



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

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application:

Name or Title of Proposed Project: _____

Brief Project Description:

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

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

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

E. APPLICANT or AGENT CERTIFICATION

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

[Signature]
Applicant Signature

9/27/2021
Date

Abhinav Singh
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: NEW JERSEY COUNTY OF: MORRIS

I hereby certify that the foregoing instrument was acknowledged before me this 27 day
of SEPTEMBER, 20 21, by ^{SHM} ~~SILVIO H. MARIN~~ Abhinav Singh

He or She is personally known to me or has produced DRIVERS LICENSE as
identification.

[Signature]
Notary Public Signature

Silvio H. Marin
Printed name

STATE OF: NEW JERSEY at-large





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
OKSJN JENSEN LLC

Filing Information

Document Number L18000281999
FEI/EIN Number 38-4105159
Date Filed 12/07/2018
State FL
Status ACTIVE

Principal Address

1890 S OCEAN BLVD
MANALAPAN, FL 33462

Mailing Address

1890 S OCEAN BLVD
MANALAPAN, FL 33462

Registered Agent Name & Address

OKSJN INVESTMENTS LLC
1890 S OCEAN BLVD
MANALAPAN, FL 33462

Authorized Person(s) Detail

Name & Address

Title MGR

SINGH, ABHINOV
1890 S OCEAN BLVD
MANALAPAN, FL 33462

Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	01/23/2020
2021	02/08/2021

Document Images

[02/08/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/23/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/05/2019 -- ANNUAL REPORT](#)[View image in PDF format](#)[12/07/2018 -- Florida Limited Liability](#)[View image in PDF format](#)

Florida Department of State, Division of Corporations



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

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Digital Submittal Affidavit

I, Abhinov Singh - Oksjn Jensen LLC, attest that the electronic version included for the project Port Cove PUD is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

9/27/2021
Date

NOTARY ACKNOWLEDGMENT

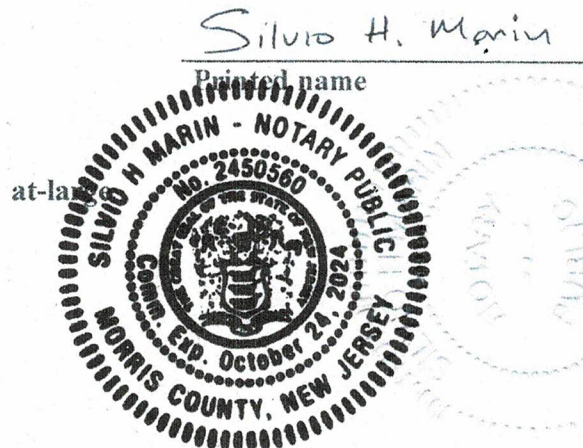
STATE OF: NEW JERSEY COUNTY OF: MORRIS

I hereby certify that the foregoing instrument was acknowledged before me this 27 day of SEPTEMBER, 20 21, by Abhinov Singh.

He or She is personally known to me or has produced Drivers License as identification.


Notary Public Signature

STATE OF: NEW JERSEY



December 15, 2021

Peter Walden
Principal Planner
Growth Management Department
Martin County Board of County Commissioners

**Re: Port Cove PUD
Project Narrative
PUD Zoning/Master Site Plan**

Project Location

The subject property is located on the south side of NE Dixie Hwy, approximately ½ mile west of the roundabout of NE Dixie HWY and NE Palmer St. It is identified by parcel control number 27-37-41-03-30-000-0042 and consists of 4.85 acres. The property is bound to the east by single family residences, to the west by the recreational tract and clubhouse for Beacon 21 Phase III PUD, and to the south by Warner Creek.

Project History & Background

The subject property has a Medium Density Future Land Use designation within the PUD Residential Zoning District and the Rio Community Redevelopment Area overlay. The property is currently vacant and relatively undeveloped. Due to previous site development on neighboring parcels, distinctive man-made impacts have occurred and an off-road vehicular use in the northern half exists. The ecological characteristics of the subject site include a jurisdictional wetland and a designated upland preserve. The narrow band of wetland, a mangrove shoreline, is approximately 5-10' in width and located along the south boundary, lining the northern edge of Warner Creek.

In 2007, a Master Plan was approved via Resolution 2007-0925 for Beacon 21 PUD Phases 3B & 4. Phase 3B was completed, however the construction of Phase 4 was never executed, and the development order has since expired.

