



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Our File No. 55439.2
Writer's Direct Dial Number: 772.223-2218
Writer's E-Mail Address: rraynes@gunster.com

RECEIVED

AUG 02 2024

GROWTH MANAGEMENT
DEPARTMENT

August 2, 2024

VIA HAND DELIVERY

Mr. Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Application: Manufactured Community Management Rezoning

Dear Paul,

It is our pleasure to submit on behalf of the applicant, Manufactured Community Management, L.L.C., a Florida limited liability company, ("**MCM**") an Application ("**Application**") for a Rezoning. The vacant site is approximately 3.828 acres in size and is located at the northeast intersection of SE Hydrangea Street and US1 and has a parcel number of 55-38-41-000-074-00050-2, see Legal Description attached as Exhibit "A" together with Location Map attached as Exhibit "B" (the "**Property**").

Background & Request:

The Property has a Future Land Use Designation of General Commercial, and this application is requesting approval of a Rezoning of the Property from Category C (B-1 General Commercial) to Category A (General Commercial) which aligns and is consistent with the referenced Future Land Use Designation.

The Category A (General Commercial) is intended to implement the Comprehensive Growth Management Plan policies for lands designated General Commercial on the Future Land Use Map of the Comprehensive Growth Management Plan; accordingly, the proposed rezoning aligns with the uses and characteristics of the Future Land Use Designation of General Commercial.

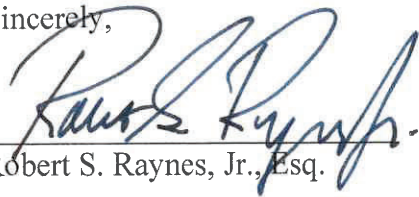
In order to assist Growth Management with their review of our Completeness Review Application below is the checklist item that is not applicable:

10. School Impact Worksheet

ACTIVE:24148399.1

If you have any questions or need any additional information, please do not hesitate to contact me at any time rraynes@gunster.com or (772) 288- 1980.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert S. Raynes, Jr.", written over a horizontal line.

Robert S. Raynes, Jr., Esq.

Enclosures

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Manufactured Community Management, LLC
Company Representative: Amin Khoury
Address: 10455 Riverside Drive, Suite 110
City: Palm Beach Gardens, State: FL Zip: 33410
Phone: _____ Email: _____

Agent (Name or Company): Gunster, Yoakley & Stewart, P.A.
Company Representative: Robert S. Raynes, Jr.
Address: 800 SE Monterey Commons Blvd., Suite 200
City: Stuart, State: FL Zip: 34996
Phone: 772-288-1980 Email: r-raynes@gunster.com

Contract Purchaser (Name or Company): Manufactured Community Management, LLC
Company Representative: Amin Khoury
Address: 10455 Riverside Drive, Suite 110
City: Palm Beach Gardens, State: FL Zip: 33410
Phone: _____ Email: _____

Land Planner (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Landscape Architect (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Surveyor (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Civil Engineer (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): N/A

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): Gunster, Yoakley & Stewart, P.A.

Company Representative: Robert S. Raynes, Jr.

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: r-raynes@gunster.com

Environmental Planner (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): Gunster, Yoakley & Stewart, P.A.

Company Representative: Thomas R. Sawyer

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: tsawyer@gunster.com

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. 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.

F. 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.

Robert S. Raynes, Jr.
Applicant Signature

8/1/2024
Date

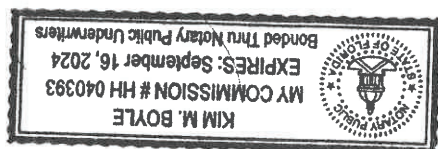
Robert S. Raynes, Jr.
Printed Name

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of August, 2024, by Robert S. Raynes, Jr., who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Kim M. Boyle
(Printed, Typed or Stamped Name of Notary Public)
Kim M. Boyle



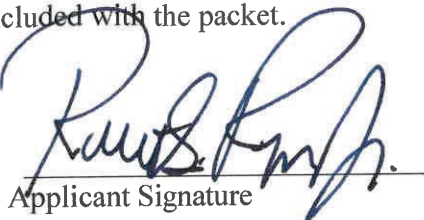
Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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AUG 02 2024
GROWTH MANAGEMENT
DEPARTMENT

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

Digital Submittal Affidavit

I, Robert S. Raynes, Jr., Esq., attest that the electronic version included for the project Manufactured Community Management Rezoning 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.

