	P	-	-	-
Office Building	P	P ¹	P	P	-	-	-
Apartment Building	P	P	P	P	P	-	-
Courtyard Building	P	P	P	P	P	-	-
Townhouse	P	P	P	P	P	-	P
Live/Work Building	P	P	P	P	-	-	-
Side Yard House	-	P	P	-	P	-	P
Cottage	P	P	P	-	P	P	P
Cottage Court	P	P	P	-	P	P	-
Duplex	-	P	-	-	P	-	-
All Yard House	-	P	-	-	P	P	P
Outbuilding	P	P	P	P	P	P	P
Boat Barn	-	P	P	P	-	-	-
Industrial Building	-	-	-	P	-	-	-
Footnotes, see above							
¹ Only permitted when facing US1/Federal Highway.							

Figure HS-12-9.04 - Fueling Stations

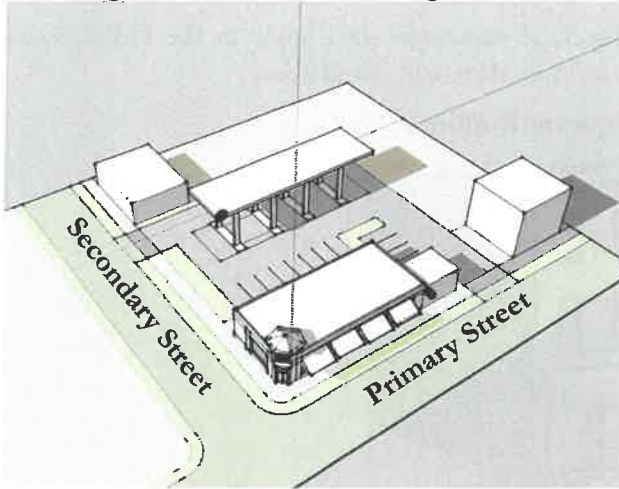
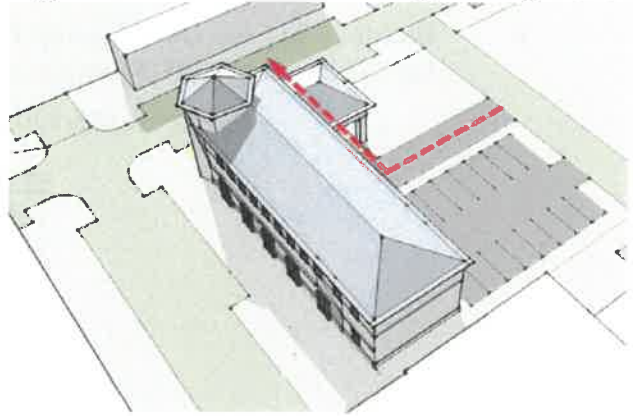
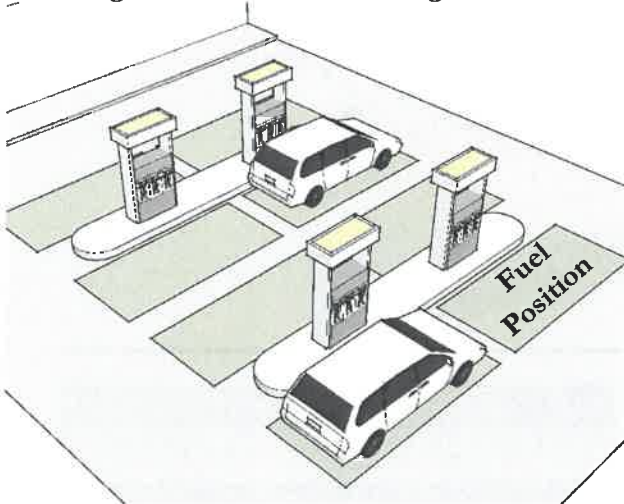


Figure HS-12-9.06 - Drive Through Configuration



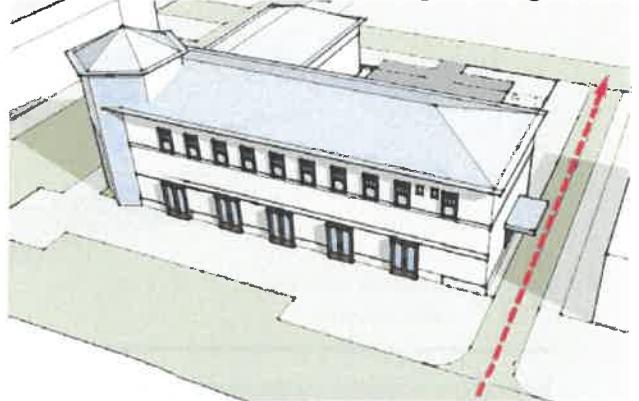
Drive through stacking occurs in the rear of the lot. Circulation is from the alley, exiting to a secondary street.

Figure HS-12-9.05 - Fueling Stations



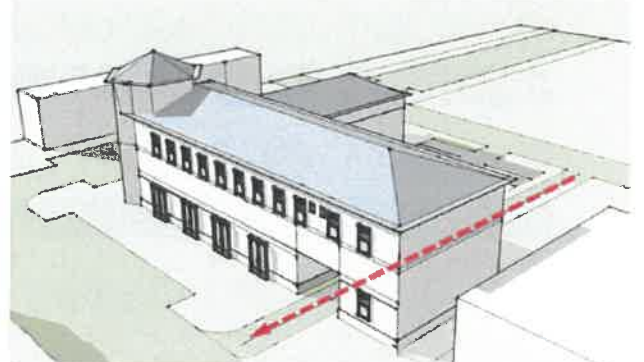
Four fueling islands with eight fuel positions.

Figure HS-12-9.07 - Drive Through Configuration



Circulation and stacking occurs along the side of the building. Cars enter from the alley and exit onto the street.

Figure HS-12-9.08 - Drive Through Configuration



Circulation and stacking travel through the building. Cars enter from the rear of the lot and exit to the street.

Draft 05-21-2020

Building Type & Frontage Type Standards

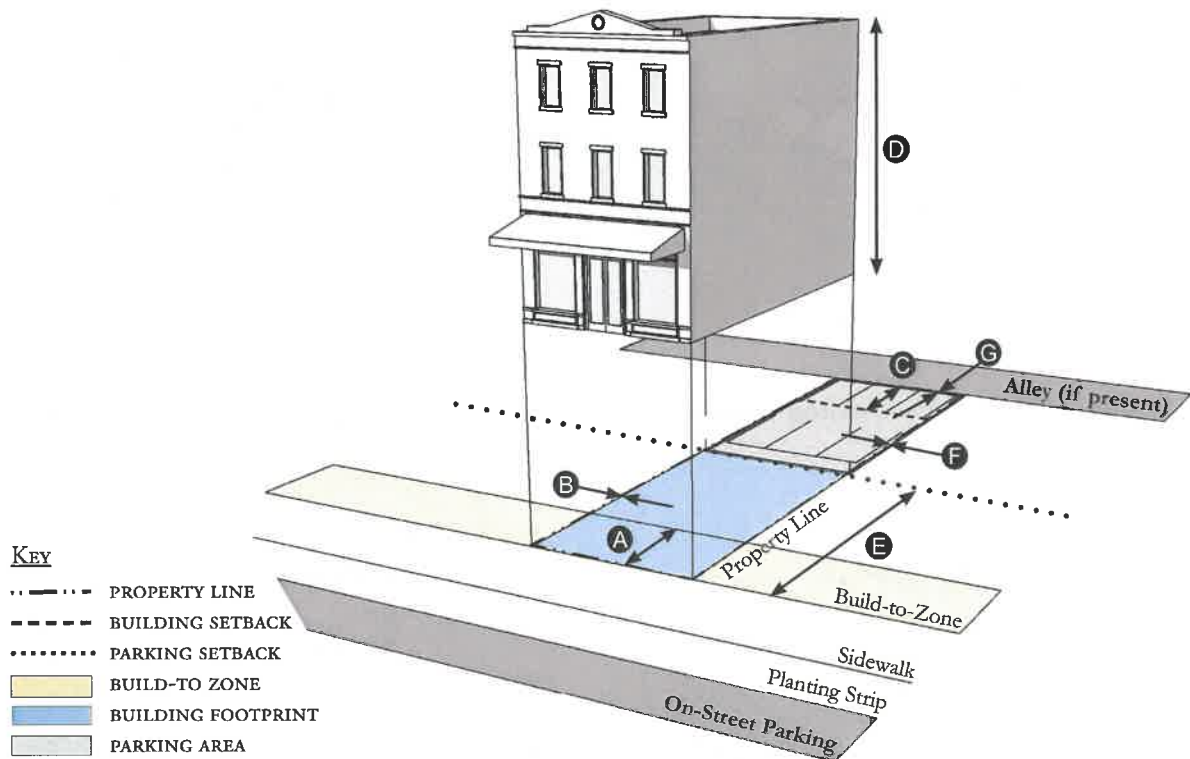
12.5.05



Section 12.5.05. Building Type & Frontage Type Standards.

- Building Types.** The following Building Type standards shall apply in the Hobe Sound Subdistricts. Table **HS-5** provides additional Development Standards.

Figure HS-5.01 - Shopfront Building



Building Placement, see 12.1.04.6

Frontage	70% min.	
Front Build-to-Zone	0' min., 15' max.	A
Side at Street Build-to-Zone	0' min., 15' max.	
Side at Property Line Setback ²	0' or 5'	B
Rear Yard Setback ²	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	12' min.	
Building Height	Refer to Table HS-5	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.5.02

Core	General ¹	Corridor
------	----------------------	----------

Description

A Shopfront Building has ground level space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk.

Façade Transparency, see 12.5.04.5

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

¹ Only permitted when facing US1/Federal Highway.

² Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

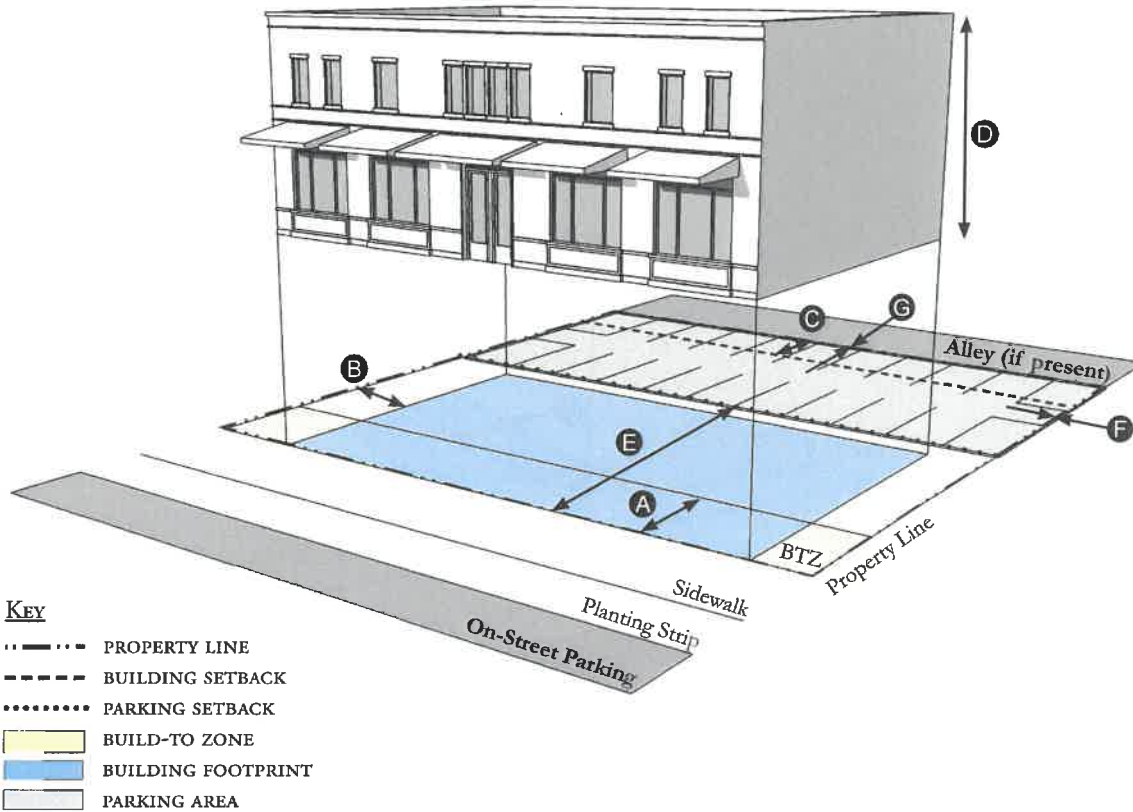
For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table **HS-5**.



Building Type & Frontage Type Standards

12.5.05

Figure HS-5.02 - Mixed-Use Building



Building Placement, see 12.1.04.6

Frontage	70% min.	
Front Build-to-Zone	0' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line BTZ ¹	5' min., 10' max.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	12' min.	
Building Height	Refer to Table HS-5	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.5.02

Core	General	Corridor	Railroad Corridor
------	---------	----------	-------------------

Description

A Mixed-Use Building has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict.

Façade Transparency, see 12.5.04.5

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

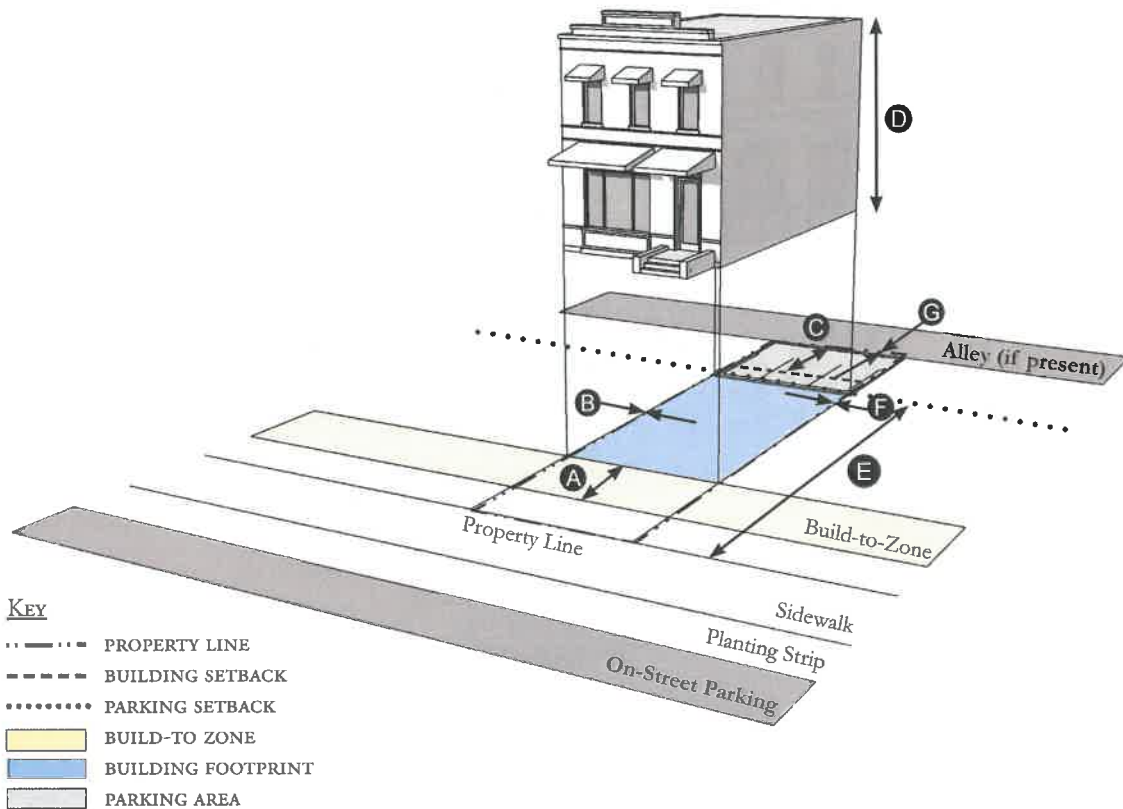
¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table HS-5.

Draft 05-21-2020
Building Type & Frontage Type Standards
 12.5.05



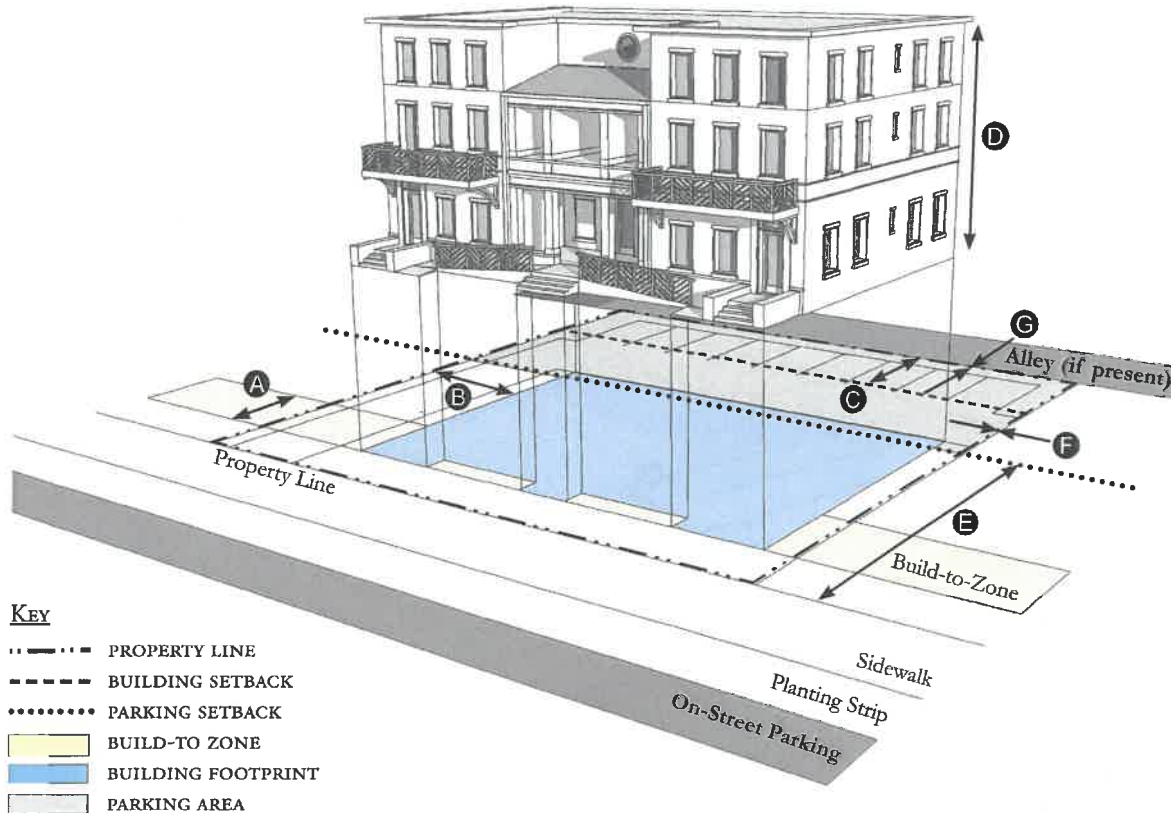
Figure HS-5.03 - Office Building



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	10' min., 15' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback ²	0' or 5'	B
Rear Yard Setback ²	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table HS-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.5.02			
Core	General ¹	Corridor	Railroad Corridor
Description			
An Office Building has a one or more commercial tenants, occupancies, or businesses. An Office Building may have a shopfront frontage on the ground level.			
Façade Transparency, see 12.5.04.5			%
Ground level facing streets or civic open spaces			40-70
Above the ground level			20-50
Notes			
¹ Only permitted when facing US1/Federal Highway.			
² Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.			
For permitted <i>Lot Size</i> , <i>Density</i> , <i>Building Coverage</i> , and <i>Open Space</i> , see Table HS-5.			

Figure HS-5.04 - Apartment Building



Building Placement, see 12.1.04.6

Frontage	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback ¹	5' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table HS-5	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.5.02

Core	General	Corridor
Multifamily	Railroad Corridor	

Description

An Apartment Building contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. Off-street parking is provided to the side or rear.

Façade Transparency, see 12.5.04.5

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table HS-5.