In 2018, the applicant met with Martin County Growth Management Department to discuss reinstating the previously approved site plan for Beacon 21 Phase 4, part of the Beacon PUD. As Phase 3B has completed, the parcel of land associated with Phase 4 has remained vacant and undeveloped. In addition, the applicant was seeking confirmation that the units proposed could be sold fee-simple and would not require condominium ownership. The reviewers concluded that the previously approved plan had expired and could not be reinstated, the subject site must be reviewed as a PUD Major Master and Final Site Plan.

The site was previously subject to a Master and Final Site Plan approval request to allow the construction of 29 townhome units, which was submitted to Martin County in February 2019. The applicant worked through staff's concerns, but ultimately the application was forced to withdraw due to the lack of response from the Beacon 21 PUD Property Owner's Association (POA). Approval of the site plan was contingent on the consent from the Beacon 21 PUD POA, therefore the applicant had to withdrawal and resubmit a

new application. Notably, the previously approved plan for Beacon 21 Phase 4 included 30 townhouses and 2 single-family homes which is a larger density than the proposed 29 townhome units in the 2019 application.

Application Request

As mentioned above, due to the lack of response from the Property Owner's Association of the existing Beacon 21 PUD regarding a previous development proposal for this property, the applicant is requesting a standalone PUD designation. Also, included in this request is Master Site Plan approval to allow for the construction of 29 townhome units.

Additionally, the applicant has provided a Preserve Area Management Plan, 75' wetland buffer and additional ecological assessments, to alleviate the County's concern of the wetland and preserve area located on the property.

Proposed Use

The proposed design provides a residential use affecting approximately 2.6 acres of the property, while ensuring preservation of an upland preserve area and jurisdictional wetland, approximately 2.24 acres.

The previously approved plan, which has since expired, included Phase IIIB and Phase IV of the Beacon 21 PUD. Phase IV of this master plan was to include 32 units of townhouses and single-family residences, with a gross density of 6.61 units per acre. Currently, the proposed site plan is comprised of 29 townhome units, with a gross density of 5.99 dwelling units per acre. Notably, the proposed development allows for a greater portion of unaffected land compared to the previously approved plan.

The applicant has thoughtfully considered the presence of the preserve area and wetland, thus proposing a site layout to ensure these areas remain protected. Additionally, the plan includes a pedestrian walkway through the preserve and a dock, providing community access to a natural amenity that would otherwise be inaccessible to the public.

Justification of P.U.D. Zoning & Master Site Plan

The proposed development shall be consistent with the policies of the Comprehensive Growth Management Plan and compliant with the Land Development Code.

Consistency with the Comprehensive Growth Management Plan

The proposed development is consistent with the Goals, Objectives and Policies of Martin County's Comprehensive Growth Management Plan to maintain the quality of residential uses, natural resource conservation and preservation of beneficial and protective natural systems. The development abides by the density requirements outlined in the comp plan by not exceeding 8 units per acre for Medium Density FLU designations. The proposed density is 5.99 units per acre. In addition, the proposed development complies with the restriction of not exceeding more than 4 stories or 40' by providing 2 story townhomes.

Chapter 9 – Conservation and Open Space Element

Buffer Zones and Performance Criteria for Wetlands - Policy 9.1 G.4

(1) *Buffer zone provisions*

- (a) *For wetlands connected to natural creeks, rivers, water bodies connected to surface waters of the state, and surface waters of the state, a buffer zone of native upland and transitional vegetation, at least 75 feet wide, must be provided and maintained. "Surface waters of the state" as used here are a subset of the more inclusive term "waters of the state", as defined in Florida Statutes Chapter 403.*

The proposed site plan complies with this provision by providing a 75' wetland buffer on the south portion of the property of native upland and transitional vegetation.

- (b) *Where natural bluffs occur with slopes exceeding one foot vertical to three feet horizontal, required buffers must start at the top of the bank. The buffer must be sized and designed to assure both stability of the bluff and sufficient level ground to provide a visual and physical buffer of native vegetation.*

There are no natural bluffs on the subject property.

- (c) *For all new developments obligated to submit plats or site plans, plans must show sufficient preservation area to protect natural banks and prevent future impacts to wetlands. Where banks have been previously cleared or filled and are not sufficiently stabilized, the banks must be re-sloped (if necessary) and revegetated with appropriate native vegetation. Martin County will determine if banks need to be stabilized and re-sloped to prevent erosion.*

The proposed site plan complies with this provision by ensuring the preserve area located on the south and east portion of the property, which accounts for 1.95 acres, shall remain protected and undeveloped.

- (d) *Buffers must be measured from the edge of the delineated wetland and not from the wetland vegetation.*

The proposed site plan complies with this provision.

