

[blank space above line reserved for recording data]

JENSEN DUNES  
FIRST AMENDMENT TO  
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT

THIS AGREEMENT, made and entered into this 18th day of February, 2014, by and between JENSEN DUNES, LLC, a Florida limited liability company, hereinafter referred to as OWNER, and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, after appropriate notice, public hearing and approval, OWNER and Martin County, on or before the 10<sup>th</sup> day of January, 2012, entered into a Planned Unit Development Zoning Agreement for the development of a project in Martin County, Florida, known as "Jensen Dunes", which Agreement is recorded in Official Records Book 2573, Page 2354, public records of Martin County, Florida, which Agreement, as amended from time to time, is hereinafter referred to as the "PUD Agreement"; and

WHEREAS, after appropriate notice and approval, Martin County, on October 23, 2011, granted final site plan approval of Phase 1 of the Jensen Dunes PUD Agreement by way of Resolution Number 12-10.36, which resolution is recorded in Official Records Book 2619, Page 2377, public records of Martin County, Florida; and

WHEREAS, Section 5.32.D.4.a. (1) of the Martin County Land Development Code provides an optional extension of up to one (1) year to complete a major or other conditional development final site plan; and

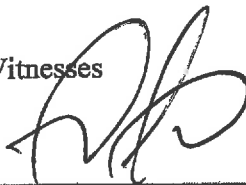
WHEREAS, OWNER desires to extend the Phase 1 completion timetable by amending the Jensen Dunes PUD Agreement in accordance with Section 5.32.D.4.a. (1).


NOW, THEREFORE, the parties do hereby agree as follows:

1. The above recitations are true and correct and incorporated herein by reference.
2. The Jensen Dunes PUD Agreement is amended to revise Exhibit "E" (Timetable for Development) by extending the completion date for Phase 1 by one year, from October 23, 2014 to October 23, 2015.
3. All of the terms and conditions of the Jensen Dunes PUD Agreement that are not specifically amended or revised by this Amendment shall remain in full force and effect as stated therein.

IN WITNESS WHEREOF, the parties hereto have executed these presents on the dates indicated below. The date of this PUD Agreement shall be the date on which this PUD Agreement was approved by the Board of County Commissioners of Martin County, Florida.

Witnesses

  
Print Name: Dominic Verdund

  
Print Name: Natalie Bruno

**OWNER**

JENSEN DUNES, LLC,  
a Florida limited liability company

By:   
Joseph Hummel, Manager

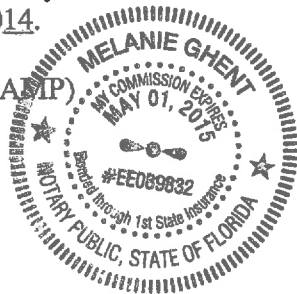
Date: 2/21/14

STATE OF Florida  
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Joseph Hummel, Manager of JENSEN DUNES, L.L.C., a Florida limited liability company, on behalf of the Company. He ☒ is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of February, 2014.

(NOTARIAL STAMP)



M

Notary Public

My commission expires: 5-1-15

**COUNTY**

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

By:

Sarah Heard

Sarah Heard, Chair

ATTEST:

Carolyn Timmann

Carolyn Timmann, Clerk

APPROVED AS TO FORM AND  
CORRECTNESS:

Krista A. Storey

Krista A. Storey

Senior Assistant County Attorney

Pursuant to Sec. 695.26, F.S.

Prepared by:

Lucido & Associates

701 E. Ocean Blvd.

Stuart, FL 34994



- E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., LDR, Martin County Code. Payment of appropriate fees shall be paid at the time of building permit issuance pursuant to Section 5.32.D.4.c.(3) LDR, Martin County Code.
- F. No rights to obtain development orders are herein conveyed beyond the two (2) year reservation period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.
- G. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 18TH DAY OF FEBRUARY, 2014.**

ATTEST:

BY:

  
CAROLYN TIMMANN,  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY:

  
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

BY:

  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

**EXHIBIT "A"**  
**JENSEN DUNES, PHASE 1**  
**PARCEL I.D. # 22-37-41-000-000-00620-0**  
**LEGAL DESCRIPTION**

(THIS LEGAL DESCRIPTION NOT VALID UNLESS PROVIDED IN ITS ENTIRETY  
CONSISTING OF SHEETS 3 OF 3)