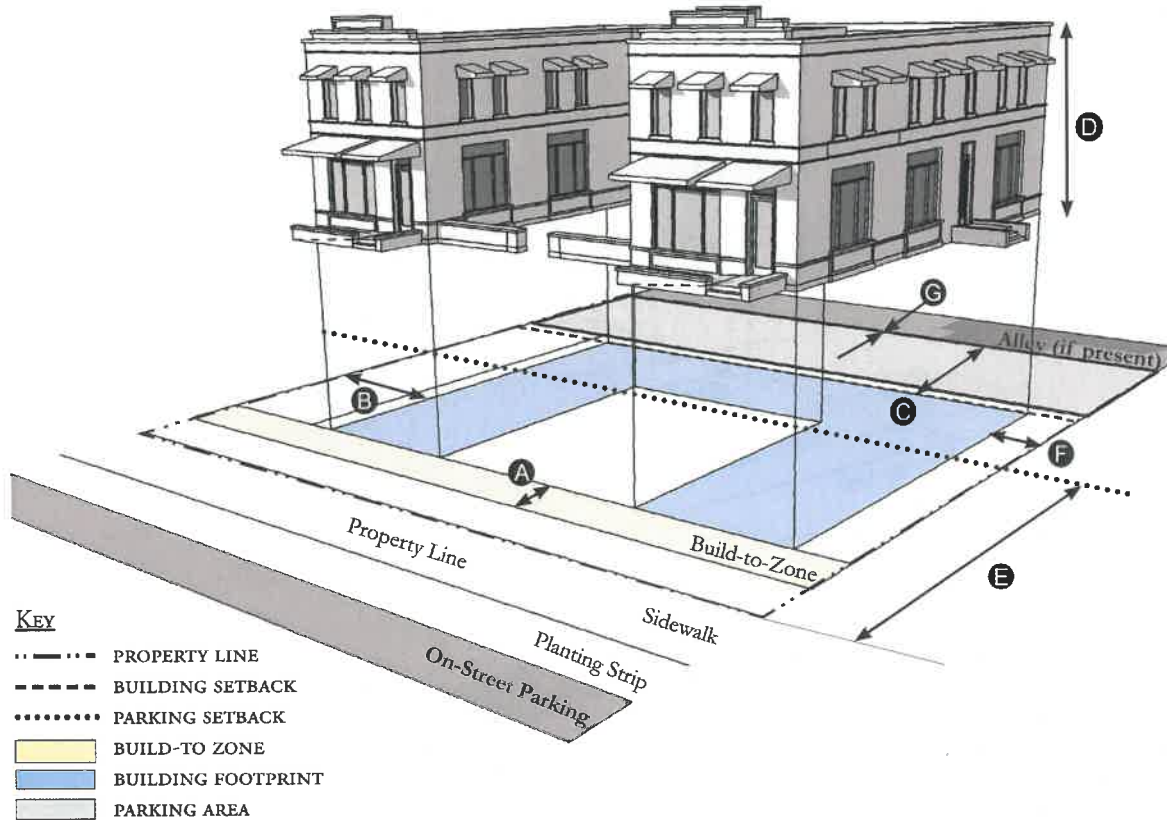
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Building Type & Frontage Type Standards

12.5.05

HS

Figure HS-5.05 - Courtyard Building



Building Placement, see 12.1.04.6

Frontage Percentage	70% min. includes courtyard	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback ¹	5' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table HS-5	

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.5.02

Core	General	Corridor
Multifamily	Railroad Corridor	

Description

A Courtyard Building accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street.

Façade Transparency, see 12.5.04.5

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

The proportions of the courtyard space shall be at least as deep as it is wide.

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

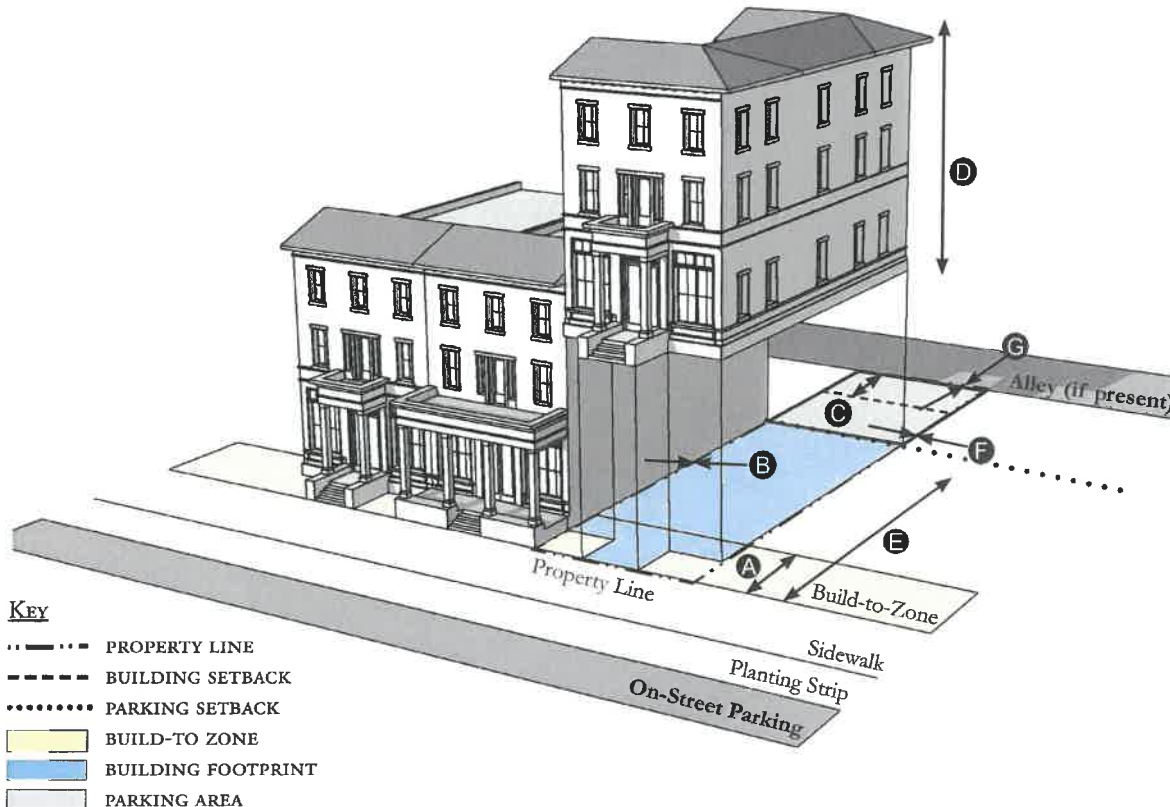
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table HS-5.



Building Type & Frontage Type Standards

12.5.05

Figure HS-5.06 - Townhouse



Building Placement, see 12.1.04.6

Frontage	70% min.	
Front Build-to-Zone	0' min., 15' max.	(A)
Side at Street Build-to-Zone	0' min., 15' max.	
Side at Property Line Setback ^{1,2}	0' min. or 10' min.	(B)
Rear Yard Setback ¹	10' min. / 5' min. with alley	(C)

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table HS-5/2 stories min.	(D)

Parking Placement, see 12.1.04.6

Front Setback	30' min.	(E)
Side at Street Setback	10' min.	
Side at Property Line	0' min.	(F)
Rear Setback	5' min./0' min. with alley	(G)

Permitted Subdistricts, see 12.5.02

Core	General	Corridor
Detached	Multifamily	Railroad Corridor

Description

A Townhouse is a building with common walls on one or both sides and often a private garden to the rear. Service and parking access are from the rear.

Notes

Townhouses shall have a maximum grouping of 8 dwelling units and a minimum Setback of 15 feet between buildings.

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

² When directly adjacent to another property that is not part of the townhouse development the Side Setback is 10 feet minimum from the property line.

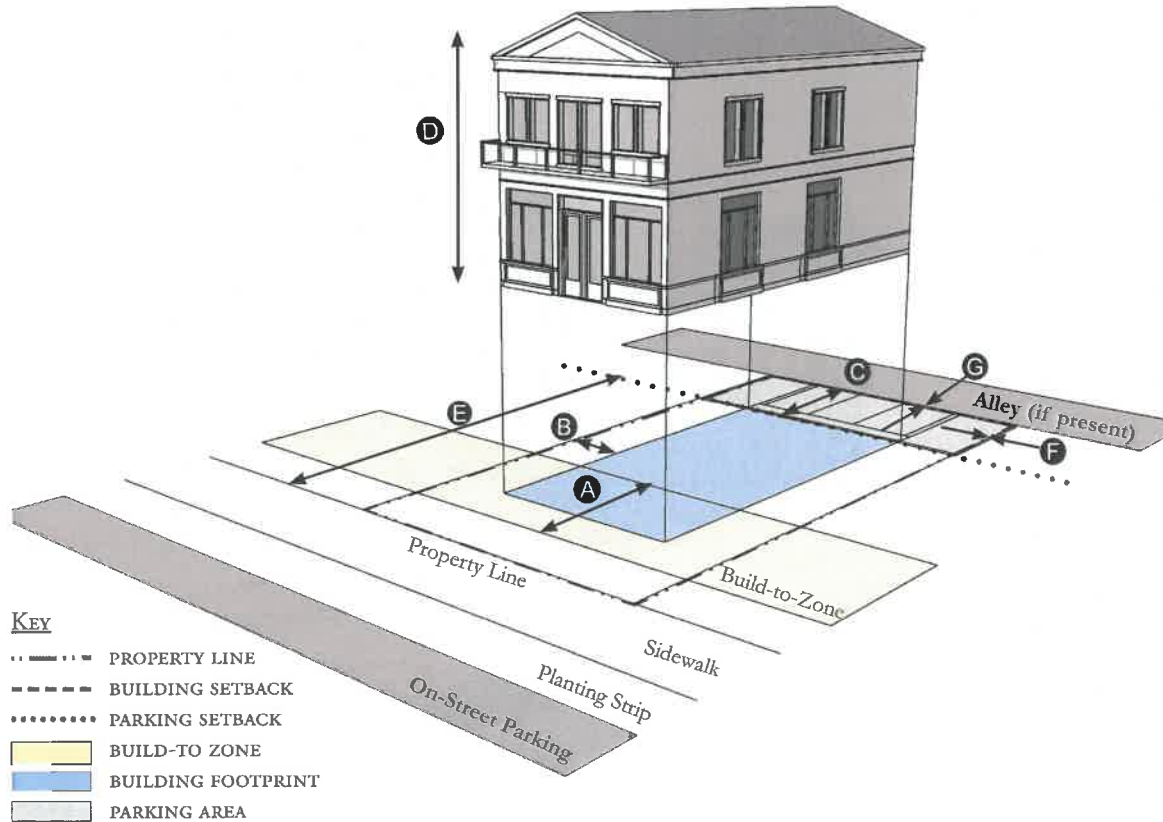
For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table HS-5.

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Figure HS-5.07 - Live/Work Building



KEY

- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- BUILD-TO ZONE
- BUILDING FOOTPRINT
- PARKING AREA

Building Placement, see 12.1.04.6

Frontage	70% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback ¹	10' min.	B
Rear Yard Setback ¹	10' min.	C

Height, see 12.1.04.2

Ceiling at Ground Level	12' min.	
Building Height	Refer to Table HS-5	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.5.02

Core	General	Corridor	Railroad Corridor
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Description

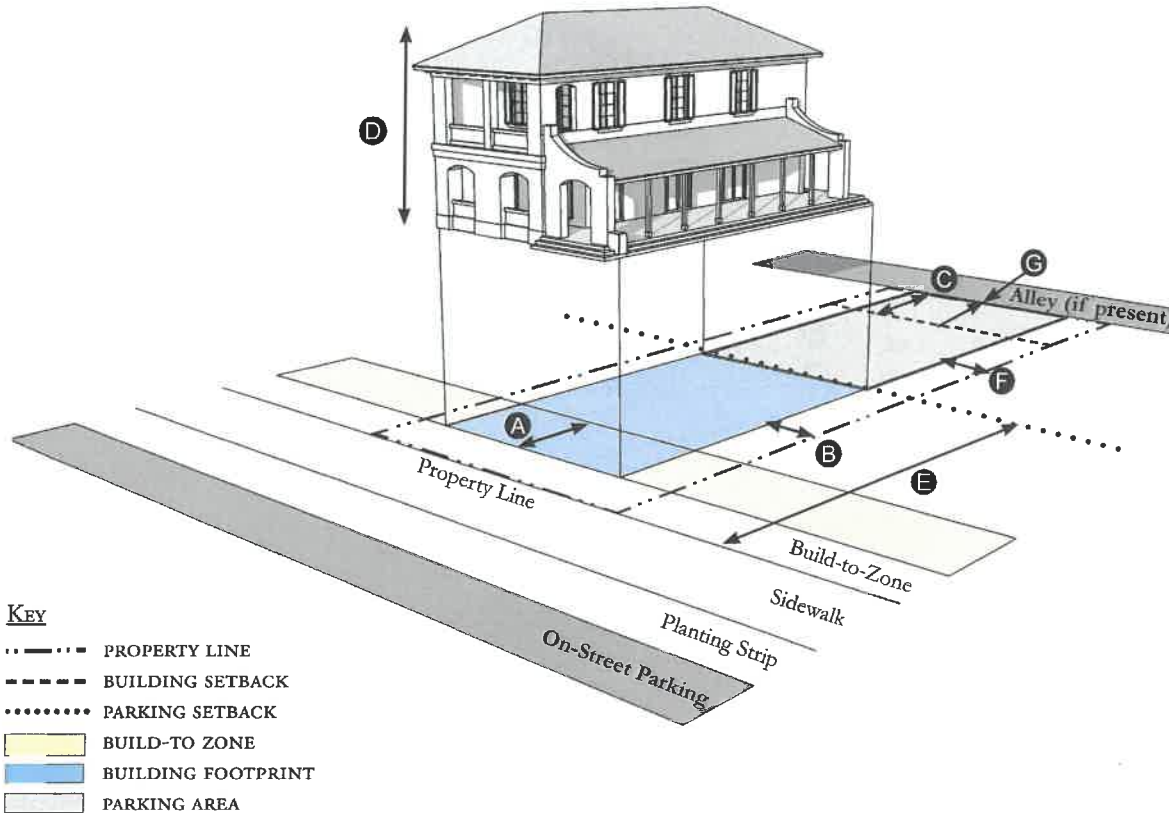
A Live/Work Building consists of commercial and residential uses. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.

Notes

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table HS-5.

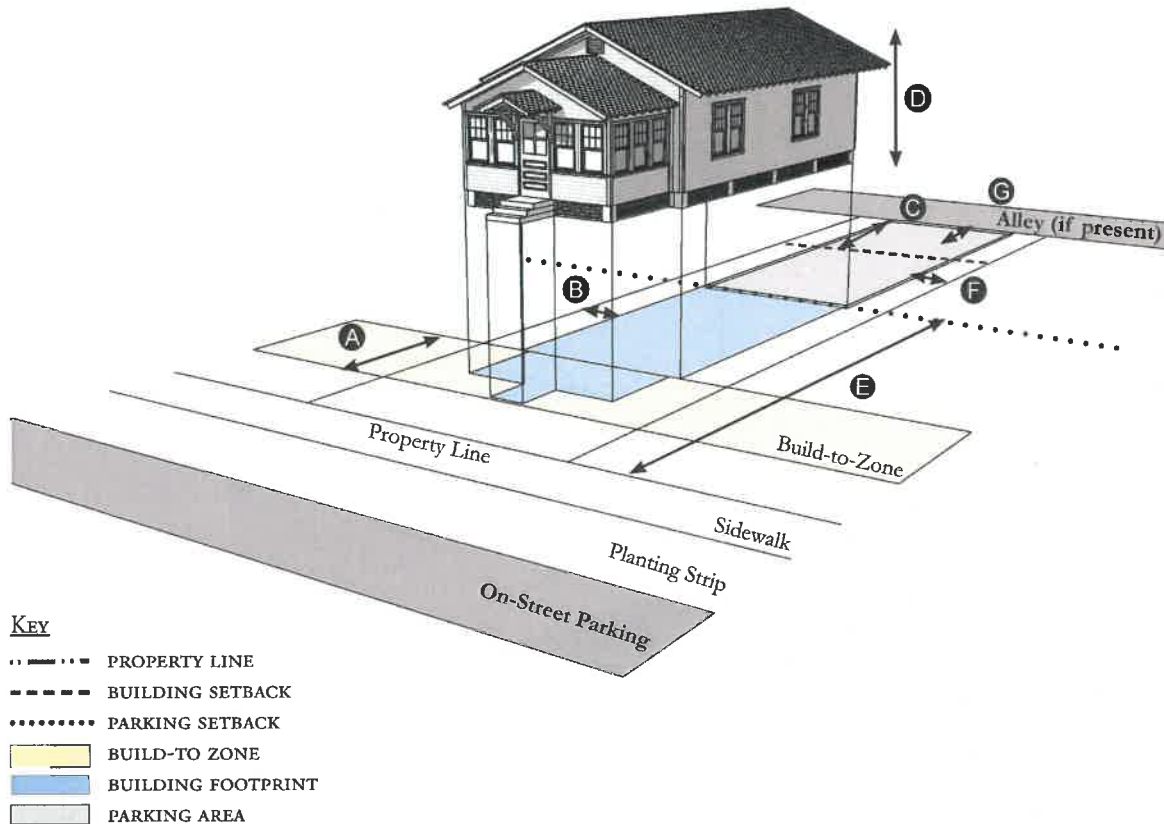
Figure HS-5.08 - Side Yard House



Building Placement, see 12.1.04.6		
Frontage ¹	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min., 10' min. other side	B
Rear Yard Setback	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table HS-5	
Parking Placement, see 12.1.04.6 and 12.5.07.9		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		

Permitted Subdistricts, see 12.5.02		
General	Corridor	Multifamily
Detached		
Description		
A Side Yard House is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard type houses.		
Notes		
¹ For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.		
For permitted <i>Lot Size, Density, Building Coverage, and Open Space</i> , see Table HS-5 .		

Figure HS-5.10 - Cottage



Building Placement, see 12.1.04.6

Frontage ^{1,2}	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	5' min., 10' max.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min.	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	30' / 2 stories max.	D

Parking Placement, see 12.1.04.6 and 12.5.07.9

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.5.02

Core	General	Corridor
Multifamily	Mobile Home	Detached

Description

A Cottage is a detached building with a small front yard often located on a narrow lot. Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.

Notes

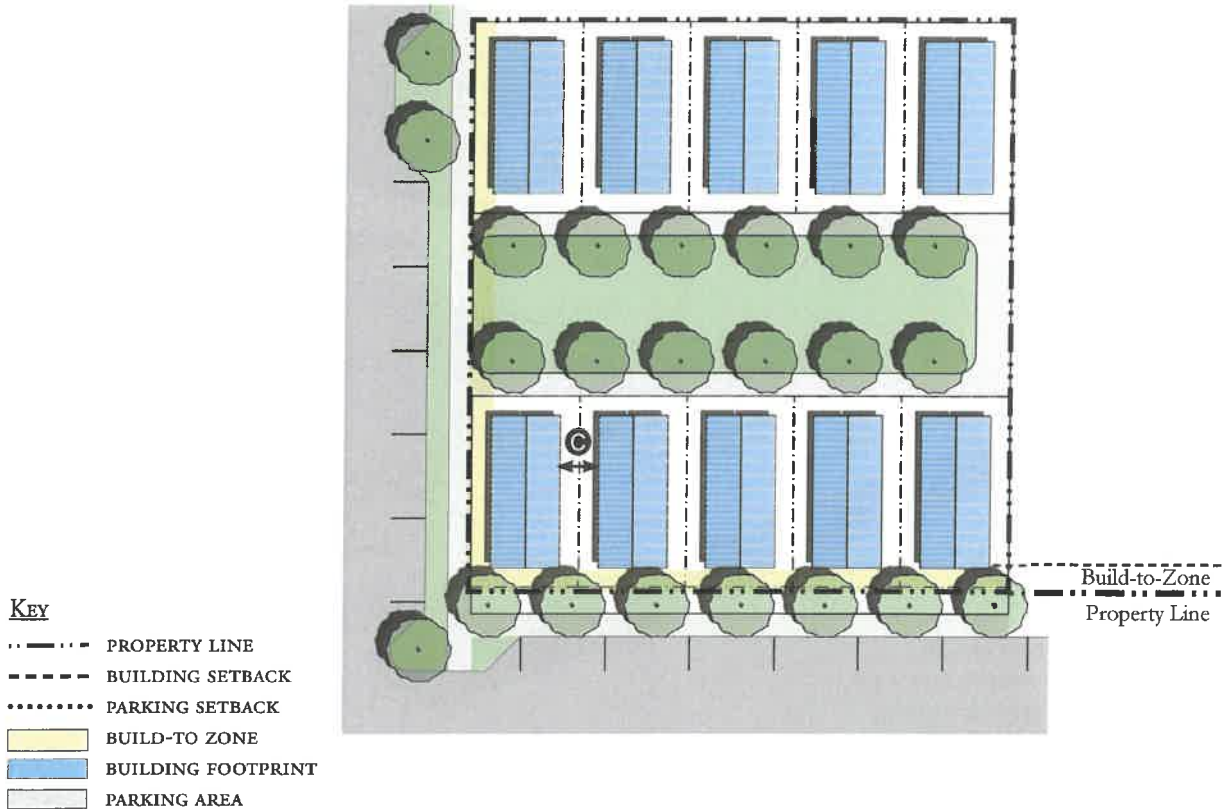
Cottages shall not exceed a footprint of 2,000 square feet.

