



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

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P.U.D. Zoning Agreement or Amendment AND Site Plan, Master &/or Final

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ☒ 1. APPLICATION: Please use the new application form. [Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#)
- ☒ 3. The 8 1/2 by 11 inch documents shall also be submitted digitally, on one disc or flash drive. Bookmark all the documents as indicated in the Checklist. One paper packet must also be submitted.
- ☒ 4. When submitting large format plans (24 X 36") digitally, each of the plans should be submitted on either a disc or flash drive. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi. Include two full-size hard copies of each plan.
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#) \$290 & \$13,800
- ☒ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.
- ☒ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
- ☒ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage (8 1/2 x 11").
- ☒ 11. PUD ZONING AGREEMENT: Provide proposed PUD Zoning Agreement if a new PUD is proposed. Provide copies of previously approved PUD Zoning Agreement and all approved Amendments, if an existing PUD. Provide proposed PUD Zoning Agreement Amendment, if existing PUD is being proposed for amendment.

- ☒ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☒ 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; specify a reservation, deferral or an exemption.
- ☐ 14. If available, land dedication documentation.
- ☒ 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. [Excavation fill and hauling](#)
- ☒ 16. STORMWATER REPORT OR CALCULATIONS (Final Site Plan approval): A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ☐ 17. MASTER STORM WATER REPORT (Master Plan only approval): A master storm water report signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business, to establish the pre-development stormwater runoff discharge rate and provide a discussion on how the water quality is proposed to be treated (i.e. via swales, exfiltration trenches, dry retention, wet detention, etc.).
- ☒ 18. STORMWATER MAINTENANCE PLAN (Final Site Plan approval): A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.
- ☒ 19. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☐ 20. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Zone, if project includes residential development. [Hurricane surge map](#)
- ☒ 21. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet, if project includes residential development. [Wildfire risk assessment scoresheet](#)
- ☒ 22. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if project includes residential development. [School impact worksheet](#)
- ☒ 23. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property pursuant to Section 4.32., LDR, Martin County, Fla. (2013) and State issued wetland delineation. (Note: A Phase 1 ESA does not satisfy this requirement.)

- ☐ 24. ENVIRONMENTAL WAIVER (Final Site Plan approval): Environmental waiver, when appropriate. (Separate fee required, see fee schedule)
[Environmental waiver application](#)
- ☒ 25. PAMP (Final Site Plan approval): A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☐ 26. LANDSCAPING ALTERNATIVE COMPLIANCE (Final Site Plan approval): A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code, if applicable.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE (if applicable): A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☒ 28. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 29. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☒ 30. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- ☐ 31. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)
- ☐ 32. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.
- ☒ 33. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- ☒ 34. PROPERTY OWNERS (Public Hearings only): Certified list of property owners to be notified by letter of the public hearings, pursuant to Section 10.6.E., LDR, MCC.
- ☒ 35. STATEMENT OF BENEFITS (New PUD or PUD Amendment): Proposed statement of benefits, including a listing and comparative analysis of proposed developer benefits and proposed public benefits.
- ☒ 36. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
- ☒ 37. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.

- ☒ 38. PHASING PLAN (Master Site Plan approval): Phasing plan with timetable for completion of each phase, when applicable.
- ☒ 39. Electronic files of the master and/or final site plan in AutoCAD 2010 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 40. Electronic file of the boundary survey in AutoCAD 2010 to 2017 (.dwg) format.
- ☒ 41. SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 42. SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 43. The proposed master and/or final site plan. [Site plan template](#)
- ☐ 44. Provide utilities-related calculations (as applicable) including lift station, fire flow (non- residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ☐ 45. Copies of any previously approved site plans.
- ☒ 46. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- ☒ 47. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- ☐ 48. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). (Final Site Plan approval)
- ☐ 49. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards. (Final Site Plan approval)
- ☒ 50. A landscape plan. (Final Site Plan approval)
- ☒ 51. A tree survey that identifies protected trees as defined in Division 15, Article 4 of the LDR. (Final Site Plan approval)
- ☐ 52. A lighting plan. (Final Site Plan approval) **to be provided under a separate submission.**
- ☐ 53. Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]

- ☒ 54. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)
- ☐ 55. NOTICE SIGN: Not more than ten days after a development application has been determined to be sufficient for review, post the property with a noticing sign and submit a certified statement of installation and photos. **To be provided within 10 days of completeness**

RESOURCES: [Martin County Development Review Webpage](#)



Donald J. Cuzzo Inc.

Cuzzo Planning Solutions

p.o. box 1939 - stuart, fl 34995
cell: 772.485.1600 - office: 772.221.2128

11-19-2021
Hand Delivery

Pete Walden
Principal Planner
Martin County Growth
Management Department
Martin County Administrative Building
2401 Southeast Monterey Road SE
Stuart, Florida 34996

Your Ref: C165-005

Re: Revised PUD Zoning Master and Final, Cove Royale response to completeness

Dear Pete,

We are in receipt of the completeness letter received dated 9-14-2021. Please note the following in response to issues raised in the completeness letter in addition to the attached check for \$13,800.00 regarding the required application fee.

Staff Comment Item #1: SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: Please provide an updated survey, signed & sealed within 180 days.

Response: Please find attached two sets of an updated survey signed and sealed within 180 days.