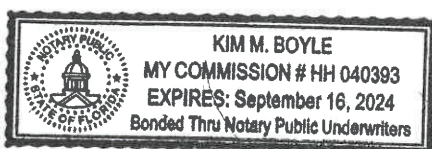

Applicant Signature

7/25/24
Date

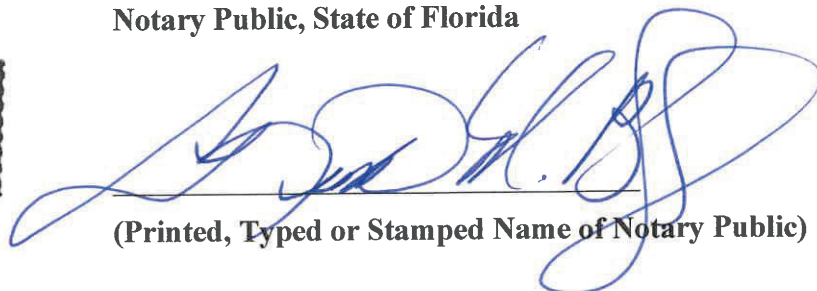
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of July, 2024, by Robert S. Raynes, Jr., who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

RECEIVED

AUG 02 2024

GROWTH MANAGEMENT
DEPARTMENT

August 2, 2024

VIA HAND DELIVERY

Mr. Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Narrative: Manufactured Community Management Rezoning

Dear Paul,

It is our pleasure to submit on behalf of the applicant, Manufactured Community Management, L.L.C., a Florida limited liability company, an application for a Rezoning ("Application"). The subject property is approximately 3.828 acres in size and is located at the northeast intersection of SE Hydrangea Street and US1 and has a parcel number of 55-38-41-000-074-00050-2 ("Property"). The Property has a Future Land Use Designation of General Commercial, and this application is requesting approval of a Rezoning of the Property from Category C (B-1 General Commercial) to Category A (General Commercial) which aligns and is consistent with the referenced Future Land Use Designation.

The Category A (General Commercial) is intended to implement the Comprehensive Growth Management Plan policies for lands designated General Commercial on the Future Land Use Map of the Comprehensive Growth Management Plan; accordingly, the proposed rezoning aligns with the uses and characteristics of the Future Land Use Designation of General Commercial.

We look forward to discussing this request with staff. If you have any questions or need any additional information, please do not hesitate to contact us.

Robert S. Raynes, Jr., Esq.

ACTIVE:24097514.1

KSA Equities Holdings, Inc.
15651 SW Palm Way
Indiantown, FL 34956

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AUG 02 2024

GROWTH MANAGEMENT
DEPARTMENT

June 13, 2024

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Limited Power of Attorney – Rezoning of Property;
SE Federal Highway, Stuart, Florida; PCN 55-38-41-000-074-00050-2

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Manufactured Community Management, LLC, a Florida limited liability company, to represent KSA Equities Holdings, Inc., a Florida corporation, as applicant, for sole and limited purpose of applying for and pursuing a rezoning of the above referenced property from B-1 to General Commercial (GC).

Sincerely,

KSA Equities Holdings, Inc.,
a Florida corporation,

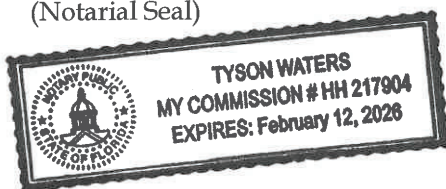
By: [Signature]
Name: Scott Collette
Title: President

STATE OF Florida

COUNTY OF Martin

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of June, 2024, by Scott Collette, as President of KSA Equities Holdings, Inc., a Florida corporation. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notarial Seal)



[Signature]
NOTARY PUBLIC

My Commission Expires: Feb. 12, 2026

Manufactured Community Management, LLC
10455 Riverside Drive, Suite 110 Palm Beach
Gardens, FL 33410

RECEIVED

AUG 02 2024

GROWTH MANAGEMENT
DEPARTMENT

June 5, 2024

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996


Re: Limited Power of Attorney – Rezoning of Property;
SE Federal Highway, Stuart, Florida; PCN 55-38-41-000-074-00050-2

Dear Mr. Schilling:

As contract purchaser of the property referenced above, please consider this correspondence formal authorization for Gunster, Yoakley & Stewart, P.A., to represent Manufactured Community Management, LLC., a Florida limited liability company, as applicant, for the sole and limited purpose of applying for and pursuing a rezoning of the above referenced property from B-1 to General Commercial (GC).