(2) *Performance criteria for wetland areas*

- (a) *The following restrictions apply to the direct removal of natural vegetation from the wetlands or the buffer zone surrounding the wetlands:*

- 1) *Vegetation must not be cleared or removed except in compliance with a PAMP approved by the Martin County Growth Management Department, or in compliance with those minimal activities permitted for riparian usage (e.g., docks and walkways).*

The applicant has provided a PAMP along with this application, which includes a land clearing plan to be approved by Martin County Growth Management team.

- 2) *All materials cleared from the wetland or buffer zone must be removed from the site, not piled or stored within the wetland or designated upland preserve areas.*

The proposed development shall comply with this provision.

Preserve Requirements for Common Habitat - Policy 9.1G.6

Twenty-five percent of common native upland habitat occurring on-site shall be preserved in place in all developments, unless the upland habitat requirements are met by the preservation of special upland habitat.

The proposed site plan exceeds this requirement by preserving 1.17 acre of upland preserve, 0.17 acre of Mangrove Swamp and 0.61 acre of upland transition buffer.

Calculation of Preserve Area Requirements - Policy 9.1G.8

The proposed plan complies with the requirements outlined in the policy section above.

Consistency with the Land Development Code

The proposed development complies with the applicable standards and provisions of the Martin County Land Development Code for use and general development characteristics for a FLU Medium Density residential use located within the PUD-R Zoning District.

Article 12, Division 3 – Rio Community Redevelopment Code
Development Standards – Section 12.3.04 (5)

The proposed development complies with the development standards required for a property within the Rio Community Redevelopment District. The property complies with the minimum lot width of 25' by providing a lot width of approximately 270'. The development also complies with the maximum building coverage of 50% by proposing a building coverage of 15%.

Landscape Standards – Section 12.3.09

The proposed landscape plan complies with the requirements outlined in section 12.3.09. Specifically, the plan complies with the minimum required landscape area of 20% of total development area (25,151 sf) by providing 78,537 sf of landscape area. The plan also complies with the following code requirements:

Site Area Trees: 1 per 1,000 sf of total developed area

Landscape Requirements			
<i>Location/Criteria</i>	<i>Code Requirement</i>	<i>Required</i>	<i>Provided</i>
Site area trees	1 tree / 1,000 sf of developed area	126 trees	126 trees
North property line	1 tree / 300 sf & 10 shrubs per 300 sf	11 trees & 110 shrubs	13 trees & 131 shrubs
VUA planting area	500 sf of planting area / 5,000 sf of VUA area	2,276 sf of planting area	3,226 sf of planting area
VUA planting area	2 (3") shade trees for each 500 sf planting area	10 (3") shade trees	10 (3") shade trees

Vehicular Use Area – Section 12.3.09 (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 side of a vehicular use area fronting SR 707 shall be planted with trees at 30-foot intervals. The trees shall be 16 feet in height, with a four-foot clear trunk, and four-inch dbh at the time of planting.*

The proposed plan shall comply with this requirement.

- ii. *The side of a vehicle use area abutting a Detached 1, Detached 2, Multifamily or Mobile Home that is not a part of the subject development shall be planted with trees with a minimum height of 16 feet, 4-foot clear trunk, and four-inch dbh, at 25-foot intervals in a landscape area that is at least ten feet wide. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.*

The proposed plan shall comply with this requirement.

- iii. *Any side of a vehicular use area not included in paragraph (i) or (ii) shall be planted with trees minimum height of 12 feet, with a four-foot clear trunk, and two-inch dbh at 30-foot intervals.*

The proposed plan shall comply with this requirement.

- iv. *A wall, fence, or hedge shall be provided around all vehicle use areas. Between the vehicle 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 be no more than six feet in height. Walls and landscaping around parking 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.*

The proposed plan shall comply with this requirement.

Article 4 – Site Development Standards, Division 14 Parking and Loading

Parking Requirements – Section 4.624

According to the Martin County Land Development Code, the parking ratio for townhomes requires two spaces per unit. The proposed plan exceeds this requirement, as shown below.

Parking Calculation		
Required	2 spaces / unit @ 29 units	58 spaces
Provided		
Garage Spaces		29 spaces
Driveway Spaces		29 spaces
Guest Spaces		15 spaces
Total Provided		73 spaces

Driveway/Circulation Requirements for Residential Districts - Section 4.622.B

1. *Parking in driveways. Driveways may be used to satisfy the parking requirements for single-family dwellings, duplexes and mobile homes provided that sufficient space is available exclusive of right-of-way or road easements.*

The proposed development satisfies the driveway requirements for townhouses.