¹ For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

² For Mobile Homes frontage requirement does not apply.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table HS-5.

Figure HS-5.11 - Cottage Court



Building Placement, see 12.1.04.6

Frontage	60% min.	
Front Setback	6' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Unit Separation	10' min.	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	30' / 2 stories max.	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min	G

Subdistricts, see 12.5.02

Core	General	Corridor
Multifamily	Mobile Home	

Description

A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.

Notes

Cottage Courts may include duplexes.

¹ For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

² For Mobile Homes frontage requirement does not apply.

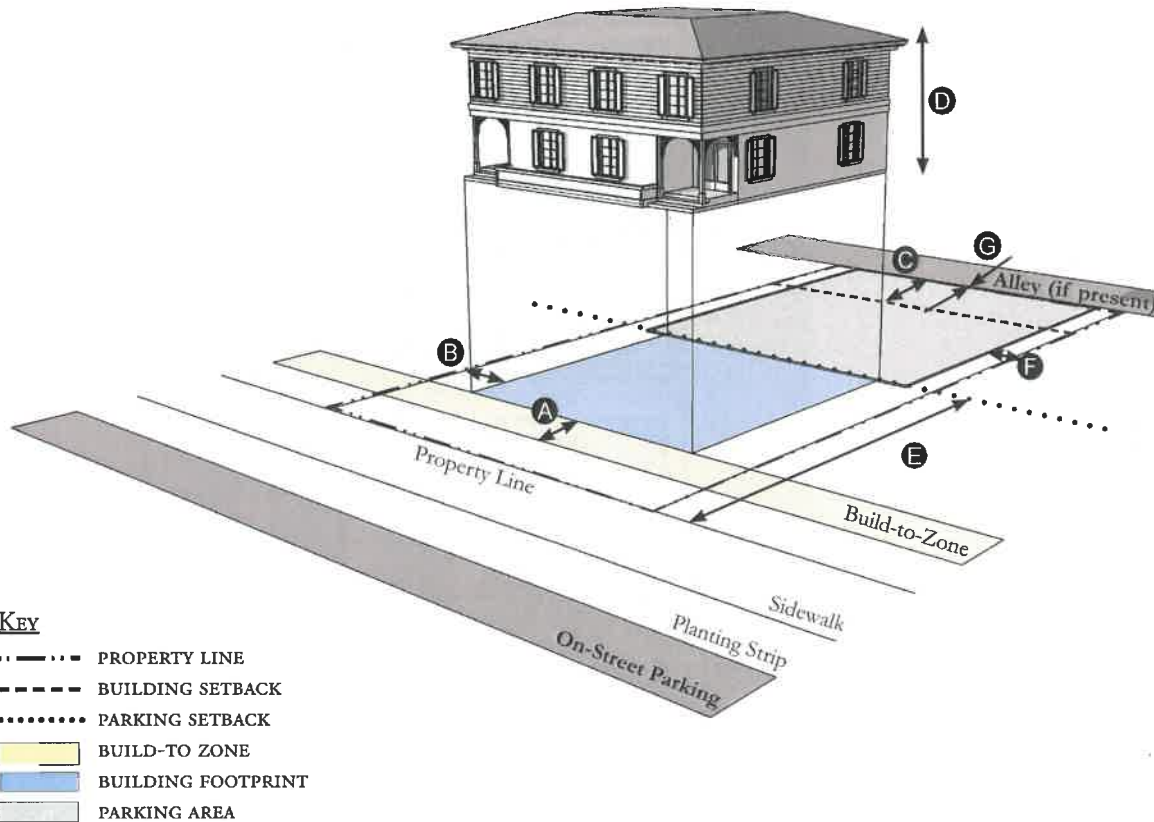
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **HS-5**.

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Figure HS-5.09 - Duplex



Building Placement, see 12.1.04.6

Frontage ¹	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min.	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	30' / 2 stories max.	D

Parking Placement, see 12.1.04.6 and 12.5.07.9

Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.

Permitted Subdistricts, see 12.5.02

General Multifamily

Description

A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.

Notes

Duplexes do not permit accessory dwelling units.

¹ For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

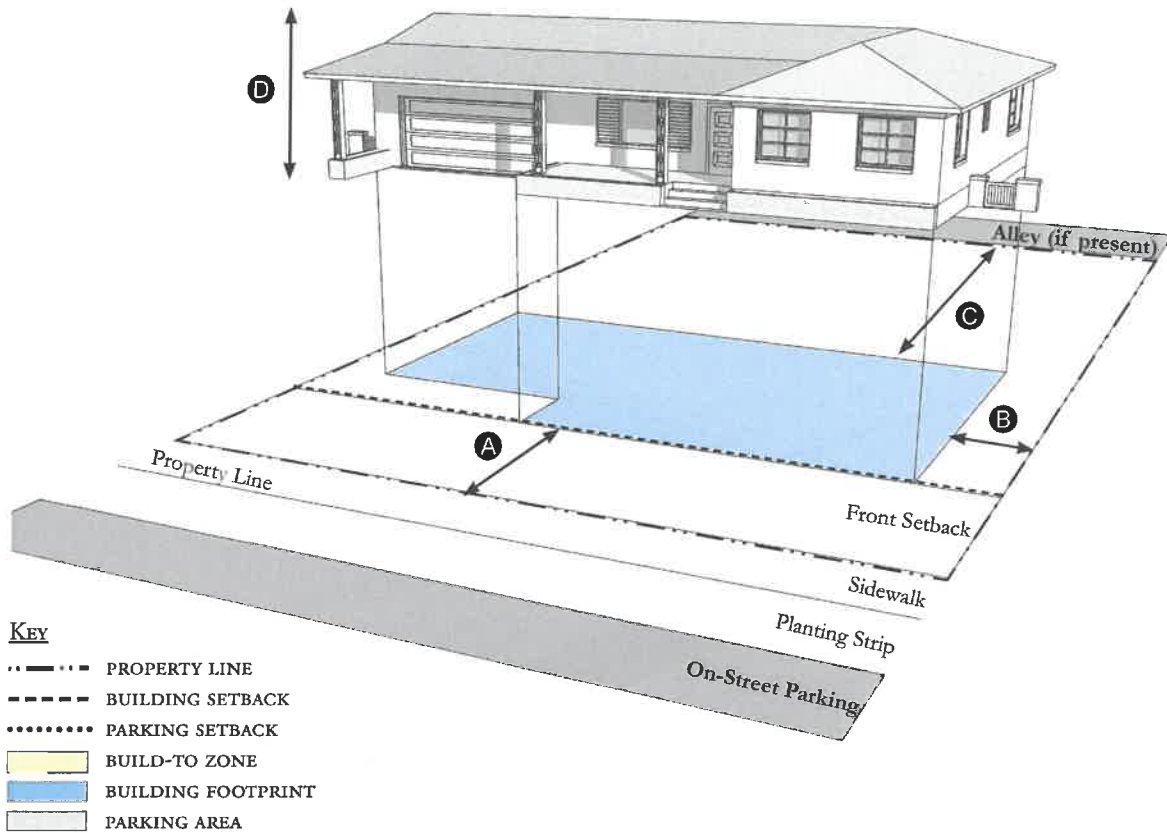
For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table HS-5.



Building Type & Frontage Type Standards

12.5.05

Figure HS-5.12 - All Yard House



Building Placement, see 12.1.04.6

Frontage	Not Required	
Front Setback	20' min.	(A)
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	(B)
Rear Yard Setback	10' min.	(C)

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	30' / 2 stories max.	(D)

Parking Placement, see 12.1.04.6 and 12.5.07.9

Side at Property Line	5' min.	(F)
Rear Setback	5' min./0' min. with alley	(G)

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.

Permitted Subdistricts, see 12.3.02

General	Detached	Multifamily
Mobile Home		

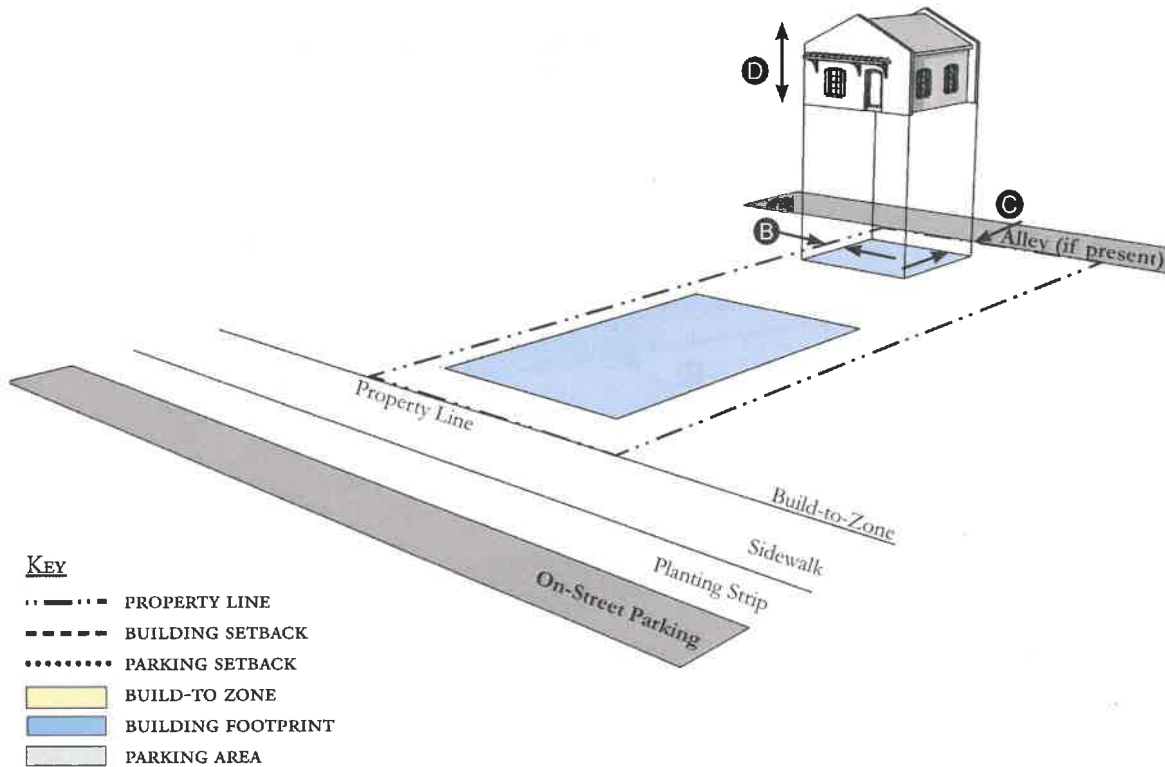
Description

An All Yard House has yards on all sides and may contain accessory structures toward the rear.

Notes

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table HS-5.

Figure HS-5.12 - Outbuilding



Building Placement, see 12.1.04.6

Frontage	Not applicable	
Front Build-to-Zone	Not applicable	
Side at Street Build-to-Zone	Not applicable	
Side at Property Line Setback	5' min.	(B)
Rear Yard Setback	5' min.	(C)

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	(D)
Building Height	24' / 2 stories max.	

Parking Placement, see 12.1.04.6

Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.

Permitted Subdistricts, see 12.5.02

Core	General	Railroad Corridor
Multifamily	Mobile Home	Detached

Description

An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.

Notes

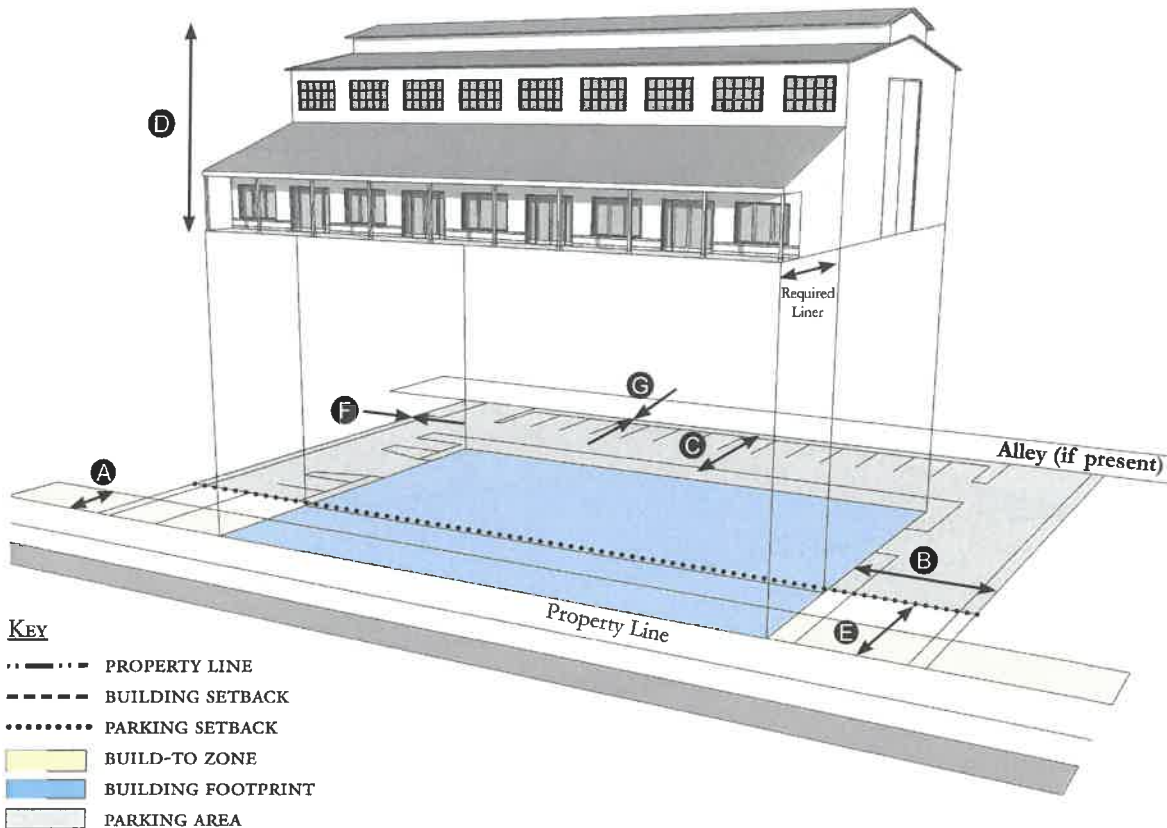
Outbuildings shall not exceed a footprint of 850 square feet.
 For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table HS-5.



Building Type & Frontage Type Standards

12.5.05

Figure HS-5.14 - Boat Barn



KEY

--- --	PROPERTY LINE
----	BUILDING SETBACK
.....	PARKING SETBACK
Yellow	BUILD-TO ZONE
Blue	BUILDING FOOTPRINT
Grey	PARKING AREA

Building Placement, see 12.1.04.6

Frontage	60% min.	A
Front Build-to-Zone	0' min., 15' max.	
Side at Street Setback	10' min.	B
Side at Property Line Setback ¹	10' min.	C
Rear Yard Setback ¹	10' min./5' min. with alley	

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table HS-5	

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	5' min.	F
Side at Property Line	5' min.	G
Rear Setback	5' min./0' min. with alley	

Parking shall not be located between the building and the street.

Permitted Subdistricts, see 12.3.02

Corridor	General	Railroad Corridor
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Description

A Boat Barn is an indoor storage facility. A liner with habitable uses is required to avoid large blank facades visible to the public. A liner shall face all primary streets. Liners may be additional commercial space with permitted uses.

Notes

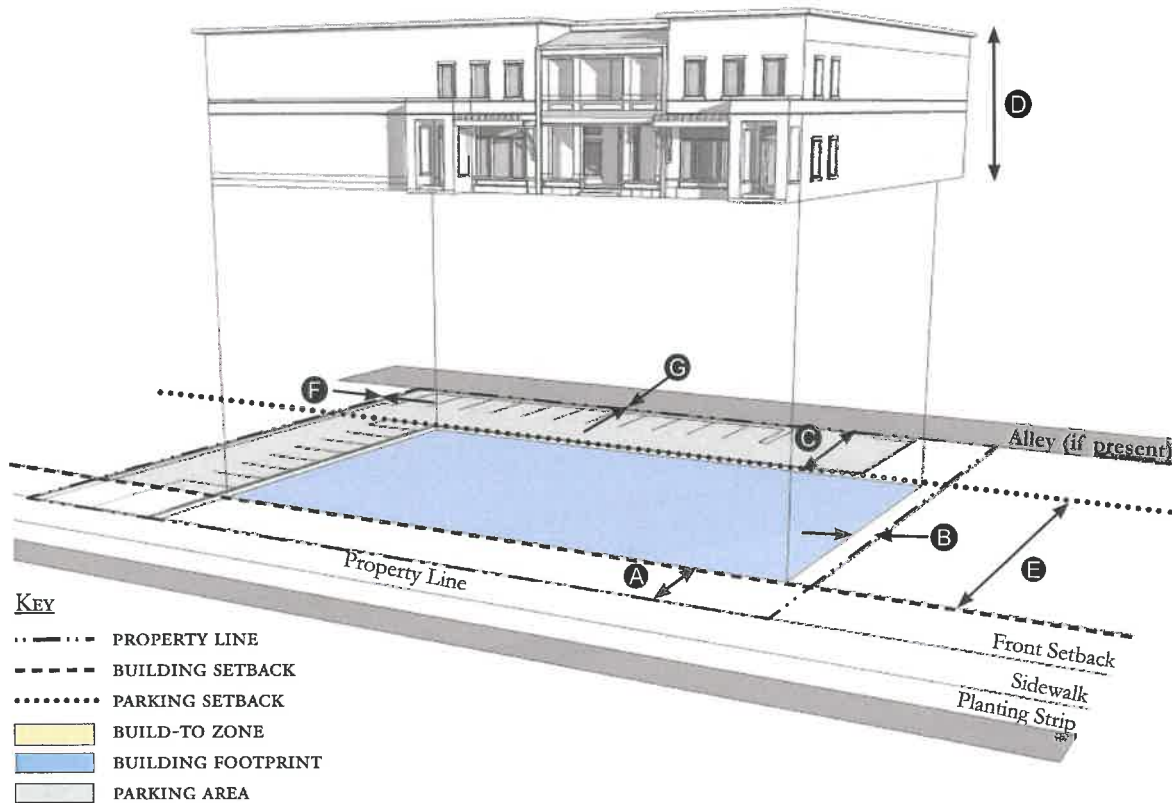
A commercial liner shall be a minimum depth of 20' feet.

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table HS-5.

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Building Type & Frontage Type Standards

12.5.05



Building Placement, see 12.1.04.6

Frontage	Not Required	
Front Setback [†]	20' min.	A
Side at Street Setback	5' min.	
Side at Property Line Setback ¹	5' min.	B
Rear Yard Setback	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table HS-5	D

Parking Placement, see 12.1.04.6

Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking shall not be located between the building and the street.		

Permitted Subdistricts, see 12.4.02

**Railroad
Corridor**

Description

An Industrial Building will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking and loading shall be accommodated in Alleys or Secondary Streets whenever possible.

