

DG1231 Zoning Amendment w/Exhibit "A"

683922

MARTIN DOWNS

FORTY-FIFTH AMENDMENT TO THE
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT
BETWEEN SOUTHERN REALTY GROUP, INC., SOUTHERN
LAND GROUP, INC. AND MARTIN COUNTY

THIS AGREEMENT, made and entered into this 20th
day of October, 1987, by and between SOUTHERN REALTY
GROUP, INC., a Florida corporation, and SOUTHERN LAND GROUP,
INC., a Florida corporation, hereinafter referred to as "DEVELOPER",
and MARTIN COUNTY, a political subdivision of the State of Florida,
hereinafter referred to as "COUNTY".

W I T N E S S E T H:

WHEREAS, after appropriate notice, public hearing
and approval, DEVELOPER and COUNTY on or about the 8th day of
August, 1980, entered into a Planned Unit Development Zoning
Agreement for the development of a project in Martin County,
Florida, known as "MARTIN DOWNS", which Agreement is recorded
in Official Records Book 502, beginning at Page 1646 of the
Public Records of Martin County, Florida, which Agreement, as
amended from time to time, is hereinafter referred to as the
"MARTIN DOWNS P.U.D. AGREEMENT"; and,

WHEREAS, DEVELOPER did, on that same date, receive
a Development Order from COUNTY for the ^{FOR} 743 ^{BOOK} 144 ^{PAGE} 144
Martin Downs Development
of Regional Impact; and,

WHEREAS, DEVELOPER and COUNTY desire to further amend the MARTIN DOWNS P.U.D. AGREEMENT;

NOW, THEREFORE, it is agreed between DEVELOPER and COUNTY as follows:

1. The MARTIN DOWNS P.U.D. AGREEMENT and all its exhibits and the Martin Downs Development Order and all its exhibits are amended to reflect the Revised Preliminary Development Plan for Parcel 29 (Marina Village - formerly known as the Boating Club) as shown on Exhibit "A", as attached and made part of this Amendment. The Revised Preliminary Development Plan reflects a reconfiguration and relocation of the structures and uses on the site, to include the dry storage building, restaurant, commercial and professional offices, marine sales/operations and the supportive appurtenant uses.

2. In lieu of the building design requirement of Paragraph 15(A) of the Twelfth PUD Amendment, the elevations and floor plan for the boat storage building shall be in accordance with the drawing by Bessette Associates, as shown on Exhibit "B", attached hereto and made a part of this Amendment.

3. In lieu of the buffer requirement of Paragraph 15(D) of the Twelfth PUD Amendment, as amended by the Thirty-Eighth PUD Amendment (which requires the use of native vegetation), the existing berm and landscaping on the south boundary of the subject property shall satisfy the COUNTY'S buffer requirements.

4. In lieu of the fire protection requirements of Paragraph 13 of the Twelfth PUD Amendment, DEVELOPER agrees

to provide, to the satisfaction of the Martin County Fire Marshal, fire protection elements in compliance with all applicable NFPA Codes, to include the provision of a complete automatic foam sprinkler system. In addition, as required by Paragraph 15(B) of the Twelfth PUD Amendment, the south wall of the dry storage building shall receive fireproofing treatment.

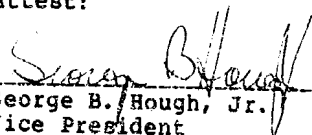
5. This Amendment does not constitute a substantial deviation to the Martin Downs Development Order pursuant to the criteria set forth in Section 380.06(19), Florida Statutes, and is therefore not subject to further development of regional impact review.

6. This Amendment is consistent with the Martin County Comprehensive Plan.


7. All the terms and conditions of the MARTIN DOWNS P.U.D. AGREEMENT which 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 set their hands and seals on the dates indicated below. The date of this Amendment shall be the date on which this Amendment was approved by the Board of County Commissioners.

Attest:

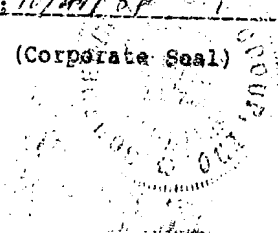

George B. Hough, Jr.
Vice President

SOUTHERN REALTY GROUP, INC.,
a Florida corporation

FOR BOOK 743 PAGE 146
By: 
Peter D. Cummings, President

Dated: 10/24/87

(Corporate Seal)



Attest:

George B. Hough, Jr.
George B. Hough, Jr.
Vice President

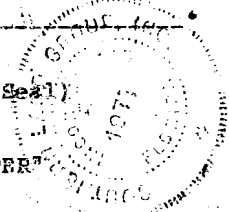
SOUTHERN LAND GROUP, INC.
a Florida corporation

By: Peter D. Cummings
Peter D. Cummings, President

Dated: 10/29/87

(Corporate Seal)

"DEVELOPER"



Attest:

M. Linda Stamer
M. Linda Stamer
Clerk

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

By: Chairman
Chairman

Dated: October 20, 1987

Approved as to form and
correctness:

Linda K. McClern
Linda K. McClern
Assistant County Attorney

"COUNTY"

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me
this 29th day of October, 1987, by PETER
D. CUMMINGS, President, and GEORGE B. HOUGH, JR., Vice President,
of Southern Realty Group, Inc., a Florida corporation, on behalf
of the corporation.