Item #2: SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate

one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: Provide more topo to at least 200' from the perimeter or to discernable basin.

Response: The updated survey provided now includes additional topo details at least 200'.

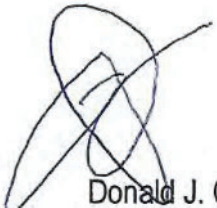
Item #3: SITE PLAN: The master and/or final site plan.

Comments: Revise to state "Revised Master & Phasing Plan and Revised Phase 1 Final Site Plan".

Response: Two sets of the document now included Revised Master & Phasing Plan and Revised Phase 1 Final Site Plan, as per staff's request.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Donald J. Cuozzo', with a stylized, overlapping loop structure.

Donald J. Cuozzo



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
STACEY HETHERINGTON
HAROLD E. JENKINS II
SARAH HEARD
EDWARD V. CIAMPI

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Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

TARYN KRYZDA, CPM County Administrator
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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September 14, 2021

Mr. Donald Cuzzo
Cuzzo Design Group, Inc.
PO Box 1939
Stuart, FL 34995

Record No: DEV2021080015
Project Number: C165-005

RE: Completeness Review
Cove Royale Revised PUD Zoning and Master Site Plan

Dear Mr. Cuzzo:

The above referenced application has been determined to be complete for review by the County. Pete Walden, Principal Planner, will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to his attention.

Although the review was determined complete, the following items need additional attention.

Item #1: SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: Please provide an updated survey, signed & sealed within 180 days.

Item #2: SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: Provide more topo to at least 200' from the perimeter or to discernable basin.

Item #3: SITE PLAN: The master and/or final site plan.

Comments: Revise to state "Revised Master & Phasing Plan and Revised Phase 1 Final Site Plan".

You may review the application on-line at <https://aca3.accela.com/martinco>. Select Search Development Review and enter the Record Number above.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$13,800.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **C165-005** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Schilling", with a stylized flourish at the end.

Paul Schilling
Growth Management Director

PS:PW:kk

cc: KH Cove Royale, LLC, 105 NE 1st Street, Delray Beach, FL 33444



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:

Revised PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Cove Royale

Brief Project Description:

Revised PUD Zoning Master/Final site plan to accommodate 120 single family detached residential lots previously approved master and final site plan. Revisions include the renumbering and realignment of lots, realignment of some of the internal roads, a reduction in the size of the club house, and other such modifications as additional parking provision for the club house and the additional proposed residential lots, on the approximate 97 acre undeveloped parcel.

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

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: C165-002

Previous Project Name if applicable: Cove Royale

Parcel Control Number(s)

34-38-41-001-000-00090-3

34-38-41-000-000-00010-1

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): KH Cove Royale, LLC

Company Representative: Keith Berg, The Kolter Group, LLC

Address: 105 NE 1st Street,

City: Delray Beach, State: FL Zip: 33444

Phone: Cell: 561-267-7294

Email: bgrove@kolter.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Cuozzo Design Group, Inc. c/o Conceptual Design Group, Inc.

Company Representative: Donald J. Cuozzo or Jeffrey Smith

Address: 900 East Ocean Blvd Suite 130D

City: Stuart, State: FL Zip: 34987

Phone: _____ Email: dcuozzo@cdgplan.com

Contract Purchaser (Name or Company): Not applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: 772 485 1600 772-223-5200 Email: _____

Land Planner (Name or Company): Cuozzo Planning Solutions, LLC

Company Representative: Donald Cuozzo

Address: PO Box 1939

City: Stuart, State: FL Zip: 34995

Phone: 772 485 1600 Email: dcuozzo@cdgplan.com

Landscape Architect (Name or Company): Conceptual Design Group, Inc.

Company Representative: Jeffrey Smith RLA

Address: 900 East Ocean Blvd Suite 130D

City: Stuart, State: FL Zip: 34987

Phone: 772-223-5200 Email: jscdginc@bellsouth.net

Surveyor (Name or Company): Same as Engineer

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): Captec Engineering, Inc.

Company Representative: Joseph Capra

Address: 301 NW Flagler Avenue,

City: Stuart, State: FL Zip: 34994

Phone: 34994 Email: jcapra@goCAPTEC.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Same as civil engineer

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): N/A

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): EW Consultants, Inc.

Company Representative: Paul Ezzo

Address: 1000 SE Monterey Commons Blvd Suite 208

City: Stuart, State: FL Zip: 34996

Phone: 772-287-8771 Email: pezzo@ewconsultants.com

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.



Applicant Signature

8/30/2021
Date

Jeffrey W Smith
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: St Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 30 day of August, 2021, by Jeffrey Smith.

He or She is personally known to me or X has produced FL DL Exp 7/11/2029 as identification.



Notary Public Signature

Dawn M Weinkrantz
Printed name

STATE OF: Florida at-large



Dawn M. Weinkrantz
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG159801
Expires 11/13/2021



Donald J. Cuzzo

Cuzzo Planning Solutions, LLC

p.o. box 1939 - stuart, fl 34995
cell: 772.485.1600 - office: 772.221.2128

8-31-2021
Hand Delivery

Paul Schilling
Martin County Growth
Management Director
Martin County Administrative Building
2401 Southeast Monterey Road SE
Stuart, Florida 34996

Re: Revised PUD Zoning Master and Final, Cove Royale

Dear Paul Schilling,

Please find enclosed one set of the application materials, a disc replicating the paper set, and a check for \$290.00 in support of the completeness review for the above referenced project.