Notes

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

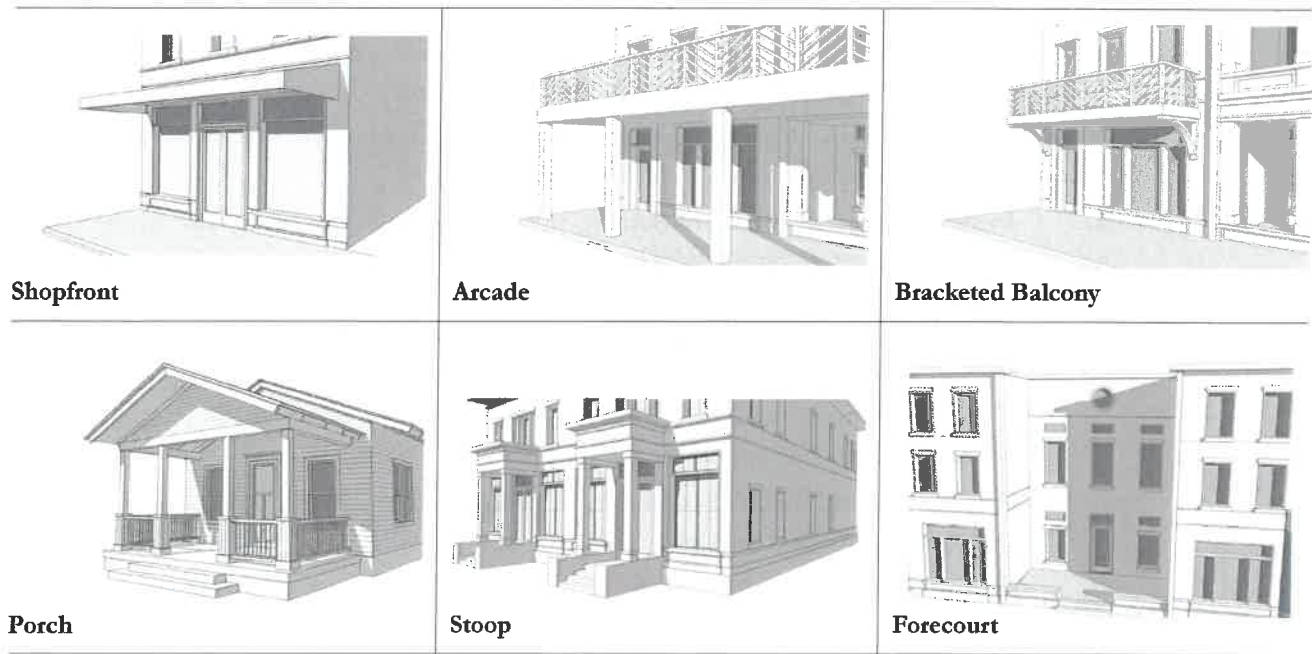
For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.



Building Type & Frontage Type Standards

12.5.05

Figures HS-5.14 - Frontage Types Matrix



2. **Frontage Types.** Using one or more of the permitted frontage types indicated in Table **HS-5.15** is required within the Core, General and Corridor Subdistricts. Standards for Frontages are found in Section 12.1.05. Frontage Types are encouraged in the Multifamily, Mobile Home, and Detached Subdistrict, but are not required.

Table HS-5.15 - Permitted Frontage Types Matrix

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch ¹	Stoop	Forecourt
Core	P	P	P	P	P	P
General	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
Railroad Corridor	P	P	P	P	P	P
Multifamily	-	-	-	-	-	-
Mobile Home	-	-	-	-	-	-
Detached	-	-	-	-	-	-

Primary Streets shall include the required Principal Entrance & Frontage Type.

¹ For implementation in the HS Redevelopment Zoning District, Figure 12-7.04-Porch Frontage is modified such that the minimum depth of a porch shall be 5 feet and the maximum depth shall be 8 feet.



Section 12.5.06. Street Standards.

1. **Applicability.** Street Standards that apply in all Redevelopment Zoning Districts are provided in Section 12.1.06. The additional street standards which apply in the Hobe Sound Redevelopment Zoning District are specified in this section.
2. **Street Regulating Plan.** A Street Regulating Plan is provided in Figure **HS-3**, Section 12.5.02. That Regulating Plan identifies the following features:
 - a. **Primary Streets** allow movement through as well as within the Hobe Sound Redevelopment Zoning District.
 - b. **Secondary Streets** are local streets that supplement the primary streets to provide an interconnected street network that serves users of all ages and abilities and that fully integrates residential neighborhoods with shopping, employment, and civic features. The secondary street network is priority for street improvements within the neighborhood which should include sidewalks and landscape improvements.
 - c. **Recommended Future Streets** would become additional streets to complete a highly interconnected street network.
 - d. **Recommended Future Alleys** are not required but are strongly encouraged within the blocks created by the construction of proposed streets. Alleys may be designed and constructed as the alley type in Section 12.1.06.
3. **Future Streets.**
 - a. **Street Location.** The schematic location of proposed streets is shown on the Street Regulating Plan. The exact location may be adjusted during the development review process provided the new location meets these requirements:
 - i. The adjusted location does not reduce the level of connectivity with surrounding streets, both existing and proposed.
 - ii. The adjusted location does not reduce the level of street connectivity within the site or substantially increase the average block size.
 - iii. The adjusted location does not diminish or eliminate any proposed civic space, or civic building shown on the Regulating Plan.
 - iv. The adjusted location maintains or enhances pedestrian convenience and safety and does not create any traffic hazards.
 - b. **Street Types.** Proposed streets may be designed and constructed as any one of the following street types below defined in Section 12.1.06.
 - i. Local Street 1
 - ii. Local Street 2
 - iii. Local Street 3
 - iv. Local Street with Shared Use Path
 - v. Neighborhood Street 1
 - vi. Neighborhood Street 2
 - vii. Yield Street



Street Standards

12.5.06

4. **Improvements To Existing Streets.** The planting of new shade trees shall be required for project approval and shall be coordinated with existing or future CRA and County streetscape improvements. As provided in Section 12.1.06, the County Engineer may allow deviations from these minimum standards when necessary due to the location of existing buildings, constrained right-of-way, or to meet other goals for the particular street section.
 - a. **A-1-A/Dixie Highway.** Dixie Highway in Hobe Sound is a candidate road for a Complete Street intervention. A-1-A/Dixie Highway shall include the planting of trees with a minimum height of 12 feet, a four-foot clear trunk, and three-inch diameter at breast height (dbh) at the time of planting, planted at a maximum of 30-foot intervals. If palms are used, each palm must have a minimum 12-foot clear trunk planted at a maximum of 15-foot intervals. Every 200 feet shall be complemented with a bench and a garbage container set on a solid surface and accessible to the sidewalk. The landscape islands shall be sized appropriately to the maximum mature size of the tree.
 - b. **Bridge Road.** Bridge Road is a candidate road for a Complete Street intervention. Bridge Road shall include the planting of trees with a minimum height of 12 feet, a four-foot clear trunk, and three-inch diameter at breast height (dbh) at the time of planting, planted at a maximum of 30-foot intervals. If palms are used, each palm must have a minimum 12-foot clear trunk planted at a maximum of 15-foot intervals. Every 200 feet shall be complemented with a bench and a garbage container set on a solid surface and accessible to the sidewalk. The landscape islands shall be sized appropriately to the maximum mature size of the tree.
 - c. **US1/SE Federal Highway.** This corridor has been given a high priority to become a Complete Street and a Safe Route to School with landscaping that requires close coordination, planning, and investment among Martin County Public Works, the Community Redevelopment Agency, the Martin Metropolitan Planning Organization, and the Florida Department of Transportation.



Section 12.5.07. Parking Standards.

1. **Applicability.** Parking Standards found in Sections 4.621 through 4.628, Div. 14, Article 4, are modified for all Redevelopment Zoning Districts in Parking Standards Section 12.1.07. Those modified Parking Standards apply in the Hobe Sound Redevelopment Zoning District except as specified otherwise in this section.
2. **Parking Rates.** Refer to Section 12.1.07 for parking rates applicable to Redevelopment Zoning Districts.
3. **Special Parking Alternatives for Redevelopment Centers (SPARC) program.** The SPARC program described in Section 12.1.07 is authorized within the Hobe Sound CRA.
4. **Screening of Parking from Residential Uses.** There shall be an alley between parking areas and adjacent residential uses. Where an alley is not possible, there shall be a visual barrier between parking areas and residential uses. Refer to Landscaping Standards Section 12.3.09 Vehicular Use Areas.
5. **Parking Structures.** Whenever a parking structure or surface parking provided beneath a building is located on a Primary Street, as identified on the Street Regulating Plan, Section 12.3.02, ground level commercial space shall be provided for a depth of no less than 20 feet measured from the front of the building.
6. **Distributing Parking.** Where more than 200 parking spaces are provided on-site, such parking shall be distributed such that no more than 50 percent of the spaces are grouped in a single area of the parcel. Methods of distributing parking include locating parking adjacent to the rear or sides of a building or by physically separating parking areas with other buildings or landscaped areas.
7. **Shared Parking Lot.**
 - a. Shared parking lots must be located within 500 feet of each use. These lots may be separated from the use(s) by a street, easement, or other right-of-way.
 - b. In order to meet the parking requirements, parking shared by different uses must be supported by evidence that peak parking demands of each use occur at different times of the day or days of the week. Section 4.626.B.2, Div. 14, Article 4, Shared Parking provides the methodology to support shared parking. Mixed-use developments do not have to meet this standard.
8. **Approved parking surfaces.**
 - a. Residential-only development shall provide parking on a paved surface.
 - b. Nonresidential development shall provide the required number of parking spaces on paved surfaces; however, any overflow parking may be provided on a stabilized grassed surface. Accessible spaces and access aisles shall meet the requirements set forth in the Americans with Disabilities Act.
 - c. Existing parking surfaces shall comply with the requirements of this sub-section, no later than five years from the effective date of this Division.
9. For residential garages in the HS Redevelopment Zoning District, Section 12.1.07.8 and Figure 12-9.01-Single Family Dwelling-Front Loaded are modified as follows. The minimum Setback from the Front Façade for garages shall be 5' for garage doors measuring up to 16' in width and shall be 10' for garage doors exceeding 16' in width.



Stormwater Standards

12.5.08

Section 12.5.08. Stormwater Standards.

1. Stormwater management standards are provided in Sections 4.381 through 4.390, Div. 9, Article 4 and apply in Redevelopment Zoning Districts except as modified in Section 12.1.08.



Section 12.5.09. Landscape Standards.

1. Table **HS-9** identifies which of the landscaping, buffering, and tree protection standards in Div. 15, Article 4 apply in the Hobe Sound Redevelopment Zoning District and which standards are modified, replaced, or do not apply in this Redevelopment Zoning District.

Table HS-9 - Landscaping, Buffering, and Tree Protection Standards

Div. 15, Article 4		In Hobe Sound CRA
General Requirements		
4.661.A	Purpose and intent	Applies as written
4.661.B	Applicability	Does not apply
4.661.C	Glossary	Applies as written
Application Requirement		
4.662.A	Landscape Plan	Modified by 12.5.09.2
4.662.B	Irrigation Plans	Applies as written
Landscape Design Standards		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.5.09.3
A.2	Landscape area credits	Applies as written
A.3	Required tree planting	Modified by 12.5.09.4
A.4-5	Vehicular use areas	Modified by 12.5.09.6
A.6	Service areas	Modified by 12.5.09.7
A.7	Commercial buildings	Does not apply
4.663.B	Buffer-yard requirements	Does not apply
4.663.B.5	Buffer-yard requirements Adjoining Conservation Land	Applies as written
4.663.C	Add't req. for landscaping	Does not apply
4.663.D	Water efficient landscaping	Applies as written
4.663.E	Preserve area interface	Applies as written
Landscape Material Standards		
4.664	(All Subsections)	Applies as written
Maintenance of Required Landscaping		
4.665	(All Subsections)	Applies as written
Tree Protection		
4.666	(All Subsections)	Applies as written
Alternative Compliance		
4.667	(All Subsections)	Replaced by 12.1.13.3
Certificate of Compliance		
4.668	(All Subsections)	Applies as written



Landscape Standards

12.5.09

2. **Single family dwellings or duplexes.** Single Family Dwellings and duplexes are not required to submit a Landscape Plan or comply with Vehicular Use Areas. Required tree planting and landscape area do apply to single family dwellings and duplexes.
3. **Required landscape area.**
 - a. Table **HS-10** indicates the minimum percentage of the total developed area that must be landscaped.
 - b. Landscaping shall be permitted in easements only with the written permission of the easement holder. A written agreement shall specify the party responsible for restoring disturbed landscape areas, shall be submitted to the county in a form acceptable to the County Attorney, and shall be recorded in the public records.
 - c. Exposed dirt yards are prohibited.
4. **Required tree planting.**
 - a. Table **HS-10** indicates the minimum number of trees that must be planted.
 - b. Tree species and size.
 - i. Palm trees shall have a minimum height of 12 feet at the time of planting.
 - ii. Fruit trees shall have a minimum height of five feet at the time of planting.
 - iii. Other required trees shall have a minimum height of 12 feet, with a four-foot clear trunk, and two-inch diameter at breast height (dbh), at the time of planting.
 - c. Trees planted in adjacent right-of-way in accordance with Section 12.5.06 or in other nearby public space shall be credited towards meeting the number of trees required by Table **HS-11**. Any private use of the public right-of-way requires the approval of the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement.
 - d. Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table **HS-10**.
 - e. FPL's *Right Tree/Right Place Guidelines* shall be considered when trees are planted near utilities.

Table HS-10 - Required Landscape Area & Tree Planting

Subdistrict	Minimum Percentage	One Tree for this Amount of Total Site Area
Core	0%	1,500 sf
General	10%	1,500 sf
Corridor	10%	1,500 sf
Railroad Corridor	10%	1,500 sf
Mobile Home	Not required	3,000 sf
Multifamily	Not required	3,000 sf
Detached	Not required	3,000 sf



Table HS-11 - Landscape Plan Application Requirements

Div. 15, Article 4		In Hobe Sound CRA	
		A	B
1	Property boundaries	Yes	Yes
2	Land use features	Yes	Yes ¹
3	Structures & paving	Yes	Yes ¹
4	Utilities	Yes	Yes
5	Vehicular use areas	Yes	Yes
6	Water bodies	Yes	Yes
7	Tree survey	Yes	Yes
8	Installation methods	Yes	Yes
9	Development areas	Yes	-
10	Ditches & swales	Yes	Yes
11	Tabular data	Yes	-

¹ On-site features only

5. **Landscape Plan.** Development applications shall include a landscape plan prepared by a qualified professional that provides the location and type of existing and proposed features that are identified in Table **HS-11**, which are summarized from the detailed requirements in Section 4.662.A, Div. 15, Article 4.
 - a. **Column A** requirements apply to an application for a final site plan.
 - b. **Column B** requirements apply to an application for a building permit for a Small Site which is defined as the construction or expansion of a principal building or accessory structure on a lawfully established lot or adjacent lots, provided the parcel being developed is less than one-half acre.
 - c. **Column B** requirements also apply to an application for a substantial improvement or substantial renovation of a building exterior on any lot regulated by Article 12 as those terms are defined in Section 4.871.B, Div. 20, Article 4.
6. **Vehicular Use Areas.**
 - a. **Perimeter landscaping.** Landscaping shall be provided along the perimeter of vehicular use areas in accordance with the following standards:
 - i. The perimeter of a vehicular use area shall be planted with trees at 30-foot intervals. The trees shall be a minimum of 12 feet in height, with a four-foot clear trunk, and a three-inch dbh at the time of planting.
 - ii. If a vehicular use area abuts a residential property (existing residential use or Mobile Home, Multifamily, and/or Detached Subdistrict) that is not a part of the subject development, a landscaped buffer, eight-feet wide shall be provided. Trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch dbh shall be planted at a maximum of 30-foot intervals. If palms are used, each palm must have a 12-foot minimum clear trunk and be planted at a maximum of 15-foot intervals.



Landscape Standards

12.5.09

- iii. A wall, fence, hedge or other durable landscape barrier shall be provided around all vehicular use areas. Between the vehicular use area and a road right-of-way, the wall, fence, or hedge shall not exceed four feet in height. For the remainder of the lot, it shall not exceed six feet in height. Walls and landscaping around vehicular use areas shall provide pedestrian access every 50 linear feet. No wall, fence, or hedge is required along the side of a parking area that abuts another parking area.
 - b. **Interior landscaping.** If a vehicular use area is larger than 15,000 square feet, landscaping shall be provided within its interior in accordance with Section 4.663.A.4, Div. 15, Article 4, except that these interior landscape areas may also be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 15,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.
- 7. **Service areas.** Service function areas including dumpsters, shall be screened in accordance with Section 4.663.A.6, Div. 15, Article 4, except that landscaping shall not be required around the perimeter of the screen, and an enclosure shall be a finished masonry wall. All nonconforming enclosures shall be brought into compliance no later than two years from the effective date of this Division.



Section 12.5.10. Wall & Fence Standards.

1. Walls and fences must comply with the Wall and Fence Standards established for all Redevelopment Zoning Districts in Section 12.1.10.



Sign Standards

12.5.11

Section 12.5.11. Sign Standards.

1. Signs must comply with the Sign Standards established for all Redevelopment Zoning Districts in Section 12.1.11 except where modified below.
2. **Wall signs.** Table **HS-12** supersedes the signage-area table in Section 4.700, Div. 16, Article 4.
3. **Banner signs.** Banner signs may be erected for a temporary period, not to exceed 90 days. If hung over a right-of-way, they must comply with all applicable FDOT and Martin County regulations.
4. **Freestanding signs.** One freestanding sign is permitted per building or each 200 lineal feet of property frontage. The freestanding sign shall be a pedestal sign with a maximum square footage of 16 square feet per sign face.
5. **Murals.** Are permitted and defined in Art. 4, Div. 16.
6. **Types of signs permitted.** The list of permitted signs in Section 4.703, Div. 16, Article 4 is adjusted by adding the following type of sign:
 - a. **Sandwich or sidewalk signs** as defined in Section 4.693, Div. 16, Article 4, are permitted in the Core, Corridor and General Subdistricts, provided the signs do not exceed 6 square feet per face, do not unreasonably obstruct pedestrian or vehicular movement, and are moved off sidewalks or other public property by 9:00 PM daily.
7. **Lettering and logo size.** Table **HS-12** provides the maximum height of lettering and logos. Section 4.699, Div. 16, Article 4 establishes how the height of irregularly shaped features shall be measured.

Table HS-12 - Sign Size Limitations

Subdistrict	Percent of Building Face Area Allowable for Wall Signs	Maximum Size Per Wall Sign	Maximum Height of Lettering and Logos for All Signs
Core	12%	12-sf	18 inches
General	6%	6%	10 inches
Corridor	12%	32-sf	24 inches
Railroad Corridor	6%	6%	10 inches
Multifamily	-	-	-
Mobile Home	-	-	-
Detached	-	-	-



Section 12.5.12. Architectural Standards. The following Architectural Standards are applicable within Hobe Sound Redevelopment Zoning District

1. **Accessory Structures.** Materials for accessory structures shall be or have the appearance of materials from the primary structure.
2. **Historic Structures.** Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div.13, Article 4.
3. **Heat Island Effect.** In order to reduce urban heat islands for both roofed and non-roofed areas, the following recommendations are provided for building and site design:
 - a. Non-roofed: Provide shade on at least 30% of non roof impervious surface on the site, including parking lots, walkways, plazas, etc.; or use light-colored/high-albedo materials (reflectance of at least .3) for 30% of the site's non-roofed impervious surfaces; or, use open grid pavement system.
 - b. Roofed: Use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a "green" (vegetated) roof for at least 50% of the roof area.
 - c. Parking Garage Roofs: Provide shade on at least 30% of any exposed parking on the roof.
4. All new development in the Hobe Sound CRA shall adhere to one of the four architectural styles described in this section. Any substantial improvement of an existing structure or substantial renovation of a building exterior shall be consistent with the existing architectural style of the building, or one of the four architectural styles in this section. **Industrial development and industrial buildings** are exempt from the requirement that one of the four architectural styles be used. See, Section 12.5.05, Building Type and Frontage Type Standards, for standards applicable to industrial buildings.
 - a. General characteristics of Florida Vernacular Architectural Style.
 - i. Roofs of the primary structure are typically gabled with a slope between 6:12 and 12:12.
 - ii. Roofing materials consist of metal, standing seam or "V" crimp, asphaltic shingles or wooden shakes.
 - iii. Roof overhangs are typically deep, between two feet and four feet, and have exposed rafter tails. Fasciae on the gabled ends are deeper than those exposed along the running eave edge.
 - iv. When attic spaces are desired, they are vented at the gable ends underneath the ridge and/or where the rafters meet the wall along the running eave edge.
 - v. Generally, the massing of Florida Wood Vernacular buildings is vertically proportioned and two stories. Where possible, roof rafters should be exposed to the interior to allow for greater interior volume on the second floor.
 - vi. The exterior finishes are almost always horizontal wood lap siding. The siding should have between four inches to six inches exposed to the weather and is terminated with vertical corner boards at the building's edges. Other siding materials such as wood-plank are acceptable.