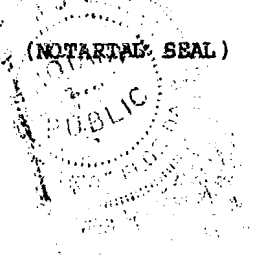
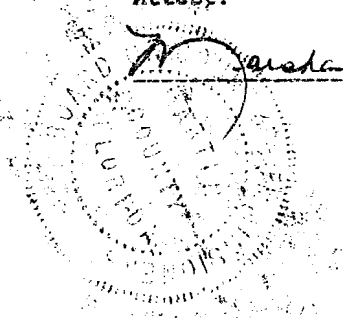
BOOK 743 PAGE 147

Margaret Carter
MARGARET CARTER
NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires:

Notary Public, State Of Florida At Large
My Commission Expires Aug 27, 1994



STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me
this 29th day of October, 1987, by PETER D.
CUMMINGS, President, and GEORGE B. HOUGH, JR., Vice President,
of Southern Land Group, Inc., a Florida corporation, on behalf
of the corporation.

(NOTARIAL SEAL)

Margaret Carter
NOTARY PUBLIC

My Commission Expires:

Notary Public - State of Florida At Large
My Commission Expires Aug. 27, 1990

BOOK 743 PAGE 148

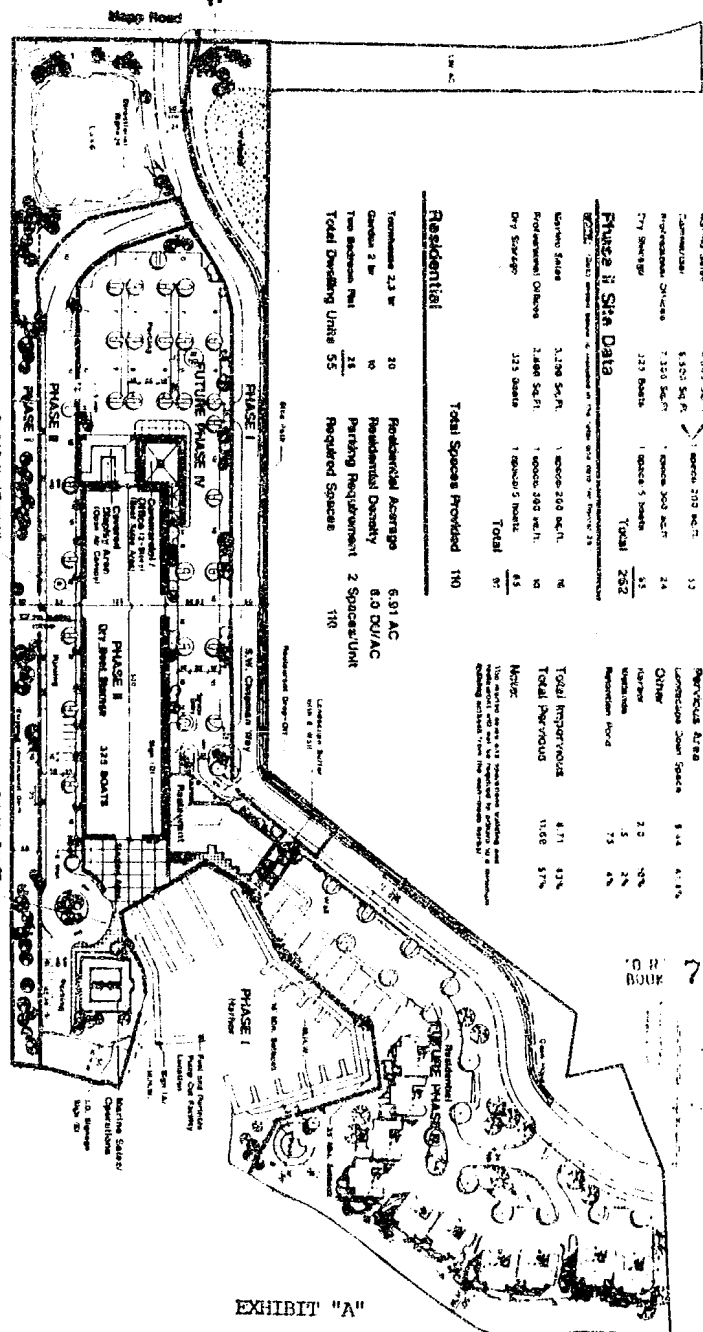


EXHIBIT "A"