2. *Truck parking or storage. No required parking space shall be used for vehicle storage or other uses which interferes with normal off-street parking needs.*

The proposed development does not provide designated truck or storage parking.

3. *Emergency vehicles. Parking shall not be permitted which blocks emergency vehicles on either public or private roads.*

The proposed development satisfies this requirement.

Parking Design Standards – Section 4.627

The design standards, including stall dimensions, are met for the driveways and parallel parking spaces, which are located cohesively along the proposed interior road circulation.

Article 4 – Site Development Standards, Division 15. Landscaping, Buffering and Tree Protection

The proposed development shall comply with the landscape requirements of Article 3, Division 6 Section 3.264.E as requested during pre-app meeting. However, where applicable the proposed development shall comply with the buffer requirements of Sec. 4.663.B.

Buffer yard Requirements – Section 4.663.B.(6)

Type 1 bufferyard: A 20-foot-wide landscape strip with a six-foot-high, opaque fence or wall. At least one tree and ten shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least ten feet in height with a two-inch caliper. A six-foot-high vegetative landscape screen consisting of 28 shrubs provided for every 250 square feet of required bufferyard can be substituted for the shrub, fence, wall or berm requirements. This vegetative landscape screen shall be 100 percent opaque at the time of planting.

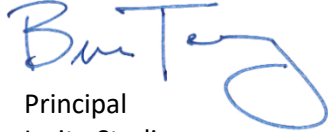
The proposed development shall comply with this requirement.

Article 5, Chapter 79 – Fire Prevention Code

The proposed development shall provide residential fire sprinkler protection by adding fire lines, DDCV's and FDC connections to each building.

Thank you for your consideration of this application. If you have any questions, please don't hesitate to contact me at 561-249-0940.

Brian Terry



Principal
Insite Studio

Designation of Authorized Agent

I hereby designate and authorize Brian Terry of Insite Studios to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application and to furnish on request, supplemental information in support of the application. In addition, I authorize the above listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure approvals or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation.

Abhinav Singh [Signature] 12/16/2021
Typed/Printed Name of Applicant Signature of Applicant Date

Manager
(Corporate Title if applicable)

The foregoing Designation of Authorized Agent was sworn to, affirmed and subscribed before me this 16 day of DECEMBER, 2021, by ABHINAV SINGH who is personally known to me or has produced NT DL as identification.

[Signature]
Signature

Notary Public, State of: NEW JERSEY
Print Name: SILVIO H. MARIN
My Commission Expires: 10/24/2021

(Notary Seal)





Recorded in Martin County, FL 12/18/2018 1:46 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$3,500.00
 CFN#2730453 BK 3032 PG 1735 PAGE 1 of 3

Instrument Prepared By: Please Return To:
 COMMUNITY LAND TITLE & RESEARCH
 Attn: Sally J. Booth, Owner, Closing Manager
 2400 SE Veterans Memorial Parkway, Suite 214
 Port St. Lucie, FL 34952 | Phone (772) 337-3335
 Closing File Number: 18-29999C
 Florida Documentary Stamps \$3,500.00
 Parcel Tax ID: 27-37-41-033-000-00040-2

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of December, 2018 by **Lake Wellington Professional Center LLC, a Florida limited liability company**, whose address is: 12161 Ken Adams Way, Suite 101, Wellington, FL 33414, *hereinafter called the Grantor*, to **OKSJN Jensen, LLC, a Florida limited liability company**, whose address is: 1890 S Ocean Blvd., Lantana, FL 33462, *hereinafter called the Grantee*:
(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the Grantee all that certain land lying and being in MARTIN County, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: XXXX SR 707, Jensen Beach, FL 34957

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS AND DEDICATIONS OF RECORD AND TAXES FOR THE YEAR 2019 AND THEREAFTER.

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

**Lake Wellington Professional Center LLC, a
 Florida limited liability company**

By: William E. Wright
 William E. Wright, Authorized Manager

Mae A M Colman
 1st Witness Signature
 Print Witness Name: MAE A M Colman

Darlene A Curti
 2nd Witness Signature
 Print Witness Name: Darlene A Curti

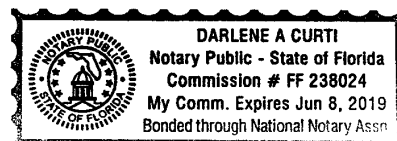
STATE OF FLORIDA
 COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 13 day of December, 2018, by William E. Wright, who is personally known to me or has produced as identification.