This is a request for a second amendment to revise the Cove Royale PUD zoning agreement, master a and phasing plan, and final site plan phase 1, to accommodate modifications as a result of KH Cove Royale, LLC purchasing the property. The project is located on the south side of SE Cove Road approximately 1.75 miles west of US Highway one in Stuart and borders the Seabranck State Preserve lands to the south and is situated within the Primary Urban Services Boundary.

On November 14, 2017, a future land use designation change was approved by the Martin County Board of County Commissioners for the property to change the existing land use of Rural Density, one unit per two acres to Residential Estate density, up to two units per acre. The Cove Royale PUD Master and Final site plan to accommodate 118 single family detached residential lots was subsequently approved by the Board of County Commissioners March 26, 2019, referenced Martin County project number C165-002. The approved buildout included a density of 1.22 units per acre and approximately 35 acres of wetlands and upland vegetation consists mostly of Pine Scrub land.

At the time of approval public benefits provided included connecting the development to the Dr. David L. Anderson Middle School and the donation of a passenger van to the Good Samaritan House for Boys.

The approved PUD Master and Final Site Plan was revised as a first amendment May 5, 2020. The revisions approved included replacement of exhibit D PUD Master and Final Plan and Phasing Plan in addition to an amended timetable of development to accommodate a two phase project.

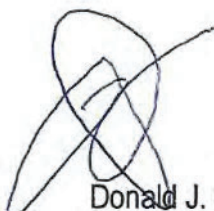
The proposal the subject of this request is to consider a Second amendment to the Cove Royale Master/Final Site Plan detailed in the draft PUD Zoning Agreement and the project narrative. The applicant is requesting approval of the revised master/final site plan to accommodate 120 single family detached residential lots where 118 had previously been approved. Other minor modifications to the previously approved master and final site plan include but are not limited to the renumbering and realignment of lots, realignment of some of the internal roads, a reduction in the size of the club house, and other such modifications as additional parking provision for the club house and the additional proposed residential lots, on the approximate 97 acre undeveloped parcel.

Included with this application is a request for a Certificate of Public Facilities Reservation. Water and waste water services are planned to continue to be provided by Martin County Utilities.

In accordance with the Revised PUD Zoning Master & Final Checklist one copy of the application materials have been submitted with a duplicate electronic copy.

Thank you in advance for confirming the project is complete. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Donald J. Cuzzo



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Digital Submittal Affidavit

I, Jeffrey Smith, attest that the electronic version included for the project Cove Royale Revised PUD Zoning Master/Final 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


8/30/2021
 Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: St Lucie

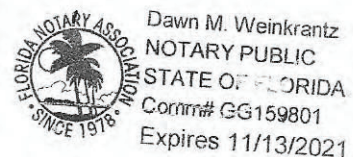
I hereby certify that the foregoing instrument was acknowledged before me this 30 day of August, 2021, by Jeffrey Smith.

He or She is personally known to me or has produced FL DL Exp 7/11/29 as identification.


 Notary Public Signature

Dawn M Weinkrantz
 Printed name

STATE OF: Florida at-large



Narrative & Justification Statement

The project is located on the south side of SE Cove Road approximately 1.75 miles west of US Highway one and about 1.4 miles east of SW Kanner Highway in Stuart. It is located south of Cove Road approximately halfway between the Summerfield and Tres Belle developments. The Legacy Cove subdivision, on Estate Density land, is situated across Cove Road to the north and the Atlantic Ridge State Preserve borders the property to the south. To the west the site borders a single-family home on 2.4 acres and the “Samaritan House for Boys” property. The Samaritan House site contains a number of administration buildings, housing structures, and out-buildings on the property. The “Via Claudia” parcel, a 93-acre lot of undeveloped Estate Density land, borders the property to the east. The parcel also abuts the Seabranche State Preserve land to the south and has extensive wetlands which are delineated on the master and final site plan with corresponding upland buffers.

There are approximately 35 acres of wetlands on the Cove Royale property along with the almost 14 acres of required wetland buffers and other open areas combine for over 74 acres of open space, about 76% of property. A preserve area management plan is included with this application and would be included as an exhibit to the PUD Zoning Agreement. The project is inside the primary urban service boundary and Martin County utilities will provide potable water and sanitary sewer service.

The subject property received approval for a future land use amendment from Rural Density (one unit per two acres) to Estate Density (two units per acre) on November 14, 2017. The future land uses in the area are a mix of Rural Density and Estate Density allowing up to 2 units per acre. With the exception of the preserve, land to the south of the Cove Royale site has a land use designation of recreational.

On March 26, 2019, approval was received by the Board of County Commissioners for a zoning change to the Cove Royale Planned Unit Development (PUD), including approval of the PUD Zoning, Master and Final Site Plan under Resolution #19-3.22

A subsequent first amendment to the PUD Zoning Agreement, including the Master and Final Site Plan as exhibits, was approved May 5, 2020. The modifications approved included changes to Exhibit D, PUD Master, Final, and introduced a Phasing Plan with subsequent changes to the timetable for development.