Martin Downs MARINA VILLAGE

Revised Preliminary Development Plan (Parcel 20)
and Final Development Plan Approval for Phase Two

**CONDITION OF LOCALITY
UNDESIRABLE FOR MICROFILMING**

SITE DATA - Parcel 29

Facility	Area	Parking Requirement	Required Spaces
Residential	3,200 Sd/Ft	1 space per unit	170
Marina	4,000 Sd/Ft	1 space per 200 Sd/Ft	20
Commercial	8,500 Sd/Ft	1 space per 500 Sd/Ft	17
Industrial/Office	7,100 Sd/Ft	1 space per 500 Sd/Ft	14
7-11 Storefront	227 Sd/Ft	1 space per 500 Sd/Ft	5
Total			226

Phase II Site Data

NOTE: 2000 sq ft of parking is provided on the site for Phase II.

Facility	Area	Parking Requirement	Required Spaces
Residential	3,200 Sd/Ft	1 space per unit	170
Commercial	2,400 Sd/Ft	1 space per 500 Sd/Ft	5
Office	2,400 Sd/Ft	1 space per 500 Sd/Ft	5
7-11 Storefront	227 Sd/Ft	1 space per 500 Sd/Ft	5
Total			185

Residential

Terminology 2.3 W 20 Residential Average 6.91 AC
 Density 2 W 10 Residential Density 8.0 DU/AC
 Two Bedroom Unit 25 Parking Requirement 2 Spaces/Unit
 Total Dwelling Units 55 Required Spaces 110

Total Spaces Provided 110

Total Impervious Area 8.71 AC 13%
Total Pavement 11.00 AC 17%

Notes:
 The parking area is 100% impervious. The parking area is 100% impervious. The parking area is 100% impervious.

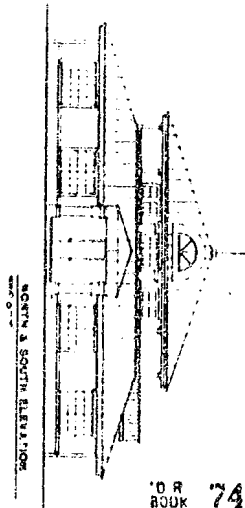
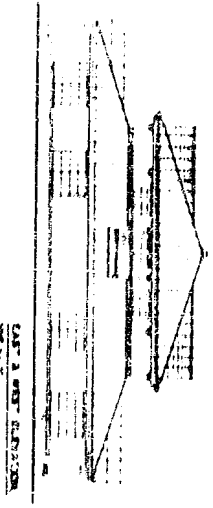
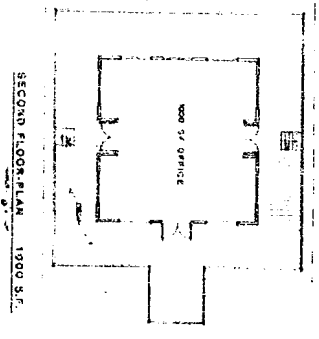
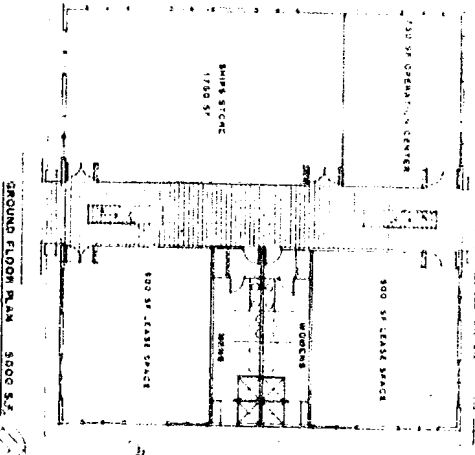
Total Site Area 20.6 Acres

BOOK 743 PAGE 149

Urban Design Studio
 1000 Lakeside Drive
 Suite 100
 St. Louis, MO 63103
 Phone: (314) 433-1111
 Fax: (314) 433-1112
 www.urbandesignstudio.com

Urban Design Studio
 Architects & Planners





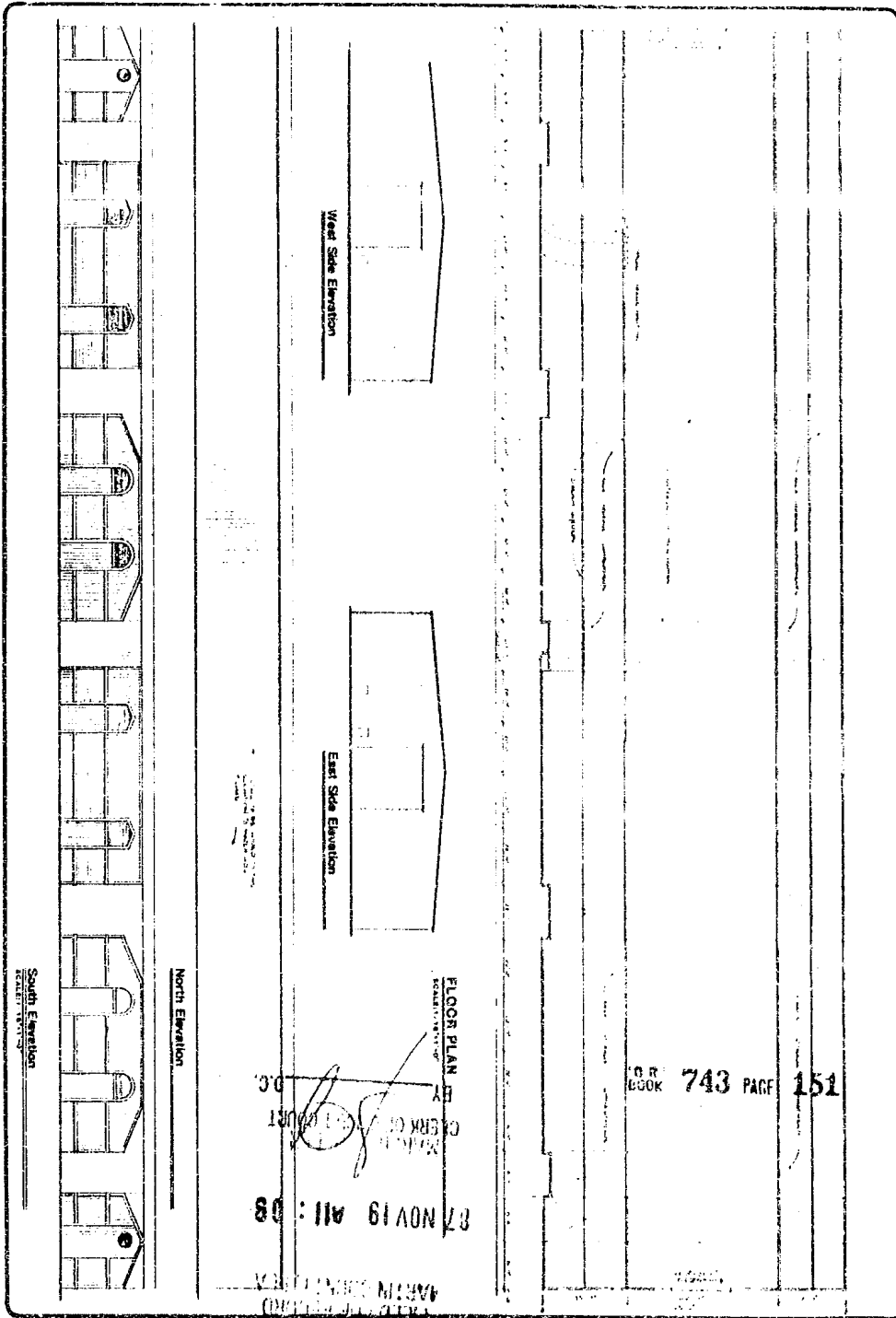
D R BOOK 743 PAGE 150

EXHIBIT "B"

BE SALLE ASSOCIATES

MARTIN DOWNS MARINA
ADMINISTRATION BUILDING

OFFICE OF ENGINEERING
UNIVERSITY OF MISSISSIPPI



BOOK 743 PAGE 151

FLOOR PLAN BY
 ROBERT L. BROWN
 ARCHITECT
 1000 N. W. 10th St.
 Ft. Lauderdale, Fla. 33304
 07 NOV 19 08
 11:00 AM

<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE STATE OF FLORIDA.</p>	<p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>	<p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p>	<p>BESSLEY ASSOCIATES ARCHITECTS 1000 N. W. 10th St. Ft. Lauderdale, Florida 33304 TEL: 754-531-1111</p>	<p>MARTIN DOWNS MARINA BOAT STORAGE BUILDING</p>
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CONDITION OF DOCUMENT
 UNLESS SHOWN OTHERWISE