SEAL

FL 512 W 623-925-43-137-0

Notary Signature: Darlene A Curti
 Print Notary Name: Darlene A Curti
 My Commission Expires:



CFN#2730453 BK 3032 PG 1736 PAGE 2 of 3

Signed, sealed and delivered in the presence of:

Lake Wellington Professional Center LLC, a
Florida limited liability company

Sally J. Booth
1st Witness Signature ↑
Print Witness Name: Sally J. Booth

By: Richard C. Elliott
Richard C. Elliott, Authorized Manager

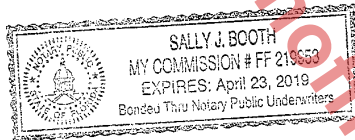
Linda J. Welch
2nd Witness Signature ↑
Print Witness Name: Linda J. Welch

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 17 day of December, 2018, by Richard C. Elliott,
who is personally known to me or has produced Id as identification

SEAL



Sally J. Booth
Notary Signature ↑
Print Notary Name: Sally J. Booth
My Commission Expires:

"Experience the Difference"

www.COMMUNITYLANDTITLE.net

EXHIBIT "A"**LEGAL DESCRIPTION**

File Number: 18-29999C

The following described property lying and being in Section 27, Township 37 South, Range 41 East, Martin County, Florida.

A parcel of land lying in Lots 5 and 6 of the J. T. CLEVELAND SUBDIVISION, as recorded in Deed Book X, at Page 752, of the Public Records of Brevard County (now Martin), Florida and being more particularly described as follows:

Commence at the point of intersection of the West line of said Lot 6 and the North line of the South 1/2 of the SW 1/4 of Section 27, Township 37 South, Range 41 East, thence South 89°07'00" East along said North line 120.98 feet; thence South 0°53'00" West 50.00 feet to a point on the South right-of-way line of State Road 707 and the Point of Beginning. Thence South 89°07'00" East along said right-of-way line 469.65 feet to the point of intersection with the West line of ST. LUCIE RIVER HEIGHTS SUBDIVISION, as recorded in Plat Book 3, at Page 34, of the Public Records of Martin County, Florida; thence South 0°34'50" West along said West line 468.50 feet more or less to the point of intersection with a line lying 15.00 feet Northerly of and parallel with the mean high water line of Warner Creek; thence meander Northwesterly 572.50 feet more or less along said line lying 15.00 feet Northerly of and parallel with the mean high water line of Warner Creek, to the point of intersection with a line that bears South 0°53'00" West from the Point of Beginning; thence proceed North 0°53'00" East 350.00 feet more or less to the Point of Beginning.

"Experience the Difference"

www.COMMUNITYLANDTITLE.net

PROPERTY TRANSFER STATEMENT

There has been no transfer of the property since the property was deeded to the current property owner
OKSIN JENSEN LLC, who is the applicant for this project. The aforementioned property is
identified by parcel control number 27-37-41-033-000-00040-2 and is located in Martin County, Florida.

OKSIN JENSEN LLC ABHINAV SINGH

Typed/Printed Name of Ownership Entity

[Signature]

Signature

NOTARY PUBLIC:

STATE OF New Jersey

COUNTY OF Morris

I hereby certify that the foregoing instrument was acknowledged before me by means of ☐ physical
presence or ☐ online notarization, this 26th day of January, 2022, by
Soaltan Ozaltin (name of person acknowledging).

He/she ☐ is personally known to me or ☒ has produced Drivers License (type of
identification) as identification.

(Seal)



[Signature]

Signature of Notary Public

Soaltan Ozaltin

Print, Type or Stamp Name of Notary

LEGAL DESCRIPTION

PCN: 273741033000000402

THE FOLLOWING DESCRIBED PROPERTY LYING AND BEING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN LOTS 5 AND 6 OF THE J.T. CLEVELAND SUBDIVISION, AS RECORDED IN DEED BOOK X, AT PAGE 752, OF THE PUBLIC RECORDS OF BREVARD COUNTY (NOW MARTIN), FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 6 AND THE NORTH LINE OF SOUTH $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, THENCE SOUTH 89 DEGREES 07'00" EAST ALONG SAID NORTH LINE 120.98 FEET; THENCE SOUTH 0 DEGREES 53' 00" WEST 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 707 AND THE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES 07'00" EAST ALONG SAID RIGHT-OF-WAY LINE 469.65 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF ST. LUCIE RIVER HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, AT PAGE 34, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 0 DEGREES 34'50" WEST ALONG SAID WEST LINE 468.50 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE THAT BEARS SOUTH 0 DEGREES 53'00" WEST FROM THE POINT OF BEGINNING; THENCE PROCEED NORTH 0 DEGREES 53'00" EAST 350.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 211,040 SQUARE FEET / 4.8448 ACRES, MORE OR LESS