The following summary of the design changes to the Cove Royale Phase I plans, previously approved under Resolution 20-5.5 is provided below. The requested amendments to the previously approved project include a second amendment to the PUD Zoning Agreement and exhibits to incorporate the following modifications to the master, phasing and final site plan:

- The addition of two single family lots, increasing the total from 118 to 120 lots;
- A proposed density increasing from 1.22 to 1.24 dwelling units per acre, where a maximum of 2 dwelling units per acre is allowed for properties with an Estate Density – 2 units per acre future land use designation;
- The renumbering of all of the lots throughout the entire project;
- The realignment and modification to lot configurations, size, and placement on properties included in phase one;

- The replacement of dry retention areas with lakes and other engineering and stormwater management modifications included in the updated engineering drawings and reports;
- The inclusion of a phasing line distinguishing the extent of development to be included in two separate phases;
- A reduction in the size of the clubhouse building and increase in the square footage of the extent of the community amenities connected with the clubhouse;
- Phase one proposes to construct 83 single family units and phase two an additional 37 units;
- Internal proposed roads and turning areas introduced or modified and have been realigned and some renamed;
- Minor changes have been made to some of the upland preserve areas and extent of density transition areas provided, while ensuring all code provisions remain compliant with the CGMP and applicable LDR policy provisions;
- Open space provided has reduced from 74.06-acres to 70.99-acres, where a minimum of
- The Phase I site, originally approved for 81 lots and a Clubhouse is now planned for 83 lots and a Clubhouse.
- The plans depict a future development option of Phase II.
- The site maintains its original topography and surrounding landscapes of natural wetlands and the Atlantic Ridge Preserve and State Park. T
- The internal roads have a typical lot configuration and roadway section consistent with the previously approved design.
- The site is in close proximity to schools along Cove Road. Offsite improvements are included in this project that connect the site to a crosswalk at Atlantic Ridge Drive, at the north corner of Andersen Middle School.
- The stormwater drainage system has been upgraded for the overall site. The site, previously submitted with a dry retention system, now has an interconnected lake system. Water quality will be provided in the new design by use of dry detention and wet lakes. The roadway alignments are generally in the same locations, as previously approved, only adjusted to provide wider width lakes needed to provide Stormwater Quality Treatment.
- The overall site excavation and fill was calculated to maintain an acceptable level of fill to bring into the site via trucking. These plans actually result in less imported fill being needed. The updated drainage report provides additional information regarding the projects calculated perimeter berm and finished floor elevations. The project proposes a utility connection for an 8" water main and two, 2" force mains (one of these 2" FM lines will be provided for connection to possible Future Phase II development) onto the Cove Road Right of Way.
- The plans have been updated to the latest editions of the Martin County Utility and Construction Standard Details and General Notes. These plans will be submitted for permitting of the site through South Florida Water Management District, for the construction, dewatering and water use permits as required.
- Please find the following updated Construction Plans Permit Set with this application for review and approval by the Martin County Growth Management.

Keith Berg,
KH Cove Royale, LLC
The Kolter Group, LLC, Manager
105 NE 1st Street,
Delray Beach, FL
33444

August 21th 2021

Mr. Paul Schilling
Director of Growth Management,
Martin County Administrative Building,
2401 Southeast Monterey Road,
Stuart, Florida 34996

RE: Cove Royale development application processes

Dear Mr. Schilling,

As owner and manager of the property referenced above, please consider this correspondence as formal authorization for Cuozzo Planning Solutions to represent the owner/manager of the Kolter Group, LLC and the project owner manager of the property as KH Cove Royale, LLC, during the governmental review process of the Cove Royale development application processes of review and approval.

Sincerely,

By: _____

Name: Keith Berg, Manager KH Cove Royale, LLC *Authorized Signatory*

STATE OF Florida

COUNTY OF Palm Beach

The foregoing was acknowledged before me this 26th day of August, 2021, by

Keith Berg

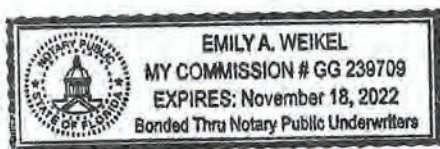
Authorized Signatory

of

KH Cove Royale LLC. He or She [☒] is personally known to me or [] has produced

_____ as identification.

(Notary Seal)



Emily A. Weikel
NOTARY PUBLIC

My Commission Expires: 11.18.22



Recorded in Martin County, FL 5/20/2021 9:36 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$52.50 Deed Tax: \$31,185.00
CFN#2889979 BK 3225 PG 2709 PAGE 1 of 6

Prepared by:
Steven E. Wallace, Esq.
The Wallace Law Group, PL
2500 Quantum Lakes Drive #203
Boynton Beach, Florida 33426

Tax I.D. Nos.: 34-38-41-001-000-00090.30000 and 34-38-41-000-000-00010.10000

SPECIAL WARRANTY DEED

THIS INDENTURE, executed this 29 day of April, 2021, by TLH-46 COVE RD, LLC, a Florida limited liability company, having an address of 1301 W. Royal Palm Road, Boca Raton, Florida 33486 (collectively, "Grantor") to KH COVE ROYALE LLC, a Florida limited liability company, having an address of 4807 PGA Boulevard, West Palm Beach, Florida 33418 ("Grantee").