Architectural Standards

12.5.12

- vii. Doors and windows are vertically proportioned with wooden surrounds and sills. Horizontally-proportioned openings are made of a grouping of vertical windows. Windows are usually double hung with no light divisions in the top or bottom sash.
 - viii. Porches are ideal and in many cases wrap around the front façade and continue at some length along the side façade. The porch roof is supported by posts which are placed to create vertical or square openings between them. Porches in this genre are typically quite deep and occupy a large percentage, if not all, of the front, around floor elevation. The porch roof may be of a different slope than that of the primary building, however detailing and overhangs shall be consistent.
 - ix. The entire Florida Wood Vernacular building sits on a continuous, typically skirted, base. The base actually conceals a crawl space to allow for access and ventilation to the underside of the building.
 - x. Other architectural styles which could be considered in this genre include Victorian, “Carpenter Gothic,” Cracker, and Shingle styles.
- b. General characteristics of Mediterranean Revival Architectural Style.**
- i. Roofs of the primary structure can be hipped, gabled or a combination of both. Roof slopes are somewhat shallow and are generally sloped between 3:12 and 6:12.
 - ii. Roofing materials consist of barrel tile, Spanish “S” tile, or flat concrete tile.
 - iii. Roof overhangs can vary from being deep to having no overhang at all. When deep overhangs exist, they are typically supported by sizable wooden brackets. Roofs that do not overhang are usually treated with a molded cornice.
 - iv. The Mediterranean Revival House is typified as ornate, asymmetrical and eclectic. It is not uncommon to have multiple levels, multiple interior and exterior spaces, and even multiple buildings. Building massing tends to irregular with a variety of shapes and heights; however, the appearance of solidity and permanence is critical.
 - v. Exterior finishes are almost exclusively stucco and colored with great richness, variety and multiple methods of application.
 - vi. Brackets, balconies, porches, shutters, and other elements are usually wood or iron.
 - vii. The prolific use of arched openings or windows is also a prominent characteristic.
 - viii. Windows and doors are of vertical and/or square proportions with the occasional round, oval or ornamental windows.
 - ix. Openings for doors and windows are deep and cast deep shadows as well as give the impression of thickness and solidity.
 - x. Windows usually have divided lights and are commonly double-hung, casement,



or jalousie. Window and door surrounds, when they exist, are made of stucco or stone.

- xi. The attached porch is a common element, as are balconies and courtyards. Loggias (porches not attached but located within the volume of the building) are very common and may even serve as outside circulation between rooms.
 - xii. Columns, posts, wooden and masonry balustrades, brackets and various ornamentation are all very common elements within this genre. Columns may be rounded, twisted, or detailed as squared masonry piers. Although all of these elements are compatible, it is the delicate composition of a few of them that creates the successful Mediterranean Revival house.
 - xiii. Variations of this style include Mission or Santa Fe.
- c. General characteristics of Anglo Caribbean Architectural Style.
- i. The Anglo-Caribbean house is a hybrid of Wood Vernacular and Spanish or Mediterranean detailing and materials.
 - ii. Roofs of the Anglo Caribbean house are made of wood or asphalt shingles, metal or slate. Roof slopes are between 4:12 and 8:12. and are typically hip roofs.
 - iii. Roof overhangs are typically quite deep with exposed rafter tails and thin eaves. Often the overhang will kick out from the beam at a shallower roof slope to give the appearance of a canted roof. This allows for a steeper roof slope and a deeper overhang without covering too much of the elevation with roof. Brackets can be used at the overhang but are not used as extensively as with the Florida Bungalow house.
 - iv. Masonry or stone is used on the ground floor while wood framing and siding are used on the second floor. The façade compositions are typically symmetrical with long covered balconies and porches. Ground level masonry columns or piers support second level wooden posts.
 - v. Exterior finishes are almost exclusively lower level stucco and upper level siding. Colors tend to be subtle with an emphasis on natural materials and earth tones. There is extensive use of balconies supported by brackets, two story porches, Louvered openings and shutters. Detailing and ornamentation is very simple in its usage.
 - vi. Windows and doors are of vertical and/or square proportions. Openings for doors and windows are deep and cast deep shadows as well as give the impression of thickness and solidity. Windows can have divided lights, single lights and may borrow light configurations from the Florida Bungalow or Craftsman languages. Windows are most commonly double hung or casement. Window and door surrounds, when they exist, are made of stucco, stone or wood.
 - vii. The front porch is a common element and typically supports a second story balcony and is thereby under the primary roof. Loggias, like in Mediterranean



Revival, can be found on either the first or second story. Porches are augmented by second floor balconies.

- viii. Columns, posts, wooden and masonry balustrades, and brackets are all very common elements within this architecture. Columns are either smooth and round, or can be detailed as square masonry piers. The most prominent feature of the Anglo-Caribbean house is the clear distinction between the first and second floors; between the massive and the delicate, between masonry and wood.

d. General characteristics of Florida Bungalow Architectural Style.

- i. The Florida Bungalow house, like the Mediterranean Revival, is eclectic in its origins and detailing. Generally, the house is one or one-and-a-half stories tall and maintains a low profile. It is typically moderate in size yet delivers a prominent street presence with its porches and detailing.
- ii. Roofs of the Bungalow are predominantly gabled with shallow slopes of 3:12 to 6:12. Roofing materials are mostly asphalt shingles; although metal is appropriate.
- iii. Deep overhangs are characteristic as well as exposed rafter tails and support joinery. Typically at a gable's end there are substantial wooden brackets.
- iv. Exterior finishes shall be primarily wood and masonry. Although stucco is a common wall finish, variations of wood siding and shingles give the bungalow its true craftsman aesthetic. Masonry and stone are used extensively for a building's base, steps, and the pedestal for porch columns. Wooden brackets, railings, balustrades, and tapered columns are very common elements.
- v. Windows and doors are square or vertically proportioned and are almost exclusively double-hung. In character with the Craftsman or Prairie style, windows will typically have multiple vertically divided lights. Many times the top sash alone will be divided with the bottom sash remaining whole. Window and door surrounds are wood and can be quite elaborate.
- vi. Front porches are a very important element in the Bungalow composition. In addition to their usefulness as an important neighborhood device, the front porch provides an opportunity to articulate and ornament an otherwise straightforward box. The porch, when it is the full width of the house, can share the roof of the primary structure. When under the primary roof, typically shed or "sleepy" dormers are provided to add light into the roof space. This condition occurs when the ridge of the roof is running parallel to the street.
- vii. The Florida bungalow house sits on a continuous stone or masonry base which becomes an integral and defining element throughout the façades. Rarely are rounded columns used. Tapered wooden posts or masonry piers are the most common vertical support members.
- viii. Variations of this style include Prairie, Craftsman, or "Stick" style.

Exhibit B

Hobe Sound Redevelopment Zoning District Legal Description

A PARCEL OF LAND LYING IN AND BEING PART OF LOT 100, GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, (NOW MARTIN COUNTY) FLORIDA; RECORDED IN PLAT BOOK 1, PAGE 80; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 100; BEAR S 21 DEG 04'26" E, ALONG THE WEST LINE OF SAID LOT 100, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING; THENCE BEAR N 68°57'46" E, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 330.00 FEET; THENCE BEAR S 21°02'14" E, AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 170.0 FEET; THENCE BEAR S 68 DEG 57'46" W, ALONG A LINE 203.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 325.46 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (BEING A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON SATE ROAD DEPARTMENT R/W MAP 640 B, DRAWING NO. 89010-21-2), SAID POINT OF INTERSECTION BEING ON A CURVE CONCAVE TO THE SOUTHWEST, AND A RADIAL LINE AT SAID POINT BEARS S 60°08'30" W; THENCE BEAR NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5829.65 FEET, THROUGH A CENTRAL ANGLE OF 0 DEG 16'51", AN ARC DISTANCE OF 28.57 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 100; THENCE BEAR N 21 DEG 04'26" W ALONG SAID LINE OF LOT 100, A DISTANCE OF 141.79 FEET TO THE POINT OF BEGINNING.

LESS

A PARCEL OF LAND LYING IN AND BEING PART OF LOT 100, GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY (NOW MARTIN COUNTY) FLORIDA; RECORDED IN PLAT BOOK 1, PAGE 80, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 100, BEAR SOUTH 21 DEG 04'26" EAST, ALONG THE WEST LINE OF SAID LOT 100, A DISTANCE OF 58.02 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A CENTRAL ALONG OF 90 DEG 02' 12" AND RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.29 FEET TO THE SOUTHERLY RIGHT OF WAY OF S.E. DHARLY'S STREET; THENCE SOUTH 68 DEG 57'46" WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 25.02 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE WEST LOT LINE A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING IN AND BEING PART OF LOT 100, GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA (NOW MARTIN COUNTY); RECORDED IN PLAT BOOK 1, PAGE 80; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 100, GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA (NOW MARTIN COUNTY); RECORDED IN PLAT BOOK 1, PAGE 80; N 68°57'46" E, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 68°57'46" E, ALONG SAID PARALLEL LINE A DISTANCE OF 435.57 FEET; THENCE BEAR S 21°02'14" E, AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 627.08 FEET TO THE SOUTH LINE OF SAID LOT 100; THENCE BEAR S 68°57'46" W, ALONG SAID SOUTH LINE, A DISTANCE OF 708.54 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (BEING A 200 FEET WIDE RIGHT-OF-WAY AS SHOWN ON STATE ROAD DEPARTMENT R/W MAP 640.B, DRAWING NO. 89010-2102), SAID POINT OF INTERSECTION BEING ON A CURVE CONCAVE TO THE SOUTHWEST, AND A RADIAL LINE AT SAID POINT BEARS S 64°39'53" W, THENCE BEAR NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5829.65 FEET, THROUGH A CENTRAL ANGLE OF 04°31'23" AN ARC DISTANCE OF 460.21 FEET TO THE INTERSECTION WITH A LINE 203.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 100; THENCE BEAR N 68°57'46" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 325.46 FEET; THENCE BEAR N 21°02'14" W, AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

ALL OF PETTWAY PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 32.5, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

A PORTION OF THE NORTH 2 ACRES OF THE WEST ONE-HALF OF THE SOUTH ONE-HALF OF LOT 67; GOMEZ GRANT, WEST OF THE INDIAN RIVER, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF SAID NORTH 2 ACRES; THENCE RUN N 65°45'26" E, ALONG THE NORTHERLY LINE OF SAID NORTH 2 ACRES, (ALSO BEING THE SOUTHERLY LINE OF WOODMERE PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 63 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA), FOR A DISTANCE OF 298.06 FEET; THENCE RUN S 37°41'46" E, FOR A DISTANCE OF 136.02 FEET; THENCE RUN S 65°44'47" W, ALONG THE SOUTHERLY LINE OF SAID NORTH 2 ACRES, (ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF "STREET" NOW KNOWN AS SE HASLOM STREET, AS SHOWN ON PLAT OF LUNDY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 65, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA) FOR A DISTANCE OF 329.92 FEET; THENCE RUN N

24°10'29" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF F.E.C. RAILROAD, FOR A DISTANCE OF 132.38 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF THE NORTH 2 ACRES OF THE WEST ONE-HALF OF THE SOUTH ONE-HALF OF LOT 67; GOMEZ GRANT, WEST OF THE INDIAN RIVER, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWESTERLY CORNER OF SAID NORTH 2 ACRES; THENCE RUN N 65°45'26" E, ALONG THE NORTHERLY LINE OF SAID NORTH 2 ACERS, (ALSO BEING THE SOUTHERLY LINE OF WOODMERE PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 63, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA), FOR A DISTANCE OF 298.06 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 65°45'26" E, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 330.10 FEET; THENCE RUN S 24°11'28" E, ALONG THE WESTERLY LINE OF EMERGENCY ROAD, RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF WOODMERE PINES, FOR A DISTANCE OF 131.97 FEET; THENCE RUN S 65°44'47" W, ALONG THE SOUTHERLY LINE OF SAID NORTH 2 ACRES, (ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF "STREET", NOW KNOWN AS SE HASLON STREET, AS SHOWN ON PLAT OF LUNDY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 65, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA), FOR A DISTANCE OF 298.30 FEET; THENCE RUN N 37°41'46" W, FOR A DISTANCE OF 136.02, TO THE POINT OF BEGINNING.

TOGETHER WITH

ALL OF LUNDY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 65, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

LOTS 18-22 OF WOODMERE PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF LUNDY HASLON'S MINOR PLAT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 73, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

TOGETHER WITH

THE EAST 1/2 OF THE NORTH 1/3 OF THE NORTH 1/2 OF LOT 68, WEST OF THE INDIAN RIVER, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTH TWO-THIRDS OF THE NORTH ONE-HALF OF LOT 68, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

THE WESTERLY 200 FEET.

TOGETHER WITH

THE WEST 200 FEET OF THE SOUTH TWO-THIRDS OF THE NORTH ONE-HALF OF LOT 68, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND AS DESCRIBED IN THAT TAX DEED RECORDED IN O.R. BOOK 625, PAGE 390, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

A PARCEL OF LAND BEING A PORTION OF 5 ACRES IN THE NORTHWEST CORNER OF LOT 97, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK "A", PAGE 17, DADE COUNTY, FLORIDA PUBLIC RECORDS, AND ALSO RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, SAID LAND NOW LYING AND BEING IN MARTIN COUNTY, FLORIDA. SAID LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5, 200 FOOT RIGHT-OF-WAY) AND THE NORTHERLY LINE OF SAID LOT 97, SAID POINT BEING DISTANCE NORTH 57 DEGREES 00'00" EAST, 73.97 FEET FROM THE NORTHERLY LINE OF SAID LOT 97 AS CALCULATED, PROCEED NORTH 57 DEGREES 00'00" EAST ALONG SAID NORTHERLY LINE OF LOT 97 A DISTANCE OF 320.00 FEET; THENCE SOUTH 33 DEGREES 16'46" EAST PARALLEL TO SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 330.00 FEET; THENCE SOUTH 57 DEGREES 00'00" WEST, PARALLEL TO SAID NORTHERLY LINE OF LOT 97, A DISTANCE OF 320.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 33 DEGREES 16'46" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND BEING A PORTION OF 5 ACRES IN THE NORTHWEST CORNER OF LOT 97, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK "A", PAGE 17 DADE COUNTY, FLORIDA PUBLIC RECORDS, AND ALSO RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY PUBLIC RECORDS, SAID LANDS NOW LYING IN AND BEING IN MARTIN COUNTY, FLORIDA, SAID LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5, 200 FOOT RIGHT-OF-WAY) AND THE NORTHERLY LINE OF SAID LOT 97, SAID POINT BEING DISTANT NORTH 57°00'00" EAST 73.97 FEET FROM THE NORTHWEST CORNER OF LOT 97 AS CALCULATED, PROCEED NORTH 57°00'00" EAST ALONG SAID NORTHERLY LINE OF LOT 97 A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 57°00'00" EAST ALONG SAID NORTHERLY LINE OF LOT 97, A DISTANCE OF 266.03 FEET; THENCE SOUTH 33°00'00" EAST A DISTANCE

OF 330.00 FEET; THENCE SOUTH 57°00'00" WEST, PARALLEL TO SAID NORTHERLY LINE OF LOT 97, A DISTANCE OF 264.42 FEET; THENCE NORTH 33°16'46" WEST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGINNING AT THE SOUTHWEST CORNER OF LOT 97, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE OFFICIAL RECORDS IN PALM BEACH COUNTY, FLORIDA; THENCE RUNNING EASTERLY ALONG SOUTH LINE OF SAID LOT 97 FOR A DISTANCE OF 420 FEET TO A POINT; THENCE RUNNING NORTHERLY ON A LINE PARALLEL THE WEST LINE OF SAID LOT 97 FOR A DISTANCE OF 330 FEET TO A POINT; THENCE RUN WESTERLY ON A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 97 FOR A DISTANCE OF 420 FEET TO THE WEST LINE OF SAID LOT 97; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID LOT 97 FOR A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

LESS

THAT PORTION OF LOT 97 LYING WEST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 1. SAID LAND SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

TOGETHER WITH

COMMENCE WHERE THE WEST BOUNDARY LINE OF STATE ROAD A1A (OLD DIXIE HIGHWAY), INTERSECTS THE NORTHERLY BOUNDARY LINE OF LOT 97 OF THE GOMEZ GRANT, WEST OF INDIAN RIVER, AS THE SAME APPEARS IN PLAT BOOK 1, PAGE 80 PALM BEACH (NOW MARTIN COUNTY) FLORIDA, PUBLIC RECORDS; THENCE RUN WESTERLY ALONG SAID NORTHERLY LINE OF LOT 97, A DISTANCE OF 610 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 150 FEET TO THE POINT, OR PLACE, OF BEGINNING; THENCE CONTINUE SOUTH FOR A DISTANCE OF 50 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 100 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

START AT THE POINT WHERE THE NORTHERLY LINE OF LOT 97, WEST OF RIVER, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE WESTERLY RIGHT OF WAY OF STATE ROAD A1A, SAID STARTING POINT BEING 80 FEET WESTERLY OF THE CENTERLINE OF THE EAST TRACK OF F.E.C. RAILROAD; THENCE RUN SOUTH 69°06'38" WEST A DISTANCE OF 450 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 21°04'47" EAST A DISTANCE OF 200 FEET; THENCE RUN SOUTH 59°06'38" WEST A DISTANCE OF 45.38 FEET; THENCE RUN NORTH 21°04'47" WEST A DISTANCE OF 200 FEET; THENCE RUN NORTH 69°06'38" EAST A DISTANCE OF 45.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

START AT THE POINT WHERE THE NORTHERLY LINE OF LOT 97, WEST OF RIVER, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN)

COUNTY, FLORIDA, INTERSECTS THE WESTERLY RIGHT OF WAY OF STATE ROAD A1A, SAID STARTING POINT BEING 80 FEET WESTERLY OF THE CENTERLINE OF THE EAST TRACK OF F.E.C. RAILROAD; THENCE RUN SOUTH 69°06'38" WEST A DISTANCE OF 450 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 21°04'47" EAST A DISTANCE OF 200 FEET; THENCE RUN SOUTH 21°04'47" EAST A DISTANCE OF 200 FEET; THENCE RUN SOUTH 59°06'38" WEST A DISTANCE OF 45.38 FEET; THENCE RUN NORTH 21°04'47" WEST A DISTANCE OF 200 FEET; THENCE RUN NORTH 69°06'38" EAST A DISTANCE OF 45.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT A POINT WHERE THE NORTHERLY LINE OF LOT 97, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE RUN WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 97 A DISTANCE OF 300 FEET TO A POINT, FOR A POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE NORTHERLY LINE OF LOT 97 A DISTANCE OF 100 FEET TO A POINT; THENCE BY ANGLE OF 90° FROM WESTERLY TO SOUTHERLY RUN A DISTANCE OF 100 FEET TO A POINT; THENCE RUN EASTERLY ON A LINE PARALLEL TO THE NORTHERLY LINE OF LOT 97 RUN A DISTANCE OF 100 FEET TO A POINT, THENCE BY ANGLE OF 90° FROM EASTERLY TO NORTHERLY RUN A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE CENTER OF THE OLD DIXIE HIGHWAY AT THE N.E. CORNER OF LOT 97 OF THE GOMEZ GRANT, WEST OF THE INDIAN RIVER, THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 97 A DISTANCE OF 175 FEET FOR A POINT, OR PLACE, OF BEGINNING; THENCE CONTINUE TO RUN WEST ALONG SAID NORTH LINE OF SAID LOT 97 FOR A DISTANCE OF 25 FEET TO A POINT; THENCE RUN SOUTH 100 FEET TO A POINT; THENCE EAST 25 FEET TO A POINT; THENCE RUN NORTH 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE CENTER OF OLD DIXIE HIGHWAY WHERE IT INTERSECTS THE NORTH LINE OF LOT 97 OF GOMEZ GRANT WEST OF INDIAN RIVER, AS THE SAME APPEARS IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS, SAID POINT OF INTERSECTION BEING THE NORTHEAST CORNER OF SAID LOT 97; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 97 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN WEST ALONG SAID NORTH LINE OF LOT 97 FOR A DISTANCE OF 90 FEET TO A POINT; THENCE RUN SOUTH 100 FEET TO A POINT; THENCE RUN EAST 90 FEET TO A POINT; THENCE RUN NORTH 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE CENTER OF OLD DIXIE HIGHWAY WHERE IT INTERSECTS THE NORTH LINE OF LOT 97 OF GOMEZ GRANT WEST OF INDIAN RIVER, AS THE SAME APPEARS IN PLAT BOOK 1, PAGE 80, PALM

BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS, SAID POINT OF INTERSECTION BEING THE NORTHEAST CORNER OF SAID LOT 97, SAID POINT ALSO BEING THE POINT, OR PLACE, OF BEGINNING; THENCE RUN WEST FEET ALONG THE NORTH LINE OF SAID LOT 97 A DISTANCE OF 100 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 100 FEET TO A POINT, THENCE RUN NORTH 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGINNING AT A POINT 150 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 97, GOMEZ GRANT, WEST OF INDIAN RIVER, THENCE RUN WEST A DISTANCE OF 100 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 50 TO A POINT; THENCE RUN EAST A DISTANCE OF 100 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGINNING AT A POINT 150 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 97, GOMEZ GRANT, WEST OF INDIAN RIVER; THENCE RUN WEST 100 FEET; THENCE RUN SOUTH 50 FEET; THENCE RUN EAST 100 FEET; THENCE RUN NORTH 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE WHERE THE WEST BOUNDARY LINE OF STATE ROAD A1A (OLD DIXIE HIGHWAY), INTERSECTS THE NORTHERLY BOUNDARY LINE OF LOT 97 OF THE GOMEZ GRANT, WEST OF INDIAN RIVER, AS THE SAME APPEARS IN PLAT BOOK 1, PAGE 80 PALM BEACH (NOW MARTIN COUNTY) FLORIDA, PUBLIC RECORDS AND RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 97, A DISTANCE OF 100 FEET, THENCE RUN SOUTHERLY PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 97, A DISTANCE OF 100 FEET FOR THE POINT OR PLACE OF BEGINNING; THENCE (1) CONTINUE SOUTHERLY PARALLEL TO THE EASTERLY BOUNDARY OF SAID LOT 97, A DISTANCE OF 100 FEET; THENCE (2) RUN WESTERLY PARALLEL TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 97, A DISTANCE OF 100 FEET; THENCE (3) RUN NORTHERLY PARALLEL TO THE EASTERLY BOUNDARY OF SAID LOT 97, A DISTANCE OF 100 FEET; THENCE (4) RUN EASTERLY 100 FEET PARALLEL TO THE NORTHERLY BOUNDARY OF LOT 97, TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH

THE WEST ONE HUNDRED (100) FEET OF THE EAST THREE HUNDRED (300) FEET OF THE NORTH TWO HUNDRED (200) FEET OF LOT 97 GOMEZ GRANT, WEST OF INDIAN RIVER ACCORDING TO PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

COMMENCE WHERE THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A1A (OLD DIXIE HIGHWAY), INTERSECTS THE NORTHERLY BOUNDARY LINE OF LOT 97 OF THE GOMEZ GRANT, WEST OF INDIAN RIVER, AS THE SAME APPEARS IN PLAT BOOK 1, PAGE 80 PALM BEACH (NOW MARTIN COUNTY) FLORIDA, PUBLIC RECORDS; THENCE RUN WESTERLY ALONG SAID NORTHERLY LINE OF LOT 97, A DISTANCE OF 595.38 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 200 FEET TO THE POINT, OR

PLACE, OF BEGINNING; THENCE CONTINUE SOUTH A DISTANCE OF 150 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 100 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 150 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

START AT THE POINT WHERE THE WESTERLY R/W OF STATE ROAD A-1-A INTERSECTS THE NORTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID STARTING POINT BEING 63.5' WESTERLY OF THE ORIGINAL NORTHEAST CORNER OF SAID LOT 97; THENCE RUN S 21°04'47" E, ALONG SAID R/W A DISTANCE OF 350'; THENCE RUN S 69°06'38" W A DISTANCE OF 499.91' TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S 69°06'38" W A DISTANCE OF 45.38'; THENCE RUN N 21°05'39" W A DISTANCE OF 150'; THENCE RUN N 69°06'38" E A DISTANCE OF 45.38'; THENCE RUN S 21°05'39" E A DISTANCE OF 150' TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A INTERSECTS THE NORTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE STATE ROAD A-1-A FOR A DISTANCE OF 350 FEET; THENCE RUN WEST A DISTANCE OF 410 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE RUN WEST A DISTANCE OF 39.91 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 150 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 39.91 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE NORTH LINE OF LOT 97, PLAT OF GOMEZ AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE WESTERLY R/W OF STATE ROAD A1A; THENCE SOUTHERLY ALONG THE WESTERLY R/W OF STATE ROAD A1A A DISTANCE OF 350 FEET TO THE NORTHERLY R/W LINE OF A 50 FOOT PUBLIC ROAD AS DESCRIBED IN DEED BOOK 59, PAGE 49, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTHERLY R/W LINE A DISTANCE OF 310 FEET FOR THE POINT OF BEGINNING; THENCE (1) AT RIGHT ANGLE, NORTHERLY A DISTANCE OF 150 FEET; THENCE (2) AT RIGHT ANGLE WESTERLY 100 FEET; THENCE (3) AT RIGHT ANGLE SOUTHERLY 150 FEET TO THE NORTHERLY R/W LINE OF SAID ROAD; THENCE (4) EASTERLY ALONG THE NORTHERLY R/W LINE OF SAID ROAD 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGIN ON THE WEST R/W LINE OF STATE ROAD A1A, A DISTANCE OF 350 FEET SOUTH OF THE NE CORNER OF LOT 97, GOMEZ GRANT SUBDIVISION, WEST OF THE INDIAN RIVER ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THENCE RUN WEST 260 FEET ALONG THE NORTH COUNTY ROAD FOR THE PLACE OF BEGINNING; THENCE RUN

NORTH 150 FEET TO A POINT; THENCE RUN WEST 50 FEET TO A POINT; THENCE RUN SOUTH 150 FEET TO A POINT; THENCE RUN EAST 50 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A INTERSECTS THE NORTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN WEST ALONG SAID NORTH LINE OF LOT 97 A DISTANCE OF 210 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 200' TO THE POINT, OR PLACE OF BEGINNING; THENCE CONTINUE SOUTH A DISTANCE OF 150 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 50 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 150 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A INTERSECTS THE NORTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE STATE ROAD A-1-A FOR A DISTANCE OF 350 FEET; THENCE RUN WEST A DISTANCE OF 100 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE RUN WEST A DISTANCE OF 110 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 150 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 110 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 150 TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LOT 97, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK "A", PAGE 17, DADE COUNTY, FLORIDA PUBLIC RECORDS, SAID LANDS NOW LYING AND BEING IN MARTIN COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY LINE OF DIXIE HIGHWAY (STATE ROAD A1A); THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 200' TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 80' TO A POINT; THENCE RUN WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 97 A DISTANCE OF 100' TO A POINT; THENCE RUN NORTHERLY ALONG A LINE PARALLEL TO THE SAID RIGHT-OF-WAY OF DIXIE HIGHWAY A DISTANCE OF 80'; THENCE RUN EASTERLY ALONG A LINE PARALLEL TO THE SAID NORTHERLY LINE OF LOT 97 A DISTANCE OF 100' TO THE POINT OF BEGINNING.

TOGETHER WITH

THE SOUTH 70 FEET OF THE NORTH 350 FEET OF THE EAST 100 FEET OF LOT 97 GOMEZ GRANT, WEST OF INDIAN RIVER ACCORDING TO PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

START AT THE POINT WHERE THE NORTHERLY LINE OF LOT 97, WEST OF THE RIVER, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE WESTERLY RIGHT OF WAY OF STATE ROAD A1A, SAID STARING POINT BEING 80 FEET WESTERLY OF THE CENTERLINE OF THE EAST TRACK OF THE F.E.C. RAILROAD; THENCE RUN SOUTH 69°06'38" WEST A DISTANCE OF 595.38 FEET; THENCE RUN SOUTH 21°05'39" EAST A DISTANCE OF 330 FEET; THENCE RUN SOUTH 69°06'38" WEST A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 69°06'38" WEST A DISTANCE OF 88.79 FEET; THENCE RUN SOUTH 21°05'39" WEST A DISTANCE OF 100 FEET; THENCE RUN NORTH 69°06'38" EAST A DISTANCE OF 88.79 FEET; THENCE RUN NORTH 21°05'39" WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE SOUTH LINE OF LOT 97, PLAT OF GOMEZ AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, INTERSECTS THE WESTERLY RIGHT OF WAY OF STATE ROAD A1A, THENCE RUN WESTERLY ALONG SAID LINE A DISTANCE OF 550 FEET TO A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE WEST 284.07 FEET; THENCE NORTH 230 FEET; THENCE EAST 238.7 FEET; THENCE NORTH 30 FEET; THENCE EAST 45.37 FEET; THENCE SOUTH 260 FEET TO POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A INTERSECTS THE NORTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE STATE ROAD A-1-A FOR A DISTANCE OF 400 FEET; THENCE RUN WEST A DISTANCE OF 500 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE RUN WEST A DISTANCE OF 50 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 200 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 100 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 100 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 50 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A INTERSECTS THE NORTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE STATE ROAD A-1-A FOR A DISTANCE OF 400 FEET; THENCE RUN WEST A DISTANCE OF 450 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 50 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 100 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A INTERSECTS THE NORTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE STATE ROAD A-1-A FOR A DISTANCE OF 400 FEET; THENCE RUN WEST A DISTANCE OF 400 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 50 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 100 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE NORTH LINE OF LOT 97, PLAT OF GOMEZ GRANT & JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE RUN SOUTHERLY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, A DISTANCE OF 400' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE 50' COUNTY ROAD DESCRIBED IN DEED BOOK 95, PAGE 49, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN WESTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD, A DISTANCE OF 325' TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 75'; THENCE RUN SOUTHERLY, PARALLEL TO STATE ROAD A-1-A, A DISTANCE OF 100'; THENCE RUN EASTERLY, PARALLEL TO SAID COUNTY ROAD, A DISTANCE OF 75'; THENCE RUN NORTHERLY, PARALLEL TO STATE ROAD A-1-A, A DISTANCE OF 100' TO THE POINT OF BEGINNING.

TOGETHER WITH

THE WEST 100 OF THE EAST 300 OF THE NORTH 100 OF THE SOUTH 260 FEET OF LOT 97 GOMEZ GRANT, WEST OF INDIAN RIVER ACCORDING TO PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE SOUTH LINE OF LOT 97, PLAT OF GOMEZ AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA INTERSECTS THE WESTERLY RIGHT OF WAY OF STATE ROAD A1A; THENCE CONTINUE NORTH 25 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE WEST 100 FEET TO POINT OF BEGINNING; THENCE NORTH 235 FEET; THENCE WEST 100 FEET; THENCE SOUTH 235 FEET; THENCE EAST 100 FEET TO POINT OF BEGINNING.

TOGETHER WITH

START AT THE SOUTHEAST CORNER OF LOT 97, WEST OF RIVER, GOMEZ GRANT, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN SOUTH 69 DEGREES 06'38" WEST ALONG THE SOUTH LINE OF LOT 97 A DISTANCE OF 63.50 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE RUN NORTH 21 DEGREES 04'47" WEST ALONG THE SAID RIGHT OF WAY, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN

NORTH 21 DEGREES 04'47" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 235 FEET TO A PUBLIC ROAD; THENCE RUN SOUTH 69 DEGREES 06'38" WEST, A DISTANCE OF 100 FEET, ALONG SAID PUBLIC ROAD RIGHT OF WAY; THENCE RUN SOUTH 21 DEGREES 04'47" EAST A DISTANCE OF 235 FEET; THENCE RUN NORTH 69 DEGREES 06'38" EAST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCING AT THE POINT WHERE THE SOUTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE WESTERLY RIGHT OF WAY OF STATE ROAD A-1-A; THENCE NORTH 23°56'17" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 25.00 FEET TO A POINT, THENCE SOUTH 66° WEST, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE NORTH 23°56'17" WEST, A DISTANCE OF 135.00 FEET TO A POINT; THENCE SOUTH 66° WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 23°56'17" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 66° WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 23°56'17" EAST, A DISTANCE OF 235.00 FEET TO A POINT THENCE NORTH 66° EAST, A DISTANCE OF 125.00 FEET TO A POINT AND PLACE OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE POINT WHERE THE SOUTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE WESTERLY RIGHT OF WAY OF STATE ROAD A1A; THENCE RUN WESTERLY ALONG SAID LINE A DISTANCE OF 400 FEET TO A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE WEST 150 FEET; THENCE NORTH 60 FEET; THENCE EAST 100 FEET; THENCE NORTH 100 FEET; THENCE EAST 50 FEET; THENCE SOUTH 160 FEET TO POINT OF BEGINNING.

AND

COMMENCE AT THE POINT WHERE THE SOUTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE WESTERLY RIGHT OF WAY OF STATE ROAD A1A FOR A POINT OF BEGINNING; THENCE RUN WESTERLY ALONG SAID LINE A DISTANCE OF 400 ;THENCE NORTH 160 FEET; THENCE EAST 75 FEET; THENCE NORTH 100 FEET; THENCE EAST 300 FEET; THENCE SOUTH 25 FEET TO POINT OF BEGINNING.

AND

COMMENCE AT THE POINT WHERE THE SOUTH LINE OF LOT 97, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, INTERSECTS THE WESTERLY RIGHT OF WAY OF STATE ROAD A1A; THENCE CONTINUE NORTH 25 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE WEST 200 FEET TO POINT OF BEGINNING; THENCE NORTH 135 FEET; THENCE WEST 100 FEET; THENCE SOUTH 135 FEET; THENCE WEST 100 FEET; THENCE SOUTH 135 FEET; THENCE EAST 100 FEET TO POINT OF BEGINNING.

TOGETHER WITH

ALL OF MISSION PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 65, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

TOGETHER WITH

THE EASTERLY 150 FEET (AFTER DEDUCTING THE RIGHT OF WAY OF A1A) OF THE NORTH 1/2 OF TRACT 96, GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTH HALF OF LOT 96, ACCORDING TO THE TO THE PLAT OF GOMEZ GRANT (WEST OF THE INDIAN RIVER) RECORDED IN PLAT BOOK A, PAGE 17, DADE (NOW MARTIN) COUNTY, FLORIDA AND PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

THE WEST 757.3 OF SAID LOT 96.

TOGETHER WITH

LOT 95, ACCORDING TO THE TO THE PLAT OF GOMEZ GRANT (WEST OF THE INDIAN RIVER) RECORDED IN PLAT BOOK A, PAGE 17, DADE (NOW MARTIN) COUNTY, FLORIDA AND PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

ALL OF SEA BREEZE MOBILE PARK UNRECORDED CO-OP PARK, CONVEYED IN WARRANTY DEED, RECORDED IN OFFICIAL RECORD BOOK 701, PAGE 1654, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

LOT 94, ACCORDING TO THE PLAT OF GOMEZ GRANT, WEST OF THE INDIAN RIVER, RECORDED IN PLAT BOOK A, PAGE 17, PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA, A COPY OF SAID PLAT ALSO RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO CHARLES HORLEY BY WARRANTY DEED RECORDED IN DEED BOOK 67, PAGE 366, THAT PORTION THEREOF DESCRIBED IN QUIT CLAIM DEED TO THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 12, PAGE 400, AND THAT PORTION THEREOF DESCRIBED IN QUIT CLAIM DEED TO MICHAEL BAUMANN, RECORDED IN OFFICIAL RECORD BOOK 312, PAGE 217, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; AND LANDS CONVEYED TO ROBERT DIEHL ET UX FILED 21 FEBRUARY 1955 UNDER CLERK'S FILE #46762 IN DEED BOOK 72, PAGE 426, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. AND LESS RIGHTS OF WAY FOR U.S. # 1 HIGHWAY AND THE SOUTH 165 FEET OF THE NORTH 330 FEET OF THE WEST 330 FEET OF SAID LOT 94, BEING RETAINED BY JULIA SATZINGER, (BEING 280 FEET IN DEPTH EAST OF U.S. HIGHWAY # 1), ASLO DESCRIBED AS:

BEING KNOWN AS A PORTION OF LOT 94, GOMEZ GRANT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 94, GOMEZ GRANT FROM THE POINT AND PLACE OF BEGINNING; THENCE PROCEED SOUTH 21 DEGREES 11'45" EAST ALONG THE EAST LINE OF SAID LOT 94, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY OF STATE ROAD A-1-A A DISTANCE OF 661.82' TO THE SOUTHEAST CORNER OF LOT 94; THENCE PROCEED SOUTH 68 DEGREES 48'15" WEST ALONG THE SOUTH LINE OF LOT 94 A DISTANCE OF 1179.80' TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 21 DEGREES 10'22" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 166.72' TO A POINT; THENCE NORTH 68 DEGREES 48'15" EAST A DISTANCE OF 329.79' TO A POINT; THENCE NORTH 21 DEGREES 11'45" WEST A DISTANCE OF 330.10' TO A POINT; THENCE NORTH 68 DEGREES 48'15" EAST A DISTANCE OF 245.0' TO A POINT; THENCE NORTH 21 DEGREES 11'45" WEST A DISTANCE OF 165.0' TO THE NORTH LINE OF LOT 94; THENCE RUN NORTH 68 DEGREES 48'15" EAST ALONG THE NORTH LINE OF LOT 94 A DISTANCE OF 595.94' TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 94, GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA WHICH PLAT IS ALSO RECORDED IN PLAT BOOK "A", PAGE 17 OF THE PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA; (1) THENCE RUN ALONG THE NORTHERLY LINE OF SAID LOT 94 IN AN EASTERLY DIRECTION, A DISTANCE OF 660 FEET; (2) THENCE RUN SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT A DISTANCE OF 165 FEET; (3) THENCE RUN WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 94 A DISTANCE OF 660 FEET TO THE WESTERLY BOUNDARY OF SAID LOT; (4) THENCE RUN NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT A DISTANCE OF 165 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 94, GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA WHICH PLAT IS ALSO RECORDED IN PLAT BOOK "A", PAGE 17 OF THE PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY FLORIDA; THENCE RUN ALONG THE NORTHERLY LINE OF SAID LOT 94 IN AN EASTERLY DIRECTION A DISTANCE OF 660 FEET; THENCE RUN SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT A DISTANCE OF 165 FEET; THENCE RUN WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 94 A DISTANCE OF 660 FEET TO THE WESTERLY BOUNDARY OF SAID LOT; THENCE RUN NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT A DISTANCE OF 165 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH

STARTING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 94, GOMEZ GRANT LYING WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THEN, RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF

165.00 FEET; THEN, RUN EASTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 94, FOR A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THEN RUN NORTHERLY PERPENDICULAR TO THE SOUTHERLY LINE OF SAID LOT 94, FOR A DISTANCE OF 130.16 FEET; THEN RUN WESTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 94, FOR A DISTANCE OF 91.63 FEET; THEN RUN NORTHERLY PERPENDICULAR TO THE SOUTHERLY LINE OF SAID LOT 94, FOR A DISTANCE OF 14.67 FEET; THEN RUN WESTERLY; PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 94, FOR A DISTANCE OF 128.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THEN RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 185.17 FEET; THEN RUN EASTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 94, FOR A DISTANCE OF 330.00 FEET; THEN RUN SOUTHERLY PARALLEL TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, FOR A DISTANCE OF 330.00 FEET; AND THEN RUN WESTERLY PARALLEL TO THE SOUTHERLY LINE OF LOT 94, FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

STARTING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 94, GOMEZ GRANT LYING WEST OF THE INDIAN RIVER ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY FLORIDA, PUBLIC RECORDS, AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THEN RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING; THEN RUN EASTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 94 FOR A DISTANCE OF 220.00 FEET; THEN RUN NORTHERLY PERPENDICULAR TO THE SOUTHERLY LINE OF SAID LOT 94 FOR A DISTANCE OF 130.16 FEET; THEN RUN WESTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 94 FOR A DISTANCE OF 91.63 FEET; THEN RUN NORTHERLY PERPENDICULAR TO THE SOUTHERLY LINE OF SAID LOT 94 FOR A DISTANCE OF 14.67 FEET; THEN RUN WESTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 94 FOR A DISTANCE OF 128.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THEN RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 144.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

START AT THE NORTHWEST CORNER OF LOT 93, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, FLORIDA; THEN RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 93 A DISTANCE OF 76.71 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF LOT 93 A DISTANCE OF 200 FEET; THENCE BY ANGLE TO THE RIGHT OF 90 DEGREES RUN 150 FEET; THENCE BY ANGLE OF TO THE RIGHT OF 90 DEGREES RUN 200 FEET TO THE EASTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY NO. 1; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