Sincerely,

Manufactured Community Management, LLC,
a Florida limited liability company,

By: 
Name: Amin Khoury
Title: Manager

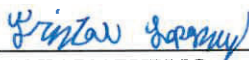
STATE OF Florida

COUNTY OF Palm Beach

The foregoing was acknowledged before me by means of ☒ physical presence or [] online notarization, this 7 day of June, 2024, by Amin Khoury, as Manager of Manufactured Community Management, LLC, a Florida limited liability company

He ☒ is personally known to me or [] has produced _____ as identification.

(Notarial Seal)

 Triston Lopasky
NOTARY PUBLIC
My Commission Expires: 11/11/2025





Prepared by and return to:
Tyson Waters, Esq.
Fox McCluskey Bush Robison, PLLC
2300 SE Monterey Road, Ste 201
Stuart, FL 34996
File No. KS01-0001

Parcel Identification number: 55-38-41-000-074-00050-2 and 55-38-41-000-074-00052-0

[SPACE ABOVE LINE FOR PROCESSING AND RECORDING INFORMATION]

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made and executed this 7 day of May, 2024, between **KSA EQUITIES FLORIDA, LLC**, a Delaware limited liability company, formerly known as KSA Equities, Inc., a Florida corporation ("Grantor"), whose mailing address is 4440 PGA Boulevard, Suite 201, Palm Beach Gardens, Florida 33410, and **KSA EQUITIES HOLDINGS, INC.**, a Florida corporation, whose post office address is ("Grantee") 15651 SW Palm Way, Indiantown, Florida 34956.

(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, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quitclaim to said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Martin County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to restrictions, reservations, easements, and limitations of record, and all taxes and assessments, without reimposing same herein.

The purpose of this deed is to correct an error in the name of the listed grantee and in the legal description of that certain conveyance between the parties dated September 15, 2022, and recorded in Official Records Book 3336, Page 1158, of the Public Records of Martin County, Florida. Upon the recording of this deed, and the correction of the intended parcel to be conveyed, Grantor will own the property described in Exhibit "B" and Grantee will own the

Corrective Quit Claim Deed – KSA Equities Florida, LLC to KSA Equities Holdings, Inc.

property described in Exhibit "A", both of which are attached hereto and made a part hereof.

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 Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

KSA EQUITIES FLORIDA, LLC, a
Delaware limited liability company

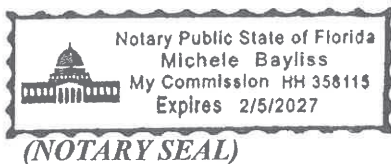
[Signature]
Print Name: John Baslone
Witness #1
Address: 4440 PGA Blvd.
Palm Beach Gardens 33410

[Signature]
Print Name: RAYMOND JAMES
Its: EVP, CDO

[Signature]
Print Name: Matt Bruggeman
Witness #2
Address: 4440 PGA Blvd. Suite 201
Palm Beach Gardens, FL 33410

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 15 day of May, 2024, by Ray Underwood, as EVP + CDO of KSA EQUITIES FLORIDA, LLC, a Delaware limited liability company, on behalf of said entity, who ☒ is personally known to me, or [] has produced drivers license as identification.