WITNESSETH:

Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirm to Grantee, and Grantee's successors and assigns forever that certain real property situate in Martin County, Florida, more particularly described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO (the "**Property**")

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2021, and subsequent years; all applicable governmental, zoning, and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants title to said Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on the day and year first above written.

WITNESSED BY:**GRANTOR:**

Name: Steven A. Wallace
Celena M. Tuttle
Name: Celena M. Tuttle

TLH-46 COVE RD, LLC, a Florida limited liability company

By: NEM, LLC, a Florida limited liability company, its Manager

By: Michael Tuttle
Michael Tuttle, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [] online notarization, this 28th day of April, 2021 by Michael Tuttle, Manager of NEM, LLC, a Florida limited liability company, Manager of TLH-46 COVE RD, LLC, a Florida limited liability company, who [X] is personally known to me or [] has produced a driver's license as identification.

Printed Name: Steven A. Wallace
Notary Public
My Commission Expires 11/24/21

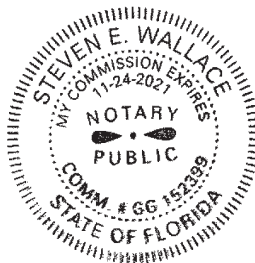


Exhibit "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOTS 9, 10 AND 11, WACO FIELD PLACE, AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST, AND BEING FURTHER DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST, THENCE SOUTH 89°28'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 34, FOR A DISTANCE OF 817.02 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 89°28'28" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1627.89 FEET; THENCE, CONTINUE SOUTH 89°28'22" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1409.18 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°16'33" WEST, CONTINUING THROUGH THE WEST LINE OF LOT 9, WACO FIELD PLACE, AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, FOR A DISTANCE OF 2162.97 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 65°08'35" EAST, FOR A DISTANCE OF 616.08 FEET TO THE EAST LINE OF LOT 11, SAID PLAT OF WACO FIELD PLACE; THENCE SOUTH 00°17'32" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1099.24 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF WACO FIELD PLACE; THENCE NORTH 66°11'43" EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1614.95 FEET; THENCE, DEPARTING SAID SOUTH LINE, SOUTH 28°29'17" WEST, FOR A DISTANCE OF 471.12 FEET; THENCE, SOUTH 08°04'50" WEST, FOR A DISTANCE OF 207.58 FEET; THENCE SOUTH 52°16'10" EAST, FOR A DISTANCE OF 1140.59 FEET; THENCE SOUTH 12°46'04" EAST, FOR A DISTANCE OF 345.66 FEET; THENCE SOUTH 43°51'50" EAST, FOR A DISTANCE OF 404.93 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34, AND THE POINT OF BEGINNING OF SAID PARCEL.

a/k/a

LEGAL DESCRIPTION PARCEL 1:

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL INCLUDES A PORTION OF "WA-CO FIELD PLACE" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°29'28"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2393.43 FEET, TO THE POINT OF BEGINNING;

THENCE S89°29'28"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 51.48 FEET; THENCE S89°29'22"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1409.18 FEET, TO A SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 8, AS SHOWN ON SAID PLAT OF WA-CO FIELD PLACE; THENCE N00°15'33"W, ALONG SAID SOUTHERLY PROLONGATION AND SAID EAST LINE, A DISTANCE OF 2162.97 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY FOR COVE ROAD, AS DESCRIBED IN PARCEL NO. 34, IN OFFICIAL RECORDS BOOK 1040, PAGE 994 OF SAID PUBLIC RECORDS; THENCE N65°09'35"E, ALONG SAID SOUTH LINE, A DISTANCE OF 616.08 FEET, TO THE WEST LINE OF LOT 12, AS SHOWN ON SAID PLAT OF WA-CO FIELD PLACE; THENCE S00°16'32"E, ALONG SAID WEST LINE, A DISTANCE OF 1099.24 FEET, TO THE SOUTH LINE OF THE SAID PLAT OF WA-CO FIELD PLACE, SAID SOUTH LINE ALSO BEING THE OLD SOUTH LINE OF THE HANSON GRANT; THENCE N66°12'43"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1614.95 FEET, TO THE WEST BOUNDARY OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2373, PAGE 2615, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S28°30'17"W, ALONG SAID WEST BOUNDARY, A DISTANCE OF 471.12 FEET; THENCE S08°05'50"W, ALONG SAID WEST BOUNDARY, A DISTANCE OF 207.58 FEET; THENCE S52°15'10"E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 559.52 FEET; THENCE S37°44'50"W, A DISTANCE OF 47.37 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°34'59", A DISTANCE OF 50.25 FEET, TO A POINT OF TANGENCY; THENCE N84°40'11"W, A DISTANCE OF 51.95 FEET; THENCE S18°24'14"W, A DISTANCE OF 132.26 FEET; THENCE S47°40'49"W, A DISTANCE OF 23.80 FEET; THENCE S28°32'07"E, A DISTANCE OF 73.95 FEET; THENCE S45°27'33"E, A DISTANCE OF 39.26 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°36'57", A DISTANCE OF 30.21 FEET, TO A POINT OF NON-TANGENCY; THENCE S86°07'29"W, A DISTANCE OF 59.35 FEET; THENCE N88°49'46"W, A DISTANCE OF 210.41 FEET; THENCE S89°39'34"W, A DISTANCE OF 257.06 FEET; THENCE S88°07'23"W, A DISTANCE OF 122.90 FEET; THENCE N88°06'13"W, A DISTANCE OF 233.53 FEET; THENCE S86°31'03"W, A DISTANCE OF 162.41 FEET; THENCE N86°02'25"W, A DISTANCE OF 51.04 FEET; THENCE S00°43'29"W, A DISTANCE OF 42.05 FEET; THENCE N80°51'29"E, A DISTANCE OF 53.96 FEET; THENCE N86°34'34"E, A DISTANCE OF 7.51 FEET; THENCE S29°14'59"E, A DISTANCE OF 59.42 FEET; THENCE N72°47'08"E, A DISTANCE OF 7.92 FEET; THENCE S17°12'52"E, A DISTANCE OF 10.00 FEET; THENCE S72°47'08"W, A DISTANCE OF 5.79 FEET; THENCE S29°14'59"E, A DISTANCE OF 10.69 FEET; THENCE S05°39'55"W, A DISTANCE OF 61.23 FEET; THENCE S18°15'23"E, A DISTANCE OF 111.12 FEET; THENCE S36°44'25"E, A DISTANCE OF 94.29 FEET; THENCE S61°42'14"E,

A DISTANCE OF 16.28 FEET; THENCE S20°54'10"W, A DISTANCE OF 19.17 FEET; THENCE S10°53'20"W, A DISTANCE OF 49.70 FEET; THENCE S24°27'01"E, A DISTANCE OF 45.37 FEET; THENCE S45°53'31"E, A DISTANCE OF 36.13 FEET; THENCE S33°53'06"E, A DISTANCE OF 24.88 FEET; THENCE S48°07'01"E, A DISTANCE OF 34.31 FEET; THENCE S57°43'20"E, A DISTANCE OF 31.43 FEET; THENCE S81°40'21"E, A DISTANCE OF 54.05 FEET; THENCE N34°39'21"E, A DISTANCE OF 46.17 FEET; THENCE N86°42'20"E, A DISTANCE OF 44.06 FEET; THENCE S58°53'16"E, A DISTANCE OF 55.69 FEET; THENCE S28°02'03"E, A DISTANCE OF 60.58 FEET; THENCE S19°16'55"W, A DISTANCE OF 34.83 FEET; THENCE S77°44'30"W, A DISTANCE OF 48.72 FEET; THENCE S10°57'00"E, A DISTANCE OF 44.59 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 2:

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°29'28"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 817.03 FEET, TO THE POINT OF BEGINNING:

THENCE CONTINUE S89°29'28"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1576.40 FEET; THENCE N10°57'00"W, A DISTANCE OF 44.59 FEET; THENCE N77°44'30"E, A DISTANCE OF 48.72 FEET; THENCE N19°16'55"E, A DISTANCE OF 34.83 FEET; THENCE N28°02'03"W, A DISTANCE OF 60.58 FEET; THENCE N58°53'16"W, A DISTANCE OF 55.69 FEET; THENCE S86°42'20"W, A DISTANCE OF 44.06 FEET; THENCE S34°39'21"W, A DISTANCE OF 46.17 FEET; THENCE N81°40'21"W, A DISTANCE OF 54.05 FEET; THENCE N57°43'20"W, A DISTANCE OF 31.43 FEET; THENCE N48°07'01"W, A DISTANCE OF 34.31 FEET; THENCE N33°53'06"W, A DISTANCE OF 24.88 FEET; THENCE N45°53'31"W, A DISTANCE OF 36.13 FEET; THENCE N24°27'01"W, A DISTANCE OF 45.37 FEET; THENCE N10°53'20"E, A DISTANCE OF 49.70 FEET; THENCE N20°54'10"E, A DISTANCE OF 19.17 FEET; THENCE N61°42'14"W, A DISTANCE OF 16.28 FEET; THENCE N36°44'25"W, A DISTANCE OF 94.29 FEET; THENCE N18°15'23"W, A DISTANCE OF 111.12 FEET; THENCE N05°39'55"E, A DISTANCE OF 61.23 FEET; THENCE N29°14'59"W, A DISTANCE OF 10.69 FEET; THENCE N72°47'08"E, A DISTANCE OF 5.79 FEET; THENCE N17°12'52"W, A DISTANCE OF 10.00 FEET; THENCE S72°47'08"W, A DISTANCE OF 7.92 FEET; THENCE N29°14'59"W, A DISTANCE OF 59.42 FEET; THENCE S86°34'34"W, A DISTANCE OF 7.51 FEET; THENCE S80°51'29"W, A DISTANCE OF 53.96 FEET; THENCE N00°43'29"E, A DISTANCE OF 42.05 FEET; THENCE S86°02'25"E, A DISTANCE OF 51.04 FEET; THENCE N86°31'03"E, A DISTANCE OF 162.41 FEET; THENCE S88°06'13"E, A DISTANCE OF 233.53 FEET; THENCE N88°07'23"E, A DISTANCE OF 122.90 FEET; THENCE N89°39'34"E, A DISTANCE OF 257.06 FEET; THENCE S88°49'46"E, A DISTANCE OF 210.41 FEET; THENCE N86°07'29"E, A DISTANCE OF 59.35 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE BEARS S79°09'24"W FROM SAID POINT TO THE RADIUS POINT; THENCE NORTHWESTERLY, ALONG

THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $34^{\circ}36'57''$, A DISTANCE OF 30.21 FEET, TO A POINT OF TANGENCY; THENCE $N45^{\circ}27'33''W$, A DISTANCE OF 39.26 FEET; THENCE $N28^{\circ}32'07''W$, A DISTANCE OF 73.95 FEET; THENCE $N47^{\circ}40'49''E$, A DISTANCE OF 23.80 FEET; THENCE $N18^{\circ}24'14''E$, A DISTANCE OF 132.26 FEET; THENCE $S84^{\circ}40'11''E$, A DISTANCE OF 51.95 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $57^{\circ}34'59''$, A DISTANCE OF 50.25 FEET, TO A POINT OF TANGENCY; THENCE $N37^{\circ}44'50''E$, A DISTANCE OF 47.37 FEET, TO THE WESTERLY BOUNDARY OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2373, PAGE 2615, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE $S52^{\circ}15'10''E$, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 581.07 FEET; THENCE $S12^{\circ}45'04''E$, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 345.66 FEET; THENCE $S43^{\circ}50'50''E$, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 404.90 FEET, TO THE POINT OF BEGINNING.



Donald J. Cuozzo

Cuozzo Planning Solutions, LLC

p.o. box 1939 - stuart, fl 34995
cell: 772.485.1600 - office: 772.221.2128

8-31-2021
Hand Delivery

Paul Schilling
Martin County Growth
Management Director
Martin County Administrative Building
2401 Southeast Monterey Road SE
Stuart, Florida 34996

Re: Revised PUD Zoning Master and Final, Cove Royale

Dear Paul Schilling,

Please accept this letter as confirmation that there has been no property transfer since the property was deeded to current owner/applicant.

Sincerely,

Donald J. Cuozzo

Exhibit "A"

LEGAL DESCRIPTION

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a/k/a

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THENCE S89°29'28"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 51.48 FEET; THENCE S89°29'22"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1409.18 FEET, TO A SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 8, AS SHOWN ON SAID PLAT OF WA-CO FIELD PLACE; THENCE N00°15'33"W, ALONG SAID SOUTHERLY PROLONGATION AND SAID EAST LINE, A DISTANCE OF 2162.97 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY FOR COVE ROAD, AS DESCRIBED IN PARCEL NO. 34, IN OFFICIAL RECORDS BOOK 1040, PAGE 994 OF SAID PUBLIC RECORDS; THENCE N65°09'35"E, ALONG SAID SOUTH LINE, A DISTANCE OF 616.08 FEET, TO THE WEST LINE OF LOT 12, AS SHOWN ON SAID PLAT OF WA-CO FIELD PLACE; THENCE S00°16'32"E, ALONG SAID WEST LINE, A DISTANCE OF 1099.24 FEET, TO THE SOUTH LINE OF THE SAID PLAT OF WA-CO FIELD PLACE, SAID SOUTH LINE ALSO BEING THE OLD SOUTH LINE OF THE HANSON GRANT; THENCE N66°12'43"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1614.95 FEET, TO THE WEST BOUNDARY OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2373, PAGE 2615, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S28°30'17"W, ALONG SAID WEST BOUNDARY, A DISTANCE OF 471.12 FEET; THENCE S08°05'50"W, ALONG SAID WEST BOUNDARY, A DISTANCE OF 207.58 FEET; THENCE S52°15'10"E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 559.52 FEET; THENCE S37°44'50"W, A DISTANCE OF 47.37 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°34'59", A DISTANCE OF 50.25 FEET, TO A POINT OF TANGENCY; THENCE N84°40'11"W, A DISTANCE OF 51.95 FEET; THENCE S18°24'14"W, A DISTANCE OF 132.26 FEET; THENCE S47°40'49"W, A DISTANCE OF 23.80 FEET; THENCE S28°32'07"E, A DISTANCE OF 73.95 FEET; THENCE S45°27'33"E, A DISTANCE OF 39.26 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°36'57", A DISTANCE OF 30.21 FEET, TO A POINT OF NON-TANGENCY; THENCE S86°07'29"W, A DISTANCE OF 59.35 FEET; THENCE N88°49'46"W, A DISTANCE OF 210.41 FEET; THENCE S89°39'34"W, A DISTANCE OF 257.06 FEET; THENCE S88°07'23"W, A DISTANCE OF 122.90 FEET; THENCE N88°06'13"W, A DISTANCE OF 233.53 FEET; THENCE S86°31'03"W, A DISTANCE OF 162.41 FEET; THENCE N86°02'25"W, A DISTANCE OF 51.04 FEET; THENCE S00°43'29"W, A DISTANCE OF 42.05 FEET; THENCE N80°51'29"E, A DISTANCE OF 53.96 FEET; THENCE N86°34'34"E, A DISTANCE OF 7.51 FEET; THENCE S29°14'59"E, A DISTANCE OF 59.42 FEET; THENCE N72°47'08"E, A DISTANCE OF 7.92 FEET; THENCE S17°12'52"E, A DISTANCE OF 10.00 FEET; THENCE S72°47'08"W, A DISTANCE OF 5.79 FEET; THENCE S29°14'59"E, A DISTANCE OF 10.69 FEET; THENCE S05°39'55"W, A DISTANCE OF 61.23 FEET; THENCE S18°15'23"E, A DISTANCE OF 111.12 FEET; THENCE S36°44'25"E, A DISTANCE OF 94.29 FEET; THENCE S61°42'14"E,

A DISTANCE OF 16.28 FEET; THENCE S20°54'10"W, A DISTANCE OF 19.17 FEET; THENCE S10°53'20"W, A DISTANCE OF 49.70 FEET; THENCE S24°27'01"E, A DISTANCE OF 45.37 FEET; THENCE S45°53'31"E, A DISTANCE OF 36.13 FEET; THENCE S33°53'06"E, A DISTANCE OF 24.88 FEET; THENCE S48°07'01"E, A DISTANCE OF 34.31 FEET; THENCE S57°43'20"E, A DISTANCE OF 31.43 FEET; THENCE S81°40'21"E, A DISTANCE OF 54.05 FEET; THENCE N34°39'21"E, A DISTANCE OF 46.17 FEET; THENCE N86°42'20"E, A DISTANCE OF 44.06 FEET; THENCE S58°53'16"E, A DISTANCE OF 55.69 FEET; THENCE S28°02'03"E, A DISTANCE OF 60.58 FEET; THENCE S19°16'55"W, A DISTANCE OF 34.83 FEET; THENCE S77°44'30"W, A DISTANCE OF 48.72 FEET; THENCE S10°57'00"E, A DISTANCE OF 44.59 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 2:

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°29'28"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 817.03 FEET, TO THE POINT OF BEGINNING:

THENCE CONTINUE S89°29'28"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1576.40 FEET; THENCE N10°57'00"W, A DISTANCE OF 44.59 FEET; THENCE N77°44'30"E, A DISTANCE OF 48.72 FEET; THENCE N19°16'55"E, A DISTANCE OF 34.83 FEET; THENCE N28°02'03"W, A DISTANCE OF 60.58 FEET; THENCE N58°53'16"W, A DISTANCE OF 55.69 FEET; THENCE S86°42'20"W, A DISTANCE OF 44.06 FEET; THENCE S34°39'21"W, A DISTANCE OF 46.17 FEET; THENCE N81°40'21"W, A DISTANCE OF 54.05 FEET; THENCE N57°43'20"W, A DISTANCE OF 31.43 FEET; THENCE N48°07'01"W, A DISTANCE OF 34.31 FEET; THENCE N33°53'06"W, A DISTANCE OF 24.88 FEET; THENCE N45°53'31"W, A DISTANCE OF 36.13 FEET; THENCE N24°27'01"W, A DISTANCE OF 45.37 FEET; THENCE N10°53'20"E, A DISTANCE OF 49.70 FEET; THENCE N20°54'10"E, A DISTANCE OF 19.17 FEET; THENCE N61°42'14"W, A DISTANCE OF 16.28 FEET; THENCE N36°44'25"W, A DISTANCE OF 94.29 FEET; THENCE N18°15'23"W, A DISTANCE OF 111.12 FEET; THENCE N05°39'55"E, A DISTANCE OF 61.23 FEET; THENCE N29°14'59"W, A DISTANCE OF 10.69 FEET; THENCE N72°47'08"E, A DISTANCE OF 5.79 FEET; THENCE N17°12'52"W, A DISTANCE OF 10.00 FEET; THENCE S72°47'08"W, A DISTANCE OF 7.92 FEET; THENCE N29°14'59"W, A DISTANCE OF 59.42 FEET; THENCE S86°34'34"W, A DISTANCE OF 7.51 FEET; THENCE S80°51'29"W, A DISTANCE OF 53.96 FEET; THENCE N00°43'29"E, A DISTANCE OF 42.05 FEET; THENCE S86°02'25"E, A DISTANCE OF 51.04 FEET; THENCE N86°31'03"E, A DISTANCE OF 162.41 FEET; THENCE S88°06'13"E, A DISTANCE OF 233.53 FEET; THENCE N88°07'23"E, A DISTANCE OF 122.90 FEET; THENCE N89°39'34"E, A DISTANCE OF 257.06 FEET; THENCE S88°49'46"E, A DISTANCE OF 210.41 FEET; THENCE N86°07'29"E, A DISTANCE OF 59.35 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE BEARS S79°09'24"W FROM SAID POINT TO THE RADIUS POINT; THENCE NORTHWESTERLY, ALONG

THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°36'57", A DISTANCE OF 30.21 FEET, TO A POINT OF TANGENCY; THENCE N45°27'33"W, A DISTANCE OF 39.26 FEET; THENCE N28°32'07"W, A DISTANCE OF 73.95 FEET; THENCE N47°40'49"E, A DISTANCE OF 23.80 FEET; THENCE N18°24'14"E, A DISTANCE OF 132.26 FEET; THENCE S84°40'11"E, A DISTANCE OF 51.95 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°34'59", A DISTANCE OF 50.25 FEET, TO A POINT OF TANGENCY; THENCE N37°44'50"E, A DISTANCE OF 47.37 FEET, TO THE WESTERLY BOUNDARY OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2373, PAGE 2615, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S52°15'10"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 581.07 FEET; THENCE S12°45'04"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 345.66 FEET; THENCE S43°50'50"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 404.90 FEET, TO THE POINT OF BEGINNING.