ALL OF ADAMS MINOR PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

TOGETHER WITH

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF LOT 93, GOMEZ GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND THE WEST RIGHT OF WAY OF OLD DIXIE HIGHWAY (A-1-A); THENCE RUN WEST ALONG THE SAID NORTH LINE OF LOT 93, A DISTANCE OF 310 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID NORTH LINE OF LOT 93, FOR A DISTANCE OF 400 FEET TO A POINT; THENCE RUN SOUTHERLY A DISTANCE OF 305 FEET TO A POINT, THENCE RUN EASTERLY A DISTANCE OF 400 FEET TO A POINT; THENCE RUN NORTHERLY 305 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 93 GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, SAID POINT BEING 190.0 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY AS MEASURED ALONG SAID NORTH LINE OF LOT 93; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE OF LOT 93 120.0 FEET; THENCE BY ANGLE OF 90° TO THE LEFT RUN SOUTHERLY 305.0 FEET; THENCE BY ANGLE OF 90° TO THE LEFT RUN EASTERLY 120.0 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE BY ANGLE OF 90° TO THE LEFT RUN NORTHERLY 305.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL A: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF LOT 93, GOMEZ GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND THE WEST RIGHT OF WAY OF OLD DIXIE HIGHWAY (A-1-A); THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 93, A DISTANCE OF 189.75 FEET; THENCE BY ANGLE OF 90 DEGREES TO THE LEFT RUN SOUTHERLY A DISTANCE OF 110.00 FEET; THENCE BY ANGLE OF 90 DEGREES TO THE LEFT RUN EASTERLY A DISTANCE OF 189.85 FEET TO THE WEST RIGHT OF WAY OF OLD DIXIE HIGHWAY; THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY 110.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL B: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF LOT 93, GOMEZ GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND THE WEST RIGHT OF WAY OF OLD DIXIE HIGHWAY (A-1-A); THENCE RUN SOUTHERLY ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTHERLY ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 195.00 FEET; THENCE RUN WESTERLY PARALLEL TO AND 305.00 FEET SOUTH OF SAID NORTH LINE OF LOT 93, GOMEZ GRANT, A DISTANCE OF 190.05 FEET; THENCE BY ANGLE OF 90 DEGREES TO THE RIGHT RUN A DISTANCE OF 195.00 FEET; THENCE BY ANGLE OF 90 DEGREES TO THE RIGHT RUN A DISTANCE OF 189.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

ALL OF WOODBRIDGE MOBILE VILLAGE UNRECORDED CO-OP, BEING A MOBILE HOME PARK, AS PER OFFICIAL RECORDS BOOK 3049, PAGE 1017, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

THE NORTH ONE-HALF OF LOT 92 AND THE SOUTH ONE-HALF OF LOT 93, ACCORDING TO THE MAP OF GOMEZ GRANT AND JUPITER ISLAND, WEST OF INDIAN RIVER, FILED 6 OCTOBER 1893, AND RECORDED IN PLAT BOOK 1, PAGE 1, DADE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, AND ALSO RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, LESS THE FOLLOWING:

(1) THE NORTH 25 FEET OF THE SOUTH 330 FEET OF LOT 93 IN GOMEZ GRANT, MARTIN COUNTY FLORIDA, AS SHOWN ON PLAT OF GOMEZ GRANT RECORDED IN PLAT BOOK A, PAGE 10, DADE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, AND (2) THAT PART WHICH LIES WESTERLY OF THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1 AND (3) THAT PART WHICH LIES EASTERLY OF THE WESTERLY RIGHT OF WAY OF STATE ROAD A1A (OLD DIXIE HIGHWAY).

TOGETHER WITH

ALL OF LYON'S UNRECORDED SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS:

THE SOUTH ONE-HALF OF LOT 92, GOMEZ GRANT WEST OF INDIAN RIVER, ACCORDING TO THE PLAT THEREOF FILLED MARCH 25, 1910 IN PALM BEACH COUNTY, FLORIDA (NOW MARTIN COUNTY) PLAT BOOK 1, PAGE 61, ALSO ACCORDING TO THE PLAT THEREOF ON FILE IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 80 AND IN DADE (NOW MARTIN) COUNTY, FLORIDA, PLAT BOOK A, PAGE 17.

TOGETHER WITH

ALL OF GREENACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 73, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTH 1/2 OF LOT 91, (LESS THE EASTERLY 629.88 FEET) ACCORDING TO THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF THE INDIAN RIVER, TOGETHER WITH THE SOUTH 30 FEET OF THE NORTH 241 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 91 OF SAID GOMEZ GRANT AND JUPITER ISLAND; ALL LYING AND BEING SITUATE IN MARTIN COUNTY, FLORIDA.

TOGETHER WITH

A PART OF THE TRACT OF LAND LYING IN LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, LYING WEST OF THE RIVER, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF LOT 91, GOMEZ GRANT AND JUPITER ISLAND, THENCE RUN SOUTH 20 DEGREES 59' EAST ALONG THE EASTERLY LINE OF LOT 91 FOR A DISTANCE OF 330 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 56' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91 FOR A DISTANCE OF 629.88 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 20 DEGREES

59' EAST FOR A DISTANCE OF 61 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 56' EAST FOR A DISTANCE OF 75 FEET TO A POINT; THENCE NORTH 20 DEGREES 59' WEST FOR A DISTANCE OF 61 FEET TO A POINT OF PLACE OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND STARTING AT THE NE CORNER OF LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED IN PLAT BOOK 1, PAGE 80, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, LYING W OF THE RIVER AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

STARTING AT THE NE CORNER OF SAID LOT 91, RUN S 20°59' E, ALONG THE EASTERLY LINE OF SAID LOT 91, 300' TO A POINT; THENCE RUN S 68°56' W ON A LINE PARALLEL TO THE N LINE OF SAID LOT 91, 479.88' TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S 68°56' W, A DISTANCE OF 75' TO A POINT; THENCE RUN S 20°59' E A DISTANCE OF 61' TO A POINT; THENCE RUN N 68°56' E A DISTANCE OF 75 FEET TO A POINT; THENCE RUN N 20°59' W A DISTANCE OF 61 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL NO. 1: A TRACT OF LAND LYING IN LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF THE RIVER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF LOT 91, RUN SOUTH 20°59'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 91, 330 FEET TO A POINT; THENCE RUN SOUTH 68°56'00" WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, 629.88 FEET TO A POINT; THENCE TO CONTINUE TO RUN SOUTH 20°59'00" EAST A DISTANCE OF 61 FEET TO A POINT FOR THE BEGINNING; THENCE CONTINUE SOUTH 20°59'00" EAST 150 FEET TO A POINT; THENCE RUN NORTH 68°56'00" EAST A DISTANCE OF 75 FEET TO A POINT; THENCE RUN NORTH 20°59'00" WEST A DISTANCE OF 150 FEET TO A POINT; THENCE SOUTH 68°56'00" WEST A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 2: A TRACT OF LAND LYING IN LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF THE RIVER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF LOT 91, RUN SOUTH 20°59'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 91 A DISTANCE OF 541 FEET TO THE POINT OF BEGINNING; (1) THENCE RUN SOUTH 68°56'00" WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 629.88 FEET TO A POINT; (2) THENCE RUN SOUTH 20°59'00" EAST A DISTANCE OF 30 FEET TO A POINT; (3) THENCE RUN NORTH 68°56'00" EAST A DISTANCE OF 629.88 FEET TO THE POINT BEING ON THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

STARTING AT THE NORTHEAST CORNER OF LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, RUNNING SOUTH 20°59' EAST ALONG THE EASTERLY LINE OF SAID LOT 91 330 FEET TO A POINT; THENCE RUN SOUTH 68°56' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91 479.88 FEET TO A POINT; THENCE RUN SOUTH 20°59' EAST, A DISTANCE OF 61 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 20°59' EAST, A DISTANCE OF 150 FEET TO A POINT; THENCE SOUTH 68°56' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 75 FEET TO A POINT; THENCE RUN NORTH 20°59' WEST A DISTANCE OF 150 FEET TO A POINT; THENCE RUN NORTH 68°56' EAST A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

STARTING AT THE NORTHEAST CORNER OF LOT 91, RUN SOUTH 20°59' EAST ALONG THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 330 FEET TO A POINT; THENCE RUN SOUTH 68°56' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 374.88 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 68°56' WEST 105 FEET TO A POINT; THENCE RUN SOUTH 20°59' EAST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE SAID LOT 91, A DISTANCE OF 211 FEET TO A POINT; THENCE RUN NORTH 68°56' EAST A DISTANCE OF 105 FEET TO A POINT; THENCE RUN NORTH 20°59' WEST A DISTANCE OF 211 FEET TO THE POINT OF BEGINNING; SAID PARCEL BEING A PART OF A TRACT OF LAND LYING IN LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN), COUNTY, FLORIDA, LYING WEST OF THE RIVER.

TOGETHER WITH

THOSE PARCELS OF LOT 91, GOMEZ GRANT, WEST OF RIVER, AS IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, RESPECTIVELY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART A: STARTING AT THE NORTHEAST CORNER OF SAID LOT 91, RUN SOUTH 20°59' EAST ALONG THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 330 FEET TO A POINT; THENCE RUN SOUTH 68°56' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 204.88 FEET TO A POINT; THENCE RUN SOUTH 20°59' EAST ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 106 FEET TO A POINT; THENCE RUN SOUTH 68°56' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 85 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 68 DEGREES 56' WEST PARALLEL TO THE NORTH LINE FOR A DISTANCE OF 85 FEET TO A POINT; THENCE RUN SOUTH 20 DEGREES 59' EAST, A DISTANCE OF 105 FEET TO A POINT; THENCE NORTH 68°56' WEST PARALLEL TO NORTH LINE FOR A DISTANCE OF 85 FEET TO A POINT; THENCE RUN NORTH 20°59' WEST, A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING.

AND

PART B: STARTING AT THE NORTHEAST CORNER OF SAID LOT 91, RUN SOUTH 20°59' EAST ALONG THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 330 FEET TO A POINT; THENCE RUN SOUTH 68°56' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 289.88 FEET FOR THE POINT

OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 68°56' WEST 85.00 FEET TO A POINT; THENCE RUN SOUTH 20°59' EAST ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 106 FEET TO A POINT; THENCE RUN NORTH 68°56' EAST, A DISTANCE OF 85 FEET TO A POINT; THENCE RUN NORTH 20°59' WEST, A DISTANCE OF 106 FEET PARALLEL TO THE EASTERLY LINE OF SAID LOT 91 TO THE POINT OF BEGINNING.

AND

PART C: STARTING AT THE NORTHEAST CORNER OF SAID LOT 91, RUN SOUTH 20°59' EAST ALONG THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 330 FEET TO A POINT; THENCE RUN SOUTH 68°56' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 204.88 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 68°56' WEST, 85.00 FEET TO A POINT; THENCE RUN SOUTH 20°59' EAST ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 106 FEET TO A POINT; THENCE RUN NORTH 68°56' EAST, A DISTANCE OF 85 FEET TO A POINT; THENCE RUN NORTH 20°59' WEST, A DISTANCE OF 106' PARALLEL TO THE EASTERLY LINE OF SAID LOT 91 TO THE POINT OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND LYING IN LOT 91, ACCORDING TO THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, LYING WEST OF THE INDIAN RIVER, RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 91; THENCE RUN WEST A DISTANCE OF 204.88 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 106 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST A DISTANCE OF 85 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 105 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 85 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND LYING IN LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF THE RIVER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NE CORNER OF SAID LOT 91, RUN SOUTH 20 DEGREES 59 MINUTES E ALONG THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 68°56' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 204.88 FEET TO A POINT; THENCE RUN SOUTH 20°59' EAST ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 75 FEET TO A POINT; THENCE NORTH 68°56' EAST A DISTANCE OF 204.88 FEET TO THE EASTERLY LINE OF SAID LOT 91; THENCE RUN NORTH 20°59' WEST A DISTANCE OF 75 TO THE POINT OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND LYING IN LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF THE RIVER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NE CORNER OF SAID LOT 91, RUN SOUTH 20 DEGREES 59' EAST ALONG THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 405 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 68 DEGREES 46' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 204.88 FEET TO A POINT; THENCE RUN SOUTH 20 DEGREES 59' EAST ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 75 FEET TO A POINT; THENCE RUN NORTH DEGREES 56' EAST, A DISTANCE OF 204.88 FEET TO THE EASTERLY LINE OF SAID LOT 91; THENCE RUN NORTH 20 DEGREES 59' WEST, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND LYING IN LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED IN PLAT BOOK A, PAGE 17, OF THE PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA; LYING WEST OF THE RIVER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID LOT 91, RUN SOUTH 20°59' EAST ALONG THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 480 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 68°56' WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 204.88 FEET TO A POINT; THENCE RUN SOUTH 20°59' EAST ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 61 FEET TO A POINT; THENCE RUN NORTH 68°56' EAST A DISTANCE OF 204.88 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 91; THENCE RUN NORTH 20°59' WEST A DISTANCE OF 61 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND LYING IN LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF THE RIVER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NE CORNER OF SAID LOT 91, RUN SOUTH 20 DEGREES 59' EAST, ALONG THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 571 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 56' WEST, ON A LINE PARALLEL TO THE NORTH LINE OF SAID 91, A DISTANCE OF 554.88 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 68 DEGREES 56' WEST, A DISTANCE OF 75 FEET; THENCE RUN SOUTH 20 DEGREES 59' EAST, A DISTANCE OF 89 FEET; THENCE RUN NORTH 68 DEGREES 56' EAST, A DISTANCE OF 75 FEET; THENCE RUN NORTH 20 DEGREES 59' WEST, A DISTANCE OF 89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THE EAST ONE-HALF OF A TRACT OF LAND LYING IN LOT 91 PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF THE RIVER AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID LOT 91, RUN SOUTH 20 DEGREES 59 MINUTES EAST ALONG THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 571 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 56 MINUTES WEST, ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 479.88 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE TO THE SOUTH 68 DEGREES 56 MINUTES WEST, A DISTANCE OF 150 FEET; THENCE RUN SOUTH 20 DEGREES 59 MINUTES EAST A DISTANCE OF 89 FEET; THENCE RUN NORTH 68 DEGREES 56 MINUTES EAST, A DISTANCE OF 150 FEET; THENCE RUN NORTH 20 DEGREES 59 MINUTES WEST A DISTANCE OF 89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH .

A TRACT OF LAND LYING IN LOT 91, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, FILED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF THE RIVER AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID LOT 91, RUN S 20°59' E ALONG THE EASTERLY LINE OF SAID LOT 91, A DISTANCE OF 571 FEET TO A POINT; THENCE RUN S 68°56' W ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 296.88 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S 68°56' W A DISTANCE OF 183 FEET TO A POINT; THENCE RUN S 20°59' E A DISTANCE OF 89 FEET, MORE OR LESS, TO A POINT; THENCE RUN NORTH 68°56' E A DISTANCE OF 183 FEET TO A POINT; THENCE RUN N 20°59' W A DISTANCE OF 89 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH

THE EASTERLY 296.88 FEET OF THE SOUTH 89 FEET OF LOT 91, ACCORDING TO THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, LYING WEST OF THE INDIAN RIVER, RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

A PARCEL OF LAND LYING IN LOT 90, GOMEZ GRANT, WEST OF THE RIVER, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 90, AN BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE NORTH 275.00 FEET OF LOT 90, AND BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY #1, AS PRESENTLY LAID OUT AND IN USE, AND BOUNDED ON THE EAST BY A LINE LYING 350.00 FEET EASTERLY OF AND BOUNDED ON THE EAST BY A LINE LYING 350.00 FEET EASTERLY OF AND PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY #1.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF LOT 90, GOMEZ GRANT, WEST OF THE RIVER, AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW

MARTIN COUNTY), FLORIDA; THENCE RUN EASTERLY ALONG THE NORTH LINE OF THE AFORESAID LOT 90 A DISTANCE OF 1,344.90 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF SECOND AVENUE; THENCE RUN SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SECOND AVENUE, A DISTANCE OF 305 FEET TO A POINT; THENCE RUN WESTERLY ON A LINE PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 90, A DISTANCE OF 1344.90 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE AFORESAID LOT 90; THENCE RUN NORTHERLY ALONG SAID WEST LINE OF LOT 90 TO THE POINT OF BEGINNING.

TOGETHER WITH

THE SOUTH 115 FEET OF THE NORTH 420 FEET OF THE EAST 105 FEET OF THE WEST 178.66 FEET (LESS RIGHT-OF-WAY) OF LOT 90 OF GOMEZ GRANT WEST OF RIVER, AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

START AT THE SOUTHWEST CORNER OF LOT 90 AT GOMEZ GRANT AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA. THENCE RUN N 68°41'18" E, A DISTANCE OF 79.66 FEET TO THE EAST R/W OF U.S. NO. 1, THENCE RUN N 21°10'22" W, ALONG SAID EAST R/W A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING, THENCE RUN N 68°41'18" E, A DISTANCE OF 180.00 FEET, THENCE RUN N 21°10'22" W, A DISTANCE OF 115 FEET, THENCE RUN S 68°41'18" W, A DISTANCE OF 180.00 FEET TO THE SAID EAST R/W OF U.S. NO. 1, THENCE RUN S 21°10'22" E, ALONG SAID EAST R/W A DISTANCE OF 115 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

START AT THE SOUTHWEST CORNER OF LOT 90, OF GOMEZ GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA; THEN RUN N 68°41'18" E A DISTANCE OF 79.66 FEET TO THE EAST R/W OF U.S. HIGHWAY ONE; THENCE RUN N 21°10'22" W ALONG SAID EAST R/W A DISTANCE OF 355.0 FEET; THENCE RUN EAST A DISTANCE OF 105.00 FEET ON A LINE PARALLEL TO THE SOUTH LINE OF LOT 90, THIS BEING THE POINT OF BEGINNING; THENCE CONTINUE EAST A DISTANCE OF 75 FEET; THENCE RUN SOUTH ON A LINE PARALLEL WITH THE EASTERLY R/W LINE OF U.S. HIGHWAY ONE, A DISTANCE OF 115.00 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF GOMEZ GRANT, A DISTANCE OF 75.00 FEET; THENCE RUN NORTH ON A LINE PARALLEL WITH THE EASTERLY R/W LINE OF U.S. HIGHWAY ONE, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

START AT THE SOUTHWEST CORNER OF LOT 90 OF GOMEZ GRANT AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, THENCE RUN N 68°41'18" E A DISTANCE OF 79.66' TO THE EAST R/W OF US #1, THENCE RUN N 21°10'22" W ALONG SAID R/W A DISTANCE OF 125.00', THENCE RUN N 68°41'18" E A DISTANCE OF 180.00' TO THE POINT OF BEGINNING, THENCE CONTINUE TO RUN N 68°41'18" E A DISTANCE OF 260.87' RUN N 21°10'22" W A DISTANCE OF 230.00',

THENCE RUN S 68°41'18" W A DISTANCE OF 260.87', THENCE RUN S 21°10'22" E A DISTANCE OF 230.00' TO THE POINT OF BEGINNING.