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTHERLY 25 FEET THEREOF, CONVEYED TO MARTIN COUNTY, BY RIGHT OF WAY DEED, RECORDED IN OFFICIAL RECORDS BOOK 1025, AT PAGE 764, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT **PARCEL "A"**, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE N00°19'02"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 22 (BEARING BASIS), A DISTANCE OF 1018.75 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF CEDAR STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1025, PAGE 764 AND 767 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°50'40"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 429.25 FEET; THENCE N00°00'00"E, A DISTANCE OF 51.45 FEET; THENCE N90°00'00"W, A DISTANCE OF 59.43 FEET; THENCE N00°00'00"E, A DISTANCE OF 68.39 FEET TO THE **POINT OF BEGINNING**; THENCE N00°00'00"E, A DISTANCE OF 302.10 FEET; THENCE N90°00'00"W, A DISTANCE OF 180.70 FEET; THENCE N00°00'00"W, A DISTANCE OF 71.13 FEET; THENCE N90°00'00"W, A DISTANCE OF 191.99 FEET; THENCE S00°00'00"W, A DISTANCE OF 156.57 FEET; THENCE S90°00'00"W, A DISTANCE OF 49.43 FEET; THENCE S00°00'00"W, A DISTANCE OF 80.83 FEET; THENCE S90°00'00"W, A DISTANCE OF 149.13 FEET; THENCE S00°00'00"E, A DISTANCE OF 135.83 FEET; THENCE S90°00'00"E, A DISTANCE OF 571.24 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL.

LESS AND EXCEPT **PARCEL "B"**, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE N00°19'02"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 22 (BEARING BASIS), A DISTANCE OF 1018.75 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF CEDAR STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1025, PAGE 764 AND 767 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°50'40"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 429.25 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N89°50'40"W, A DISTANCE OF 517.90 FEET; THENCE N00°00'00"E, A DISTANCE OF 50.04 FEET; THENCE S90°00'00"E, A DISTANCE OF 517.90 FEET; THENCE S00°00'00"E, A DISTANCE OF 51.45 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL.

**DAILEY**  
**AND ASSOCIATES, INC.**  
Surveying and Mapping  
112 N. U.S. Highway No. 1  
Tequesta, FL. 33469  
Phone: (561) 746-8424  
BUSINESS LICENSE: LB# 2799

DATE: AUGUST 3, 2012

SHEET 1 OF 3

JOB NO.: 10-062-02 LEGAL

EXHIBIT "A"  
JENSEN DUNES, PHASE 1

LEGAL DESCRIPTION

LESS AND EXCEPT PARCEL "C", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE N00°19'02"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 22 (BEARING BASIS), A DISTANCE OF 1018.75 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF CEDAR STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1025, PAGE 764 AND 767 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE N00°19'02"W ALONG SAID NORTH-SOUTH QUARTER SECTION LINE OF SECTION 22, A DISTANCE OF 968.06 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N89°55'33"W ALONG SAID NORTH LINE, A DISTANCE OF 461.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°55'33"W, A DISTANCE OF 736.38 FEET; THENCE S00°04'22"W, A DISTANCE OF 105.60 FEET; THENCE S12°27'33"E, A DISTANCE OF 16.16 FEET; THENCE S20°24'59"E, A DISTANCE OF 159.21 FEET; THENCE S62°22'17"E, A DISTANCE OF 319.22 FEET; THENCE S00°00'00"E, A DISTANCE OF 56.75 FEET; THENCE S90°00'00"E, A DISTANCE OF 191.99 FEET; THENCE N00°00'00"W, A DISTANCE OF 53.78 FEET; THENCE S90°00'00"E, A DISTANCE OF 241.03 FEET; THENCE N00°00'00"W, A DISTANCE OF 145.96 FEET; THENCE S90°00'00"E, A DISTANCE OF 63.97 FEET; THENCE N15°12'19"E, A DISTANCE OF 140.35 FEET; THENCE S89°56'11"W, A DISTANCE OF 48.64 FEET; TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 212.87 FEET AND CHORD BEARING OF N52°17'15"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°17'33", A DISTANCE OF 86.54 FEET; THENCE N00°04'22"E, A DISTANCE OF 61.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTAINING 1,000,175 SQUARE FEET OR 22.960 ACRES, MORE OR LESS.

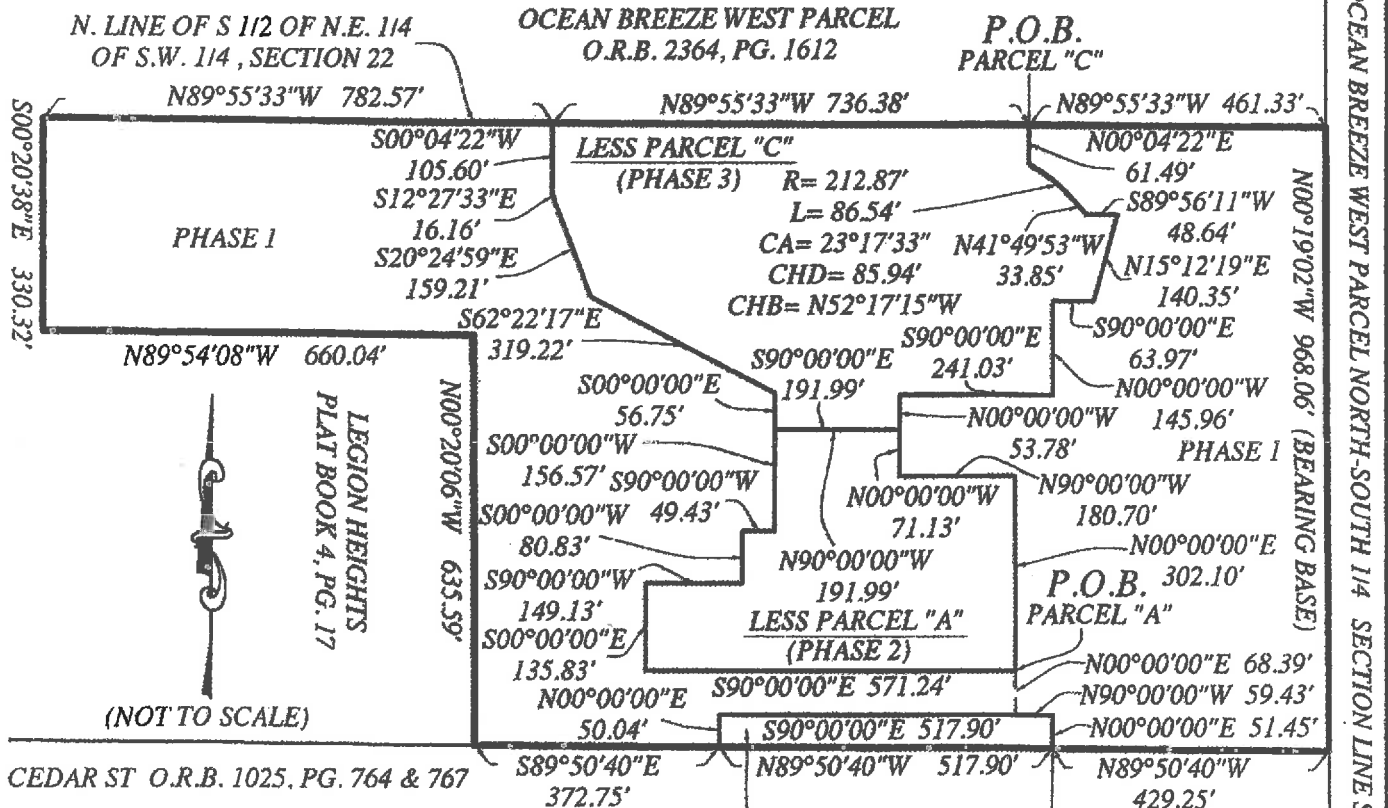
**DAILEY**  
AND ASSOCIATES, INC.  
Surveying and Mapping  
112 N. U.S. Highway No. 1  
Tequesta, FL. 33469  
Phone: (561) 746-8424  
BUSINESS LICENSE: LB# 2799

# EXHIBIT "A" SKETCH OF LEGAL JENSEN DUNES, PHASE 1

(THIS IS NOT A BOUNDARY SURVEY)  
(NOT VALID WITHOUT SHEETS 3 OF 3)

PHASE "1" = 1,000,175 SQ FT OR 22.961 ACRES  
PARCEL "A" = 157,207 SQ FT OR 3.608 ACRES  
PARCEL "B" = 26,280 SQ FT OR 0.603 ACRES  
PARCEL "C" = 311,063 SQ FT OR 7.141 ACRES

CENTER OF  
SECTION 22



## LEGEND

RNG	RANGE
TWP	TOWNSHIP
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
CM	CONCRETE MONUMENT
O.R.B.	OFFICIAL RECORD BOOK
R	RADIUS
CA	CENTRAL ANGLE
L	ARC LENGTH
CHB	CHORD BEARING

DOUGLAS J. BLANKENSHIP  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION No.: 4699

P.O.C.  
FOUND 4X4 CM  
MARKING S.E. CORNER OF  
THE S.W. QUARTER  
SEC 22, TWP. 37S, RNG 41E

**DAILEY**  
AND ASSOCIATES, INC.  
Surveying and Mapping  
112 N. U.S. Highway No. 1  
Tequesta, FL. 33469  
Phone: (561) 746-8424  
BUSINESS LICENSE: LB# 2799

DATE: AUGUST 3, 2012

SHEET 3 OF 3

JOB NO.: 10-062-02 LEGAL