[Signature]
Notary Public
Print Name: Michele Bayliss
My commission expires: 2-5-27

Exhibit "A"
Legal Description
(parcel being conveyed to correct prior error in legal description)

Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1., Less the following described parcel of Land:

A portion of Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach (now Martin) County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1, being more particularly described as follows: Commence at the Northeast corner of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence S.66°27'08"W. along the North Line of said Tract 5, for a distance of 454.40 feet, to a point on the East right-of-way line of S.E. Federal Highway (U.S. Highway No.1) as per Florida Department of Transportation Right of Way Map Section 89010-2500 Sheets 18 and 19 of 29; Thence S.29°31'42" E. along said East right-of-way line of S.E. Federal Highway (U.S. Highway No.1) for a distance of 242.78 feet; Thence N.66°26'40"E. for a distance of 431.34 feet to a point on the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence N.24°04'36"W. along the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS for a distance of 241.41 feet to the Point of Beginning.

Exhibit "B"
Grantor's Property

A portion of Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach (now Martin) County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1, being more particularly described as follows: Commence at the Northeast corner of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence S.66°27'08"W. along the North Line of said Tract 5, for a distance of 454.40 feet, to a point on the East right-of-way line of S.E. Federal Highway (U.S. Highway No.1) as per Florida Department of Transportation Right of Way Map Section 89010-2500 Sheets 18 and 19 of 29; Thence S.29°31'42" E. along said East right-of-way line of S.E. Federal Highway (U.S. Highway No.1) for a distance of 242.78 feet; Thence N.66°26'40"E. for a distance of 431.34 feet to a point on the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence N.24°04'36"W. along the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS for a distance of 241.41 feet to the Point of Beginning.

CERTIFICATION OF NON-TRANSFER OF PROPERTY

The undersigned, Robert S. Raynes, Jr., the attorney agent under limited power of attorney from **Manufactured Community Management, L.L.C., a Florida limited liability company**, hereby certifies that as of the date of the Corrective Quit Claim Deed recorded May 10, 2024 in Official Records Book 3436, page 2129, Martin County, Florida public records, that no transfer of the property described below has occurred.

Property:

Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

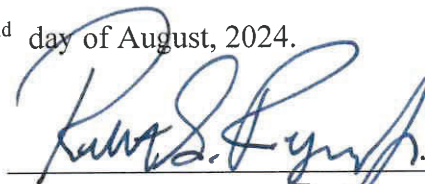
A portion of Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1, being more particularly described as follows: Commence at the Northeast corner of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence S.66°27'08"W. along the North Line of said Tract 5, for a distance of 454.40 feet, to a point on the East Right-of-Way line of S.E. Federal Highway (U.S. Highway No.1) as per Florida Department of Transportation Right-of-Way Map Section 89010-2500 Sheets 18 and 19 of 29; Thence S.29°31'42" E. along said East Right-of-Way Line of S.E. Federal Highway (U.S. Highway No.1) for a distance of 242.78 feet;

Thence N.66°26'40"E. for a distance of 431.34 feet to a point on the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence N.24°04'36"W. along the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS for a distance of 241.41 feet to the Point of Beginning. The Lessed out Parcel containing 87,554.98 Square Feet or 2.455 Acres +/-.

Total Area of the Property is 166,748.26 Square Feet or 3.828 Acres +/-.

Parcel Identification Number: Portion 55-38-41-000-074-00050-2

This certificate is dated effective as of the 2nd day of August, 2024.



Robert S. Raynes, Jr., Esquire

Gunster Law Firm

800 SE Monterey Commons Blvd., Suite 200

Stuart, FL 34996

772-288-1980

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

A portion of Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1, being more particularly described as follows: Commence at the Northeast corner of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence S.66°27'08"W. along the North Line of said Tract 5, for a distance of 454.40 feet, to a point on the East Right-of-Way line of S.E. Federal Highway (U.S. Highway No.1) as per Florida Department of Transportation Right-of-Way Map Section 89010-2500 Sheets 18 and 19 of 29; Thence S.29°31'42" E. along said East Right-of-Way Line of S.E. Federal Highway (U.S. Highway No.1) for a distance of 242.78 feet;

Thence N.66°26'40"E. for a distance of 431.34 feet to a point on the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence N.24°04'36"W. along the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS for a distance of 241.41 feet to the Point of Beginning. The Lessed out Parcel containing 87,554.98 Square Feet or 2.455 Acres +/-.

Total Area of the Property is 166,748.26 Square Feet or 3.828 Acres +/-.

Property Location Map