TOGETHER WITH

START AT THE SOUTHWEST CORNER OF LOT 90 OF THE GOMEZ GRANT AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN NORTH 68 DEGREES 41 MINUTES 18 SECONDS EAST A DISTANCE OF 79.66 FEET TO THE EAST RIGHT OF WAY OF U.S. #1, THENCE RUN NORTH 21 DEGREES 10 MINUTES 22 SECONDS WEST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 125.00 FEET, THENCE RUN NORTH 68 DEGREES 41 MINUTES 18 SECONDS EAST A DISTANCE OF 440.87 FEET, THENCE RUN NORTH 21 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE TO RUN NORTH 21 DEGREES 10 MINUTES 22 SECONDS WEST A DISTANCE OF 155.00 FEET, THENCE RUN NORTH 68 DEGREES 41 MINUTES 18 SECONDS EAST, A DISTANCE OF 300.00 FEET, THENCE RUN SOUTH 21 DEGREES 10 MINUTES 22 SECONDS EAST, A DISTANCE OF 155.00 FEET, THENCE RUN SOUTH 68 DEGREES 41 MINUTES 18 SECONDS WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

ALL OF GAZZA MINOR PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

TOGETHER WITH

COMMENCING AT THE SOUTHEAST CONNER OF LOT 90, GOMEZ GRANT, WEST OF INDIAN RIVER, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 0, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, THEN RUN NORTH 200 FEET TO THE POINT OF BEGINNING; THEN CONTINUE NORTH A DISTANCE OF 155 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY OF SECOND AVENUE THENCE AT RIGHT ANGLES TO PREVIOUS COURSE AND PARALLEL WITH THE SOUTH LINE OF THE AFOREMENTIONED LOT 90, RUN WESTERLY A DISTANCE OF 200 FEET TO A POINT, THENCE AT RIGHT ANGLES RUN SOUTH ON A LINE PARALLEL TO THE WESTERLY RIGHT OF WAY OF SECOND AVENUE, A DISTANCE OF 155 FEET, THEN AT RIGHT ANGLES RUN EASTERLY 200 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 1: THE SOUTHERLY 125 FEET OF LOT 90, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 17, DADE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, A CERTIFIED COPY OF WHICH PLAT IS ALSO RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

AND

PARCEL 2: THE NORTH ONE-HALF OF LOT 89 OF THE GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF FILED MAY 27, 1910, AND RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY,

FLORIDA, BEING A COPY OF THE PLAT FILED OCTOBER 6, 1893, AND RECORDED IN PLAT BOOK A, PAGE 17, DADE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

LESS

THE WEST 155.00 FEET THEREOF.

AND

PARCEL 3: BEGIN AT THE SOUTHEAST CORNER OF LOT 90, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 17, DADE COUNTY, FLORIDA, PUBLIC RECORDS, A CERTIFIED COPY OF WHICH PLAT IS ALSO RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, SAID LAND NOW BEING IN MARTIN COUNTY, FLORIDA. THENCE RUN NORTHERLY ALONG THE EAST LINE OF THE AFORESAID LOT 90, GOMEZ GRANT, A DISTANCE OF 125 FEET TO A POINT, THIS POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTHWARD ALONG THE EAST BOUNDARY LINE OF THE AFORESAID LOT 90, A DISTANCE OF 75 FEET TO A POINT; THENCE RUN WESTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF THE AFORESAID LOT 90, GOMEZ GRANT, A DISTANCE OF 800 FEET TO A POINT; THENCE RUN SOUTHERLY ON A LINE PARALLEL WITH THE EAST BOUNDARY LINE OF THE AFORESAID LOT 90, A DISTANCE OF 75 FEET, MORE OR LESS, TO THE NORTH LINE OF THE PROPERTY HERETOFORE SOLD BY THE PREVIOUS GRANTOR HEREIN TO GLENN THOMAS AND RUTH THOMAS IN 1957; THENCE RUN EASTWARD ALONG THE NORTH BOUNDARY OF THE AFORESAID GLENN THOMAS AND RUTH THOMAS TRACT OF LAND TO THE PLACE AND POINT OF BEGINNING.

AND

PARCEL 7: THE WEST 155.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE NORTH ON-HALF OF LOT 89 OF THE GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF FILED MAY 27, 1910, AND RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING A COPY OF THE PLAT FILED OCTOBER 6, 1893, AND RECORDED IN PLAT BOOK A, PAGE 17, OF THE PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA, LYING EAST TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY NO. 1.,

LESS

THE NORTH 35.00 FEET THEREOF.

TOGETHER WITH

THE SOUTH ONE-HALF OF LOT 89, LYING WEST OF THE INDIAN RIVER, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THE NORTH EIGHTY (80) FEET OF THE WEST SIX HUNDRED SIXTY (660) FEET OF LOT EIGHTY EIGHT (88) GOMEZ GRANT AND JUPITER ISLAND, WEST OF THE INDIAN RIVER ACCORDING TO THE PLAT THEREOF,

RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS.

TOGETHER WITH

ALL OF OLYMPIA PLAZA CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2528, PAGE 1108, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

THE LANDS LYING AND BEING IN MARTIN COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT A CONCRETE MONUMENT AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 480 FEET NORTHERLY OF THE SOUTH LINE OF LOT 88 GOMEZ GRANT (WEST OF INDIAN RIVER) ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; (1) THENCE RUN EASTERLY PARALLEL WITH THE SOUTH LINE OF LOT 88 A DISTANCE OF 579.48, MORE OR LESS TO A CONCRETE MONUMENT IN THE EASTERLY LINE OF SAID LOT 88; (2) THENCE RUN NORTHERLY ALONG SAID EASTERLY BOUNDARY LINE OF LOT 88 A DISTANCE OF 100 FEET; (3) THENCE RUN WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 88 TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; (4) THENCE RUN SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 100 FEET, MORE OR LESS TO THE POINT OR PLACE OF BEGINNING.

AND

THE LANDS LYING AND BEING IN MARTIN COUNTY, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT A CONCRETE MONUMENT AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 330 FEET NORTHERLY OF THE SOUTH LINE OF LOT 88 GOMEZ GRANT (WEST OF INDIAN RIVER) ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; (1) THENCE RUN EASTERLY PARALLEL WITH THE SOUTH LINE OF LOT 88, A DISTANCE OF 579.48, MORE OR LESS TO A CONCRETE MONUMENT; (2) THENCE RUN NORTHERLY PARALLEL WITH THE EASTERLY BOUNDARY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 150 FEET; (3) THENCE RUN WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 88 TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; (4) THENCE RUN SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 150 FEET, MORE OR LESS TO THE POINT OR PLACE OF BEGINNING.

AND

THE NORTH 1/2 OF NORTH 230 FEET OF THE SOUTH 330 FEET OF THE WEST 1/2 OF LOT 88, GOMEZ GRANT (WEST OF THE INDIAN RIVER), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

LOTS 13 AND 14, AND THE WEST 40 FEET OF LOT 15, BLOCK 2, WELWYN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND LESS

THE WEST 50 FEET OF THE SOUTH 75 FEET OF LOT 13, BLOCK 2, WELWYN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF WELWYN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 77, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

LESS

LOTS 13 AND 14, AND THE WEST 40 FEET OF LOT 15, BLOCK 2, OF SAID PLAT.

AND LESS

THE WEST 50 FEET OF THE SOUTH 75 FEET OF LOT 13, BLOCK 2, OF SAID PLAT.

TOGETHER WITH

SOUTH 1/2 OF THE NORTH 230 FEET OF THE SOUTH 330 FEET OF THE WEST 1/2 OF LOT 88, GOMEZ GRANT (WEST OF THE INDIAN RIVER), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

PART OF LOTS 87 AND 88 OF THE GOMEZ GRANT (LYING WEST OF THE INDIAN RIVER), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SAID LOT 87 (WHICH IS THE SOUTH LINE OF LOT 88) WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AND RUN THENCE IN A NORTHERLY DIRECTION ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 300.00 FEET TO A POINT; THENCE RUN IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 300.00 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PART OF LOTS 87 AND 88 OF THE GOMEZ GRANT (WEST OF INDIAN RIVER) ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 87 (WHICH IS THE SOUTH LINE OF LOT 88) WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING STARTING AT THIS POINT OF BEGINNING RUN IN A SOUTHERLY DIRECTION ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. NO. 1 FOR A DISTANCE OF 371.5 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 145.0 FEET TO A POINT; THENCE RUN IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 170.0 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 850.0 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.0 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 245.0 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, FOR A DISTANCE OF 511.5 FEET TO A POINT; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 87 FOR A DISTANCE OF 659.14 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE RUN IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 280.86 FEET TO A POINT; THENCE RUN IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 200.0 FEET TO A POINT; THENCE RUN IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

LANDS LYING AND BEING IN MARTIN COUNTY, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE SOUTH ONE HUNDRED SEVENTY-EIGHT AND ONE-HALF (178.5) FEET OF THE WEST TWO HUNDRED TWENTY-SIX AND EIGHT TENTHS (226.8) FEET OF LOT 87, GOMEZ GRANT, WEST OF THE INDIAN RIVER, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK "A" AT PAGE 17 OF THE PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT;

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 87, THENCE RUN N 68°42'23" E ALONG THE SOUTHERLY LINE OF SAID LOT 87 A DISTANCE OF 81.86 FEET FOR A POINT OF BEGINNING, SAID POINT BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF BRIDGE ROAD, ACCORDING TO SAID PLAT OF THE GOMEZ GRANT,

THENCE RUN N 21°10'22" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR 178.50 FEET; THENCE RUN N 68°42'23" E PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 87, FOR 145.14 FEET; THENCE SOUTH 21°06'32" E PARALLEL TO THE WESTERLY LINE OF SAID LOT 87, FOR 178.50 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 87; THENCE RUN S 68°42'23" W ALONG SAID SOUTHERLY LOT LINE, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF BRIDGE ROAD, FOR 144.94 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THEREFROM THE LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 669, PAGE 477, AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 1033, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA;

ALSO DESCRIBED BY THE SURVEYORS DESCRIPTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OF PARCEL OF LAND BEING PART OF LOT 87, GOMEZ GRANT, WEST OF THE INDIAN RIVER, AS PER MAP OF PLAT THEREOF RECORDED IN PLAT BOOK "A" PAGE 17 OF THE PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK 1 PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 87, THENCE RUN ALONG THE SOUTHERLY LINE OF SAID LOT, NORTH 68°42'23" EAST A DISTANCE OF 81.86 FEET TO A POINT; THENCE NORTH 21°10'22" WEST A DISTANCE OF 23.50 FEET TO A 1/2" CAPPED REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SE FEDERAL HIGHWAY (VARIABLE RIGHT OF WAY WIDTH) AND THE NORTHERLY RIGHT OF WAY LINE OF SE BRIDGE ROAD (VARIABLE RIGHT OF WAY WIDTH) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SE FEDERAL HIGHWAY, NORTH 21°12'22" WEST, A DISTANCE OF 155.00 FEET TO A 1/2" OPEN TOP PIPE LOCATED AT THE COMMON PROPERTY LINE OF LAND NOW OR FORMERLY OWNED BY HOBE SOUND S C COMPANY LTD; THENCE CONTINUING ALON THE SAID COMMON PROPERTY LINE NORTH 68°42'32" EAST A DISTANCE OF 145.14 FEET TO A POINT; THENCE CONTINUING ALONG THE SAME COMMON PROPERTY LINE SOUTH 21°06'32" EAST A DISTANCE OF 155.00 FEET TO A 1/2" CAPPED REBAR FOUND AT THE NORTHERLY RIGHT OF WAY LINE OF SE BRIDGE ROAD; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD SOUTH 68°42'23" WEST A DISTANCE OF 144.97 FEET TO A 1/2" CAPPED REBAR FOUND AND THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL #1: THE WESTERLY 100 FEET OF THE EASTERLY 245 FEET OF THE SOUTHERLY 148.5 OF LOT 87, GOMEZ GRANT, WEST OF INDIAN RIVER, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 80.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND LOCATED IN MARTIN COUNTY, FLORIDA:

START AT THE SOUTHEAST CORNER OF LOT 87, PLAT BOOK 2, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN SOUTH 68°43'00" WEST ALONG THE SOUTHERLY LINE OF LOT 87, PARALLEL TO AND 16.50 FEET NORTH OF THE CENTERLINE OF BRIDGE

ROAD, A DISTANCE OF 145.00 FEET TO A POINT; THENCE RUN NORTH 21°10'42" WEST ON A LINE PARALLEL TO EAST LINE OF SAID LOT 87, A DISTANCE OF 41.00 FEET TO A POINT APPROXIMATELY 1.00 FOOT SOUTHERLY OF THE SOUTHERLY WALL OF NEW C.B.S. BUILDING FOR THE POINT OF BEGINNING; THENCE RUN NORTH 68°49'18" EAST, ON A LINE PARALLEL TO SAID WALL, A DISTANCE OF 8.00 FEET; THENCE RUN NORTH 21°10'42" WEST A DISTANCE OF 62.00 FEET; THENCE RUN SOUTH 68°49'18" WEST, A DISTANCE OF 8.00 FEET; THENCE RUN SOUTH 21°10'42" EAST A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL #3: COMMENCING AT THE SOUTHEAST CORNER OF LOT 87, GOMEZ GRANT AND JUPITER ISLAND, WEST OF THE INDIAN RIVER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, THENCE RUN WESTERLY ALONG THE SOUTH LINE OF LOT 87 AFORESAID, A DISTANCE OF 137 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE TO RUN WESTERLY ALONG SAID SOUTH LINE OF LOT 87, A DISTANCE OF 8 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST 145 FEET OF THE SOUTH 148.5 FEET OF LOT 87, GOMEZ GRANT, JUPITER ISLAND, WEST OF THE INDIAN RIVER, THENCE RUN NORTHERLY ALONG THE WEST LINE OF THE EAST 145 FEET TO THE SOUTH 148.5 FEET OF LOT 87, A DISTANCE OF 41 FEET TO A POINT, THENCE RUN N 68°49'18" E, A DISTANCE OF 8 FEET TO A POINT, THENCE RUN SOUTHERLY 41 FEET TO THE POINT OF BEGINNING.

AND

PARCEL #3: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 145 FEET OF THE SOUTH 148.5 FEET OF LOT 87, GOMEZ GRANT AND JUPITER ISLAND, WEST OF THE INDIAN RIVER, AS PER PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, THENCE RUN NORTHERLY ALONG THE WEST LINE OF THE EAST 145 FEET OF SAID LOT 87, A DISTANCE OF 41 FEET THENCE BY ANGLE OF N 68°49'18" E, RUN 8 FEET TO A POINT, THENCE RUN 62 FEET TO THE POINT OF BEGINNING; THENCE RUN S 68°49'18" W, A DISTANCE OF 8 FEET TO A POINT ON THE WEST LINE OF THE EAST 145 FEET OF LOT 87, THENCE RUN NORTHERLY ALONG THE WEST LINE OF THE EAST 145 OF LOT 87, A DISTANCE OF 46.01 FEET TO A POINT; THENCE RUN N 68°43'00" E, A DISTANCE OF 8 FEET TO A POINT; THENCE RUN SOUTHERLY 46.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 1: THE EASTERLY 145.00 FEET OF THE SOUTHERLY 148.50 OF LOT 87, GOMEZ GRANT AND JUPITER ISLAND, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND

PARCEL 2: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID EASTERLY 145.00 FEET OF THE SOUTHERLY 148.50 FEET OF LOT 87, GOMEZ GRANT AND JUPITER ISLAND, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF

THE ABOVE-DESCRIBED PROPERTY 145.00 FEET; THENCE RUN NORTHERLY ON A PROJECTION OF THE WESTERLY LINE OF THE ABOVE-DESCRIBED PROPERTY A DISTANCE OF 21.50 FEET; THENCE RUN EASTERLY PARALLEL TO AND 21.50 FEET NORTHERLY OF THE NORTHERLY LINE OF SAID EASTERLY 145.00 FEET TO THE SOUTHERLY 148.50 FEET OF SAID LOT 87, A DISTANCE OF 145.00 FEET; THENCE RUN SOUTHERLY ALONG THE NORTHERLY PROJECTION OF THE EASTERLY LINE OF SAID EASTERLY 145.00 FEET OF THE SOUTHERLY 148.50 FEET OF SAID LOT 87, A DISTANCE OF 21.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PART OF LOTS 87 AND 88 OF THE GOMEZ GRANT (WEST OF INDIAN RIVER) ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 87 (WHICH IS THE SOUTH LINE OF LOT 88) WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING STARTING AT THIS POINT OF BEGINNING RUN IN A SOUTHERLY DIRECTION ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. NO. 1 FOR A DISTANCE OF 381.5 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 145.0 FEET TO A POINT; THENCE RUN IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 170.0 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 97 FOR A DISTANCE OF 850.0 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.0 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 245.0 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, FOR A DISTANCE OF 311.5 FEET TO A POINT; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 87 FOR A DISTANCE OF 659.14 FEET TO A POINT; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 87 FOR A DISTANCE OF 659.14 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE RUN IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 280.86 FEET TO A POINT; THENCE RUN IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 200.0 FEET TO A POINT; THENCE RUN IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF LOT 87 FOR A DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THE NORTH ON-HALF OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT "N" OF AN UNOFFICIAL PLAT OF THE UNPLATTED PORTION OF GOMEZ GRANT, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (FORMERLY STATE ROAD NO. 4) WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 99 OF SAID GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE WESTERLY ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 99, A DISTANCE OF 1320 FEET TO A POINT; THENCE NORTHERLY, PARALLEL TO THE TANGENT PORTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, A DISTANCE OF 660 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 99, A DISTANCE OF 1303.4 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 5629.65 FEET, A DISTANCE OF 431.97 FEET, MORE OR LESS, TO THE END OF SAID CURVE; THENCE SOUTHERLY ALONG THE TANGENT TO SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO 5 (FORMERLY STATE ROAD NO. 4) WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 99 OF GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 99 FOR A DISTANCE OF 806.28 FEET TO A POINT; THENCE BY DEFLECTION ANGLE TO THE RIGHT OF 90° RUN NORTHERLY A DISTANCE OF 236 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUE RUNNING NORTHERLY ALONG SAID LAST LINE AND BEARING FOR A DISTANCE OF 94 FEET TO A POINT; THENCE BY DEFLECTION ANGLE OF 90° TO THE LEFT, RUN WESTERLY A DISTANCE OF 90 FEET TO A POINT; THENCE BY DEFLECTION ANGLE TO THE LEFT OF 90° RUN SOUTHERLY A DISTANCE OF 94 FEET TO A POINT; THENCE BY DEFLECTION ANGLE OF 90° TO THE LEFT, RUN EASTERLY A DISTANCE OF 90 FEET TO THE POINT OR PLACE OF BEGINNING.

AND

FORM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL OF PROPERTY, THENCE RUN SOUTHERLY ALONG THE WEST BOUNDARY THEREOF AND THENCE ALONG A SOUTHERLY EXTENSION THEREOF FOR A TOTAL DISTANCE OF 330 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 99 OF GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 99 FOR A DISTANCE OF 423.72 FEET TO THE SOUTHWEST CORNER OF LOT N, BESSEMER PROPERTIES INC., UNRECORDED PLAT; THENCE BY DEFLECTION ANGLE TO THE RIGHT OF 90° RUN NORTHERLY A DISTANCE OF 330 FEET TO A POINT; THENCE BY DEFLECTION ANGLE TO THE RIGHT RUN EASTERLY TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (FORMERLY SR4) WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 99 OF GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 99 FOR A DISTANCE OF 165.65 FEET TO THE POINT OF BEGINNING; THENCE BY DEFLECTION ANGLE TO THE RIGHT 90 DEGREES, RUN NORTHERLY A DISTANCE OF 110 FEET TO A POINT; THENCE BY DEFLECTION ANGLE 90 DEGREES TO THE LEFT; RUN A DISTANCE OF 105 FEET TO A POINT; THENCE BY DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES RUN A DISTANCE OF 110 FEET TO A POINT; THENCE BY DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES RUN A DISTANCE OF 105 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (FORMERLY SR NO. 4) WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 99 OF GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 99 FOR A DISTANCE OF 165.65 FEET TO A POINT; THENCE BY DEFLECTION ANGLE TO THE RIGHT 90 DEGREES RUN NORTHERLY A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE RUNNING NORTHERLY ALONG SAID LAST LINE AND BEARING FOR A DISTANCE OF 106 FEET TO A POINT; THENCE BY DEFLECTION ANGLE OF 90 DEGREES TO THE LEFT, RUN A DISTANCE OF 105 FEET TO A POINT; THENCE BY DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES RUN A DISTANCE OF 106 FEET TO A POINT; THENCE BY DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES RUN A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (FORMERLY STATE ROAD NO. 4) WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 99 OF GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 99 FOR A DISTANCE OF 190.65 FEET TO A POINT; THENCE BY DEFLECTION ANGLE TO THE RIGHT OF 90° RUN NORTHERLY, A DISTANCE OF 236 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUE RUNNING NORTHERLY ALONG SAID LAST LINE AND BEARING FOR A DISTANCE OF 94 FEET TO A POINT; THENCE BY DEFLECTION ANGLE OF 90° TO THE LEFT, RUN A DISTANCE OF 80 FEET TO A POINT; THENCE BY DEFLECTION ANGLE TO THE LEFT OF 90°, RUN A DISTANCE OF 94 FEET TO A POINT; THENCE BY DEFLECTION ANGLE OF 90° TO THE LEFT, RUN A DISTANCE OF 80 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (FORMERLY STATE ROAD NO. 4) WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 99 OF GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC