

**Peter W. Walden**  
**Principal Planner**  
**Martin County Growth Management Department**  
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2401 SE Monterey Road Stuart, FL 34996

*Experience*

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**Public Sector Work History**

**Principal Planner**, Martin County, FL 2018- present

- Project Coordinator- development application and land development regulation review
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

**Senior Planner**, Martin County, Fl. 2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

**Development Compliance Planner**, City of Palm Beach Gardens, Palm Beach Gardens, Fl. 2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance. Provide related documents; draft time extensions, build out determinations, administrative amendments.

**Zoning Compliance**, Village of North Palm Beach, NPB, Fl. 2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission, and maintain all corresponding files.

**Private Sector Work History**

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

**Education & Certifications**

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**Florida Atlantic University**, Boca Raton, FL

**B.P.M. Bachelor of Public Management** (Administration), minor in Geography, Magna Cum Laude

**Course work in;** Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

**Indian River State College**, Stuart, FL

**A.A, Environmental Science**, Magna Cum Laude

**Government Internship**, Town of Jupiter, Fl. 2011 Planning and Zoning, Business Development

**Member of the American Planning Association**



# Local Planning Agency

2401 SE Monterey Road  
Stuart, Florida 34996

## Agenda Item Summary

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**File ID:** 20-1091

**NPH-1**

**Meeting Date:** 10/15/2020

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**PLACEMENT:** New Business

**TITLE:**

**TCCC LOTS 4, 5 AND TRACT 7 REZONING (T094-040) (QUASI-JUDICIAL)**

**EXECUTIVE SUMMARY:**

Request by Gazza South, LLC for a zoning district change from the LI, Limited Industrial District and R-3A Liberal Multiple-Family District to the GI, General Industrial District for Lots 4, 5 and the adjacent Tract 7 of the Treasure Coast Commerce Center. The 3 parcels total approximately 5.53 acres. The subject property is undeveloped and located at the terminus of SW Commerce Way, west of Jack James Road in the Treasure Coast Commerce Center, a platted industrial subdivision between the Florida Turnpike and Interstate I-95 in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Requested by: William J. Mathers, P.E. Mathers Engineering Corporation

Presented by: Peter Walden, AICP, Principal Planner, Growth Management Department

**PREPARED BY:** Joan Seaman, Administrative Specialist II

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# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. *Application Information*

## LOTS 4, 5 AND TRACT 7 SECTION THREE, TCCC TWO AND THREE REZONING

Applicant:	Gazza South, LLC
Property Owner:	Gazza South, LLC
Agent for the Applicant:	Mathers Engineering Corporation, William J. Mathers, P.E.
County Project Coordinator:	Peter Walden, AICP
Growth Management Director:	Paul Schilling
Project Number:	T094-040
Application Type and Number:	DEV2020080007
Report Number:	2020_0928_T094-040_Staff_Report_Final
Application Received:	08/27/2020
Transmitted:	08/27/2020
Staff Report:	09/28/2020
LPA Hearing:	10/15/2020
BCC Hearing:	11/10/2020

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### B. *Project description and analysis*

This is a request for zoning district change from the LI, Limited Industrial district and R-3A, Liberal Multi-Family District to the GI, General Industrial district or the most appropriate district. The three parcels total approximately 5.53 acres and are located within the Treasure Coast Commerce Center (TCCC) at the terminus of SW Commerce Way, west of SW Jack James Drive in Stuart. Included with the application is a request for a Certificate of Public Facilities Exemption.

The applicant is planning for marine manufacturing on the subject property, a targeted business. This use is permitted in the limited industrial district but due to the needs of the manufacturing process the additional 10 feet of building height provided by the General Industrial zoning district is needed for the successful operations of his company.

Lots four and five were platted as part of Treasure Coast Commerce Center in 2003. The adjacent parcel, Tract 7 is surrounded by TCCC but was not incorporated into the 2003 plat. The three parcels are undeveloped and are adjacent to existing industrial uses. There are no residential uses adjacent to the property as the property backs up to the Florida Turnpike to the west and industrial development to the

north, south and east.

The R-3A Zoning District is not consistent with the Limited Industrial future land use. However, the LI, Limited Industrial zoning district on lots four and five is consistent with the land use therefore, the rezoning is considered non-mandatory.

The future land use designation for the property on the Future Land Use Map (FLUM) of the County’s Comprehensive Growth Management Plan (CGMP) is Industrial, which is a classification that allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry’s need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District. Industrial development includes both Limited Impact and Extensive Impact Industries.

There are three (3) standard zoning districts that are available to implement the Industrial land use policies of the CGMP, which are LI Limited Industrial, GI General Industrial, and HI Heavy Industrial districts. In addition to the standard zoning districts, the PUD (Planned Unit Development) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County. The applicant is proposing to rezone the property to the GI, General Industrial District. The following tables compare the permitted uses and the development standards for the available standard zoning districts.

**TABLE 3.11.2 (EXCERPT)  
PERMITTED USES – CATEGORY “A” NONRESIDENTIAL DISTRICTS**

USE CATEGORY	LI	GI	HI
<i>Residential Uses</i>			
Accessory dwelling units	P	P	P
Apartment hotels			
Mobile homes			
Modular homes			
Multifamily dwellings			
Single-family detached dwellings			
Single-family detached dwellings, if established prior to the effective date of this ordinance			
Townhouse dwellings			
Duplex dwellings			
Zero lot line single-family dwellings			
<i>Agricultural Uses</i>			
Agricultural processing, indoor		P	P
Agricultural processing, outdoor			P
Agricultural veterinary medical services	P	P	

Aquaculture	P	P	P
Crop farms			
Dairies			
Exotic wildlife sanctuaries			
Farmer's markets			
Feed lots			
Fishing and hunting camps			
Orchards and groves			
Plant nurseries and landscape services	P	P	
Ranches			
Silviculture			
Stables, commercial			
Storage of agricultural equipment, supplies and produce			
Wildlife rehabilitation facilities			
<b><i>Public and Institutional Uses</i></b>			
Administrative services, not-for-profit	P	P	P
Cemeteries, crematory operations and columbaria	P	P	P
Community centers			
Correctional facilities		P	P
Cultural or civic uses			
Dredge spoil facilities			
Educational institutions	P	P	P
Electrical generating plants			P
Fairgrounds			
Halfway houses			
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance			
Hospitals			
Neighborhood assisted residences with six (6) or fewer residents			
Neighborhood boat launches			
Nonsecure residential drug and alcohol rehabilitation and treatment facilities			
Nonsecure residential drug and alcohol rehabilitation and			

treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance			
Places of worship	P	P	
Post offices	P		
Protective and emergency services	P	P	P
Public libraries	P		
Public parks and recreation areas, active	P	P	P
Public parks and recreation areas, passive	P	P	P
Public vehicle storage and maintenance			
Recycling drop-off centers	P	P	P
Residential care facilities			
Solid waste disposal areas			P
Utilities	P	P	P
<b><i>Commercial and Business Uses</i></b>			
Adult business	P	P	P
Ancillary retail use			
Bed and breakfast inns			
Business and professional offices	P	P	
Campgrounds			
Commercial amusements, indoor	P		
Commercial amusements, outdoor	P		
Commercial day care	P	P	
Construction industry trades	P	P	P
Construction sales and services	P	P	P
Family day care			
Financial institutions	P	P	
Flea markets	P	P	
Funeral homes			
General retail sales and services	P		
Golf courses			
Golf driving ranges	P		
Hotels, motels, resorts and spas	P	P	
Kennels, commercial	P	P	P

Limited retail sales and services	P		
Marinas, commercial			
Marine education and research			
Medical services	P		
Pain management clinics	P		
Parking lots and garages			
Recreational vehicle parks			
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance			
Residential storage facilities	P	P	
Restaurants, convenience, with drive-through facilities	P		
Restaurants, convenience, without drive-through facilities			
Restaurants, general	P	P	
Shooting ranges			
Shooting ranges, indoor	P	P	P
Shooting ranges, outdoor			
Trades and skilled services	P	P	P
Vehicular sales and service	P	P	
Vehicular service and maintenance	P	P	P
Veterinary medical services	P	P	P
Wholesale trades and services	P	P	P
<b><i>Transportation, Communication and Utilities Uses</i></b>			
Airstrips			
Airports, general aviation		P	P
Truck stop/travel center			P
<b><i>Industrial Uses</i></b>			
Biofuel facility		P	P
Composting, where such use was approved or lawfully established prior to March 1, 2003			
Extensive impact industries		P	P
Limited impact industries	P	P	P
Mining			P
Salvage yards		P	P

Yard trash processing			P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002	P	P	
<b><i>Life Science, Technology and Research (LSTAR) Uses</i></b>			
Biomedical research	P	P	P
Bioscience research	P	P	P
Computer and electronic components research and assembly	P	P	P
Computer and electronic products research and assembly	P	P	P
Computer programming/software research	P	P	P
Computer system design	P	P	P
Electromedical apparatus research and assembly	P	P	P
Electronic equipment research and assembly	P	P	P
Laser research and assembly	P	P	P
Lens research	P	P	P
Management, scientific and technical services	P	P	P
Marine Research	P	P	P
Medical and dental labs	P	P	P
Medical equipment assembly	P	P	P
Optical equipment assembly	P	P	P
Optical instruments assembly	P	P	P
Optoelectronics assembly	P	P	P
Pharmaceutical products research	P	P	P
Precision instrument assembly	P	P	P
Professional, scientific and technical services	P	P	P
Reproducing magnetic and optical media	P	P	P
Research and development laboratories and facilities, including alternative energy	P	P	P
Scientific and technical consulting services	P	P	P
Simulation training	P	P	P
Technology centers	P	P	P
Telecommunications research	P	P	P
Testing laboratories	P	P	P
<b><i>Targeted Industries Business (TIB) Uses</i></b>			



Aviation and aerospace manufacturing	P	P	P
Business-to-business sales and marketing	P	P	P
Chemical manufacturing	P	P	P
Convention centers	P	P	P
Credit bureaus	P	P	P
Credit intermediation and related activities	P	P	P
Customer care centers	P	P	P
Customer support	P	P	P
Data processing services	P	P	P
Electrical equipment and appliance component manufacturing	P	P	P
Electronic flight simulator manufacturing	P	P	P
Fiber optic cable manufacturing	P	P	P
Film, video, audio and electronic media production and postproduction	P	P	P
Food and beverage products manufacturing	P	P	P
Funds, trusts and other financial vehicles	P	P	P
Furniture and related products manufacturing	P	P	P
Health and beauty products manufacturing	P	P	P
Information services and data processing	P	P	P
Insurance carriers	P	P	P
Internet service providers, web search portals	P	P	P
Irradiation apparatus manufacturing	P	P	P
Lens manufacturing	P	P	P
Machinery manufacturing	P	P	P
Management services	P	P	P
Marine and marine related manufacturing	P	P	P
Metal manufacturing	P	P	P
National, international and regional headquarters	P	P	P
Nondepository credit institutions	P	P	P
Offices of bank holding companies	P	P	P
On-line information services	P	P	P
Performing arts centers	P	P	P
Plastics and rubber products manufacturing	P	P	P

Printing and related support activities	P	P	P
Railroad transportation	P	P	P
Reproducing magnetic and optical media manufacturing	P	P	P
Securities, commodity contracts	P	P	P
Semiconductor manufacturing	P	P	P
Simulation training	P	P	P
Spectator sports	P	P	P
Surgical and medical instrument manufacturing	P	P	P
Technical support	P	P	P
Telephonic and on-line business services	P	P	P
Textile mills and apparel manufacturing	P	P	P
Transportation air	P	P	P
Transportation equipment manufacturing	P	P	P
Transportation services	P	P	P
Transaction processing	P	P	P
Trucking and warehousing	P	P	P
Wood and paper product manufacturing	P	P	P

**TABLE 3.12.1 (excerpted)  
DEVELOPMENT STANDARDS**

<b>C A T</b>	<b>Zoning District</b>	<b>Min. Lot Area (sq. ft.)</b>	<b>Min. Lot Width (ft.)</b>	<b>Max. Res. Density (upa)</b>	<b>Max. Hotel Density (upa)</b>	<b>Max. Building Coverage (%)</b>	<b>Max. Height (ft.)/(stories)</b>	<b>Min. Open Space (%)</b>	<b>Other Req. (footnote)</b>
A	LI	15,000	100	—	20	40	30 (1)	20	—
A	GI	30,000	125	—	20	50	40	20	
A	HI	1 ac.	125	—	—	60	40	20	—

(1) The maximum building height shall be 40 feet for all commercial and business uses permitted in the LI zoning district as set forth in Table 3.12.1

**TABLE 3.12.2 (excerpted)  
STRUCTURE SETBACKS**

	<b>Front/by story</b>	<b>Rear/by story</b>	<b>Side/by story</b>
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C A T	Zoning District	(ft.)				(ft.)				(ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	LI	15 (c)	15 (c)	15 (c)	15 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)
A	GI	15 (c)	15 (c)	15 (c)	15 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)
A	HI	40	40	40	40	40	40	40	40	40	40	40	40

(c) Where the real property boundary abuts an RE, RS, MH, RM, HR-1, HR-1A, R-1, R-1A, R-1B, R-1C, R-2, R-2B, R-2C, R-2T, RT, TP, E, E-1, WE-1 zoning district, a residential use in a PUD, or the real property boundary of a public school, these increased setbacks shall apply:

Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)				
1	2	3	4	1	2	3	4	1	2	3	4	Corner
25	25	25	25	20	20	30	40	15	20	20	30	25

**Standards for Amendments to the Zoning Atlas**

1. The Comprehensive Growth Management Plan (CGMP) states in Chapter 4, Section 4.4: “Goal 4.4 To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And, in Objective 4.4A. “To eliminate inconsistencies between the FLUM and the zoning maps and regulations.”
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2 E.1. provide the following “Standards for amendments to the Zoning Atlas.”

*The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.*

3. The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment

to the Zoning Atlas, the Board of County Commissioners shall consider the following:

**a. *Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,***

The subject property is designated for Industrial land use on the Future Land Use Map (FLUM) of the Comprehensive Growth Management Plan (CGMP). The zoning implementation policies and requirements are contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identify three (3) standard zoning districts, including LI, GI, and HI, that are available to implement the Industrial future land use classification.

In addition to the standard zoning districts the PUD (Planned Unit Development) District is also available as a fourth option. The PUD District offers more design flexibility to applicants for proposed projects in exchange for additional benefits provided to the public and more controls by the County, which is considered concurrently with a proposed site plan. The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) are asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2 E.1., Land Development Regulations (LDR), Martin County Code (MCC).

Policy 4.13A.8.(1) of Chapter 4, Future Land Use Element, of the CGMP addresses the Industrial land use designation:

*The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District. Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.*

*Private development of airport property shall be subject to an Airport Zoning District or Planned Unit Development (Airport) Zoning District, when such a district is adopted to implement this policy.*

*The locational criteria require that all development in areas designated Industrial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system, as described in the Sanitary Sewer Services Element and the Potable Water Services Element. Areas of the County where freestanding urban services (i.e., regional utility system) can be provided by a group of industrial users may be considered as independent or freestanding urban service districts. They may be illustrated as such on Figure 4-2 in conjunction with formal amendments to the FLUM as provided in section 1.11, Amendment Procedures. All such freestanding urban service districts must comply with the adopted LOS standards in this Plan and the Capital Improvements Element.*

*Industrially designated areas are not generally adaptive to residential use, and they*

*shall not be located in areas designated for residential development unless planned for a mixed-use development allowed under Goal 4.3 or in a large-scale PUD.*

*This provision shall not prohibit residences for night watchmen or custodians whose presence on industrial sites is necessary for security purposes. Such a use may be permitted through the Land Development Regulations.*

This application requests a rezoning of the property to the GI, General Industrial zoning district, which is compatible to implement the CGMP policies for lands designated Industrial on the Future Land Use Map of the CGMP. The site is located in the platted TCCC industrial subdivision and is located adjacent to the Florida Turnpike and is accessed by SW Kanner Highway, a major arterial roadway, therefore meets the locational criteria of being an accessible site adjacent to a major thoroughfare. Furthermore, it is located within a large area of land designated for industrial land use and is not adjacent to residential land use. The site is located within the primary urban services district and will be required to demonstrate compliance with all applicable standards for the Industrial land use designation in the CGMP.

***b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,***

There are three (3) standard zoning districts that are available to implement the Industrial future land use policies of the CGMP. The three (3) standard zoning districts include the LI Limited Industrial, GI General Industrial, and HI Heavy Industrial Districts.

The subject property has an area of approximately 5.53 acres and fronts the right-of-way for SW Commerce Way, consistent with the minimum development standards governing the requested GI Zoning District, as shown above in Table 13.12.1. With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted to the County.

The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations and no development of the property is proposed as part of this application requesting a rezoning. The applicant must demonstrate full compliance with all regulations prior to any Development Order approval action taken by the County.

***c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,***

As shown in the figures contained in Section E below, the subject property is located in a platted industrial subdivision adjacent to the Florida Turnpike and accessed by SW Kanner Highway which is a major arterial roadway. The adjacent parcels to the north, south and east have the same Industrial land use. The primary land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for the local area include a concentration of industrial uses. The proposed zoning district of GI is consistent with the Industrial future land use designation. Existing development within the area consists primarily of industrial uses, consistent with the location and future land use designation. Therefore, the requested GI zoning district is suitable to the site and is compatible with the character of the existing land uses in the adjacent and surrounding area.

**d. Whether and to what extent there are documented changed conditions in the area; and,**

The requested zoning district of GI is consistent with the future land use designation and the currently existing development associated with the areas adjacent to, and within proximity of, the subject site. This site is located within the primary urban service district and the infrastructure needed to support and provide services to the existing and proposed development in this local area are available. Development that has occurred historically and recently surrounding the site is in conformance with the industrial land use designated for the area. Any development proposed on the property in conformance with the Industrial future land use designation and GI zoning district will be required to meet the County development standards. Therefore, the proposed GI zoning is compatible with the existing historical uses and the current contemporaneous development pattern and is appropriate for this property.

**e. Whether and to what extent the proposed amendment would result in demands on public facilities; and,**

The subject property is located within the Primary Urban Services District of the County. As such, the full range of urban services at service levels established by the CGMP is available or must be made available for any uses that are planned for the property. Water and wastewater services to the site are already provided to the existing site by Martin County Utilities, the regional service provider for this area of the County.

**f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,**

The land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for development contains industrial land uses within proximity to the subject parcel. The rezoning to GI, General Industrial District, would be consistent with the Industrial Future Land Use provisions and provide the opportunity for the industrial use of the property. This development pattern is well established adjacent to, and within the vicinity of, the subject parcel and the extension of this pattern to the subject property through the assignment of the requested GI zoning district is suitable, contemplated and supported by the CGMP.

**g. Consideration of the facts presented at the public hearings.**

The subject application requires a public hearing before the Local Planning Agency, who will make a recommendation on the request; and, before the Board of County Commissioners, who will take final action on the request. The two public hearings will provide the public an opportunity to participate in the review and decision-making process.

**C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
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F	Comprehensive Plan	Peter Walden	219-4923	Comply
G	Development Review	Peter Walden	219-4923	Comply
H	County Attorney	Krista Storey	288-5443	Review Ongoing
I	Adequate Public Facilities	Peter Walden	219-4923	Exempt

Staff has reviewed this petition for a rezoning of property to the appropriate zoning district designation, has determined that the petition has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. Staff recommends approval of this rezoning petition.

**D. Review Board action**

This application is classified as an amendment to the official zoning atlas. Pursuant to Section 10.3.B., Land Development Regulations (LDR), Martin County, Fla. (2019), a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board’s consideration. And, pursuant to Section 10.5.F., LDR, Martin County, Fla. (2019), final action on this request for an amendment to the official zoning map is required by the Board of County Commissioners (BCC) at a public hearing.

**E. Location and site information**

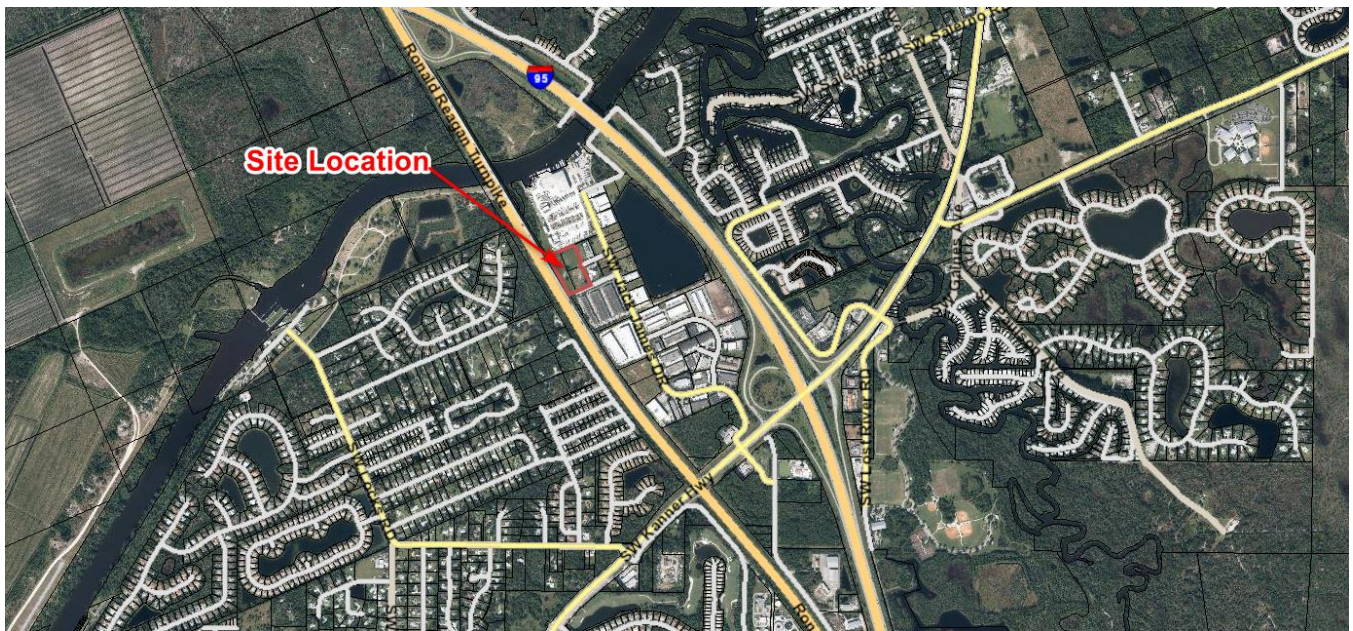
Parcel number(s) and address: 55-38-41-290-003-00050-0,  
55-38-41-290-003-00040-0,  
55-38-41-000-029-00070-2

Existing Zoning: LI, Limited Industrial District, R-3A, Liberal Multi-family District

Future land use: Industrial

Gross area of site: 5.53 acres

**Location Map**



### Subject Site 2020 Aerial



### Zoning Atlas Excerpt



Zoning district designations of abutting properties:

To the north:	Limited Industrial
To the south:	Limited Industrial
To the east:	Limited Industrial
To the west:	Florida Turnpike ROW



### Future Land Use Map Excerpt



Future land use designations of abutting properties:

- To the north: Industrial
- To the south: Industrial
- To the east: Industrial
- To the west: Florida Turnpike ROW

#### ***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

##### **Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

#### ***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

##### **Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

##### **Additional Information:**

##### **Information #1:**

Notice Of A Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar

days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR, § 10.6.E.1.

**Information #2:**

Notice(s) of public hearings regarding development applications shall be published at least 14 days prior to the date of the public hearing (seven calendar days if the application is being expedited pursuant to section 10.5.E) in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application. [Section 10.6.D., LDR, MCC]

**H. Determination of compliance with legal requirements - County Attorney's Office**

**Review Ongoing**

**I. Determination of compliance with the adequate public facilities requirements - responsible departments**

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

**J. Post-approval requirements**

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

**Item #1:**

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

**Item #2:**

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required.

Checks should be made payable to the Martin County Clerk of Court.

### **K. Local, State, and Federal Permits**

There are no applicable Local, State and Federal Permits associated with amendments to the County Zoning Atlas.

### **L. Fees**

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$3,115.00	\$3,115.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified on the post approval checklist.

### **M. General application information**

Applicant: Gazza South, LLC  
John J. Gazza  
388 Broadhollow Road  
Farmingdale, NY 11735

Agent: Mathers Engineering Corporation  
William J. Mathers, P.E.  
2431 SE Dixie Highway  
Stuart, FL 34996

### **N. Acronyms**

ADA..... Americans with Disability Act  
AHJ..... Authority Having Jurisdiction  
ARDP..... Active Residential Development Preference  
BCC..... Board of County Commissioners  
CGMP..... Comprehensive Growth Management Plan  
CIE..... Capital Improvements Element  
CIP..... Capital Improvements Plan  
FACBC..... Florida Accessibility Code for Building Construction  
FDEP..... Florida Department of Environmental Protection  
FDOT..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department

NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA .... Water/Waste Water Service Agreement

***O. Attachments***



2431 SE Dixie Highway  
 Stuart, FL 34996  
 Phone: (772) 287-0525  
 Email: holly@mathersengineering.com

## LETTER OF TRANSMITTAL

TO: Martin County  
Growth Management Department  
(Hand delivered)

Date: 08/18/2020	Job No. 3826-01
Attention: Paul Schilling, Director	
Re: Zoning Change	
Lots 4, 5 and Tract 7 Section Three, Treasure Coast Commerce Center Two & Three	

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_

THE FOLLOWING ITEMS:

COPIES	DATE	NO.	DESCRIPTION
1			Check for the Application Fee (\$290.00)
1			Original Packet with Exhibits
1			CD with a PDF file of documentation for checklist.

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For approval     
  For review and comment     
  Submit      \_\_\_\_\_  
 As requested     
  Returned for corrections     
  Resubmit      \_\_\_\_\_

REMARKS

The original signed, notarized documents are in this package submittal.

COPY TO File and client

SIGNED: Holly M. Mathers

***If enclosures are not as noted, kindly notify us at once.***



**Martin County, Florida Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

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## **Zoning Change Checklist**

**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. When submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or flash drive. bookmarked as indicated in the Application Instructions. One paper packet must also be submitted.
4. When submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc flash drive with #3 above. 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.
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](#)
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. 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.
12. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.

13. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.
14. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
15. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings as required by Section 10.6.E., LDR.
16. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential zoning district. [School Impact Worksheet](#)
17. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)

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



Martin County, Florida  
 Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

**DEVELOPMENT REVIEW APPLICATION**

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**A. GENERAL INFORMATION**

Type of Application: Zoning Change

Name or Title of Proposed Project: Lots 4, 5 and Tract 7 Section Three, TCCC Two & Three

**Brief Project Description:**

Application to Rezone Lots 4, 5 and Tract 7 to General Industrial (GI)

Was a Pre-Application Held?  YES/NO  Pre-Application Meeting Date: 03/12/2020

Is there Previous Project Information?  YES/NO

Previous Project Number if applicable: Pre-Application # T094-036

Previous Project Name if applicable: N/A

**Parcel Control Number(s)**

55-38-41-290-003-00040-0

55-38-41-290-003-00050-0

55-38-41-000-029-00070-2

**B. PROPERTY OWNER INFORMATION**

Owner (Name or Company): Gazza South LLC

Company Representative: John J. Gazza

Address: 388 Broadhollow Road

City: Farmingdale, State: NY Zip: 11735

Phone: (561) 647-4497 Email: jjgrealestate@optonline.net



**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Gazza South LLC

Company Representative: John J. Gazza

Address: 388 Broadhollow Road

City: Farmingdale, State: NY Zip: 11735

Phone: (561) 647-4497 Email: jjgrealestate@optonline.net

**Agent (Name or Company):** Mathers Engineering Corporation

Company Representative: William J. Mathers, P.E.

Address: 2431 SE Dixie Highway

City: Stuart, State: FL Zip: 34996

Phone: (772) 287-0525 Email: holly@mathersengineering.com

**Contract Purchaser (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Civil Engineer (Name or Company):** Mathers Engineering Corporation

Company Representative: William J. Mathers, P.E.

Address: 2431 SE Dixie Highway

City: Stuart, State: FL Zip: 34996

Phone: (772) 287-0525 Email: holly@mathersengineering.com

**PROJECT PROFESSIONALS CONTINUED**

**Traffic Engineer (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Environmental Planner (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**D. Certification by Professionals**

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

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

**E. APPLICANT or AGENT CERTIFICATION**

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

[Signature]  
Applicant Signature

7-9-20  
Date

John Gazza  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: NY COUNTY OF: SUFFOLK

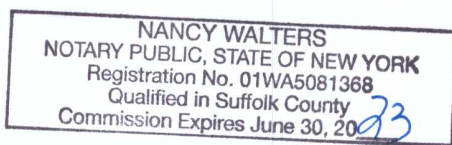
I hereby certify that the foregoing instrument was acknowledged before me this 9 day of July, 20 20, by John Gazza.

He or She  is personally known to me or \_\_\_ has produced \_\_\_ as identification.

[Signature]  
Notary Public Signature

Nancy Walters  
Printed name

STATE OF: NY at-large





Martin County Florida Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996  
 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

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### Digital Submittal Affidavit

I, Holly M. Mathers, attest that the electronic version included for the project Lots 4, 5 and Tract 7 Section Three, Treasure Coast Commerce Center Two & Three 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  
*as representative*

08/18/2020  
 Date

### NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

COUNTY OF: MARTIN \_\_\_\_\_

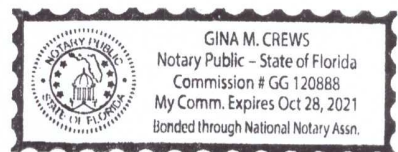
I hereby certify that the foregoing instrument was acknowledged before me this 18 day of AUGUST, 2020, by HOLLY M. MATHERS.

He or She  is personally known to me or \_\_\_ has produced \_\_\_\_\_ as identification.

Gina M. Crews  
 Notary Public Signature

Gina M. Crews  
 Printed name

STATE OF: Florida at-large





2431 SE Dixie Highway  
Stuart, FL 34996  
Phone: (772) 287-0525  
Email: mathersengineers@bellsouth.net  
License: EB 0004456

August 17, 2020

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

**RE: Project Narrative for Zoning Change Application**

This application is a request for a Zoning Change for the following parcels:

- Lot 4 one (1) parcel of land consisting of 1.69 acres from LI to General Industrial (GI).
- Lot 5 one (1) parcel of land consisting of 1.69 acres from LI to General Industrial (GI).
- TR 7 one (1) parcel of land consisting of 2.15 acres from R-3A to General Industrial (GI).

Parcel Descriptions for Proposed Rezoning for the 3 properties are as follows:

- Parcel I.D. 55-38-41-290-003-00040.0  
Lot 4 Section 3, Three of Treasure Coast Commerce Center Two & Three  
1330 SW Treasure Coast Commerce Way, Stuart, with 1.69 Acres
- Parcel I.D. 55-38-41-290-003-00050.0  
Lot 5 Section 3, Three of Treasure Coast Commerce Center Two & Three  
1335 SW Treasure Coast Commerce Way, Stuart, with 1.69 Acres
- Parcel I.D. 55-38-41-000-029-00070.2  
St. Lucie Inlet Farms, that part of Tract 7, Block 29, lying East of the Turnpike  
6974 SW Jack James Dr., Stuart, with 2.15 Acres

Checklist item #4 Large format plans digitally, include two sets of paper plans. NOT APPLICABLE. No plans prepared for this submittal.

Checklist item #16 SCHOOL IMPACT WORKSHEET – NOT APPLICABLE. This is a non-residential zoning district.

The proposed Rezoning is consistent for marine industries with all applicable provisions for of the Comprehensive Plan Section 15, Policy 15.2B.4 of the Comprehensive Plan states “Martin County shall support and encourage business and industries that are uniquely situated to benefit from the County’s coastal location , such as marinas, marine industries and other water-dependent business”.

The proposed Rezoning is consistent with all applicable provisions of the Martin County Land Development Regulations.



2431 SE Dixie Highway  
Stuart, FL 34996  
Phone: (772) 287-0525  
Email: mathersengineers@bellsouth.net  
License: EB 0004456

The proposed Zoning District is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use.

Public facilities impact may increase because of the allowable uses under this proposed Zoning Category. However, the expected public facilities impact would be primarily utilities and traffic. Water and wastewater are provided by Martin County Utilities, and the entering and exiting of traffic is by the existing service road with single connection to Kanner Highway (SR 714). Due to the above, the public facilities' impacts are expected to be minimal over current allowable uses.

The proposed zoning will create a logical, timely and orderly development pattern which is consistent with the uses of the properties to the north and south and consistent with the Future Land Use Map of this property and the adjoining properties.

**LAND USE & ZONING**

Lot 4 Land Use – The Current Land Use is Industrial  
Existing Zoning – The Current Zoning is LI  
Proposed Zoning – General Industrial

Lot 5 Land Use – The Current Land Use is Industrial  
Existing Zoning – The Current Zoning is LI  
Proposed Zoning – General Industrial

That part of TR 7 Land Use – The Current Land Use is Industrial  
Existing Zoning – The Current Zoning is R-3A  
Proposed Zoning – General Industrial

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. J. Mathers', is written over a faint, larger version of the signature.

William J. Mathers, P.E.

# SPECIAL POWER OF ATTORNEY

Gazza South LLC hereby appoints Mathers Engineering Corporation as attorney in fact to act in its capacity to sign for and implement any and all necessary documentation related to the zoning application and submission for the proposed construction of Lots 4, 5 and Tract 7 Section Three, TCCC Two & Three project.

The rights, powers, and authority of its attorney in fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the date signed here within and shall remain in full force and effect until the project is completed or unless specifically extended or rescinded earlier by either party.

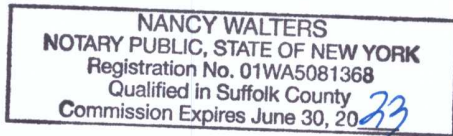
Dated: 7-9-20

Signed: \_\_\_\_\_

Print Name: John Gazza  
Title: owner  
Address: 388 Broadhollow Rd.  
Farmingdale, N.Y. 11735

State of NY  
County of SUFFOLK

I hereby certify that the foregoing instrument was acknowledged before me this 9 day of July, 2020, by John Gazza, who is () personally known to me or who ( ) has produced \_\_\_\_\_ as identification.



Print Name: Nancy Walters  
NOTARY PUBLIC, State of NY  
My Commission Expires: 6/30/23

[Notary Seal]



This Instrument Prepared By / Return To:  
Jennifer L. Williamson, Esquire  
CRARY BUCHANAN, P.A.  
759 SW Federal Hwy., Suite 106  
Stuart, FL 34994  
(772) 287-2600

PARCEL I.D. NO.: 55-38-41-290-003-00040.00000,  
55-38-41-290-003-00050.00000, 55-38-41-000-029-00070.20000

**WARRANTY DEED**

**THIS WARRANTY DEED**, Made and executed the 6th day of August, 2018, by **MK BROWN HOLDINGS, LLC**, a Florida limited liability company (as to Parcel 1), having its principal place of business at 4425 SW Martin Highway, Palm City, Florida 34990 and **MK BROWN HOLDINGS I, LLC**, a Florida limited liability company (as to Parcel 2), having its principal place of business at 4425 SW Martin Highway, Palm City, Florida 34990, hereinafter collectively called the Grantor, to **GAZZA SOUTH, LLC**, a Florida limited liability company, whose post office address is 388 Broadhollow Road, Farmingdale, NY 11735, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Martin County, Florida, to-wit:

**PARCEL 1:**

Lots 4 and 5 Section 3, TREASURE COAST COMMERCE CENTER TWO AND THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 65, of the Public Records of Martin County, Florida.

**PARCEL 2:**

That part of Lot 7, Block 29, lying East of the Sunshine State Parkway, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 and recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida Public Records

Subject to: restrictions, reservations, covenants, conditions, and easements of record; taxes for 2018 and the years subsequent thereto, and all applicable laws, ordinances and governmental regulations, including without limitation, zoning and building codes and ordinances.

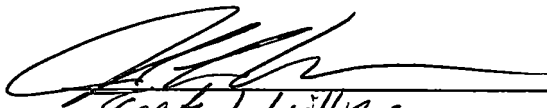
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

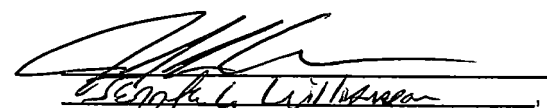
**In Witness Whereof** the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.


Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Jennifer L. Williamson, Witness  
[Print Name of Witness]

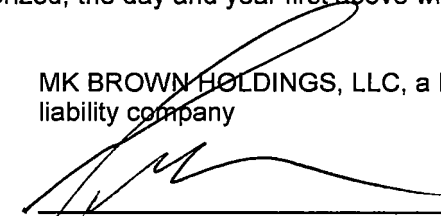
  
\_\_\_\_\_  
LOUANN RUTKOWSKI, Witness  
[Print Name of Witness]

Signed, sealed and delivered in our presence:

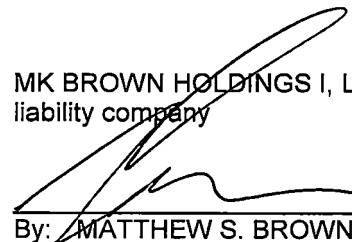
  
\_\_\_\_\_  
Jennifer L. Williamson, Witness  
[Print Name of Witness]

  
\_\_\_\_\_  
LOUANN RUTKOWSKI, Witness  
[Print Name of Witness]

MK BROWN HOLDINGS, LLC, a Florida limited liability company

  
\_\_\_\_\_  
By: MATTHEW S. BROWN  
Its: Manager

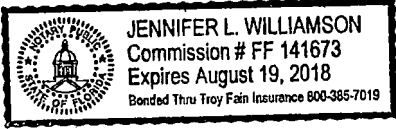
MK BROWN HOLDINGS I, LLC, a Florida limited liability company


  
\_\_\_\_\_  
By: MATTHEW S. BROWN  
Its: Manager



STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by Matthew S. Brown, as Manager of MK BROWN HOLDINGS, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me, or  has produced \_\_\_\_\_ as identification.




  
\_\_\_\_\_  
Jennifer L. Williamson (Print Name)  
Notary Public – State of Florida  
Commission Number: FF 141673  
My Commission Expires: 8-19-18

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by Matthew S. Brown, as Manager of MK BROWN HOLDINGS I, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me, or  has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Jennifer L. Williamson (Print Name)  
Notary Public – State of Florida  
Commission Number: FF 141673  
My Commission Expires: 8-19-18

Official Copy

**Lots 4, 5 and Tract 7 Section Three, TCCC Two & Three**

Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

To whom it may concern

Re: Project – Lots 4, 5 and Tract 7 Section Three, TCCC Two & Three  
Parcel IDs: 55-38-41-290-003-00040-0, 55-38-41-290-003-00050-0, 55-38-41-000-029-00070-2  
Owner: Gazza South LLC

Description: LOT 4 SECTION 3, OF TREASURE COAST COMMERCE CENTER TWO & THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LOT 5 SECTION 3, OF TREASURE COAST COMMERCE CENTER TWO & THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THAT PART OF LOT 7, BLOCK 29, LYING EAST OF THE SUNSHINE STATE PARKWAY, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF FILED JANUARY 4, 1911 AND RECORDED IN PLAT BOOK 1, PAGE 96, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS

This is to certify that no transfer of the above referenced property has occurred since the recordation of the property deed.

**WITNESSES:**

**OWNER:** Owner–Gazza South LLC

Sign: [Signature]  
Printed Name: Nancy Walters

Sign: [Signature]  
John J. Gazza, Managing Member  
388 Broadhollow Rd., Farmingdale, NY 11735

Sign: [Signature]  
Printed Name: Glenn T. Nugent

STATE OF NY  
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me this 9 day of July, 2020, by John J. Gazza, Managing Member, who is  personally known to me or ( ) has produced \_\_\_\_\_ as identification.

NANCY WALTERS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01WA5081368  
Qualified in Suffolk County  
Commission Expires June 30, 2023

[Signature]  
NOTARY PUBLIC

LOTS 4, 5 AND TRACT 7 SECTION 3, TCCC TWO & THREE

LEGAL DESCRIPTION

LOT 4 SECTION 3, OF TREASURE COAST COMMERCE CENTER TWO & THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LOT 5 SECTION 3, OF TREASURE COAST COMMERCE CENTER TWO & THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THAT PART OF LOT 7, BLOCK 29, LYING EAST OF THE SUNSHINE STATE PARKWAY, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF FILED JANUARY 4, 1911 AND RECORDED IN PLAT BOOK 1, PAGE 96, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS

Parcel Identification Number's: Lot 4: 55-38-41-290-003-00040-0  
Lot 5: 55-38-41-290-003-00050-0  
Tract 7: 55-38-41-000-029-00070-2

TOTAL ACREAGE OF PARCEL'S: Lot 4: = 1.6900 acres  
Lot 5: = 1.6900 acres  
Tract 7: = 2.1511 acres

# LOCATION MAP

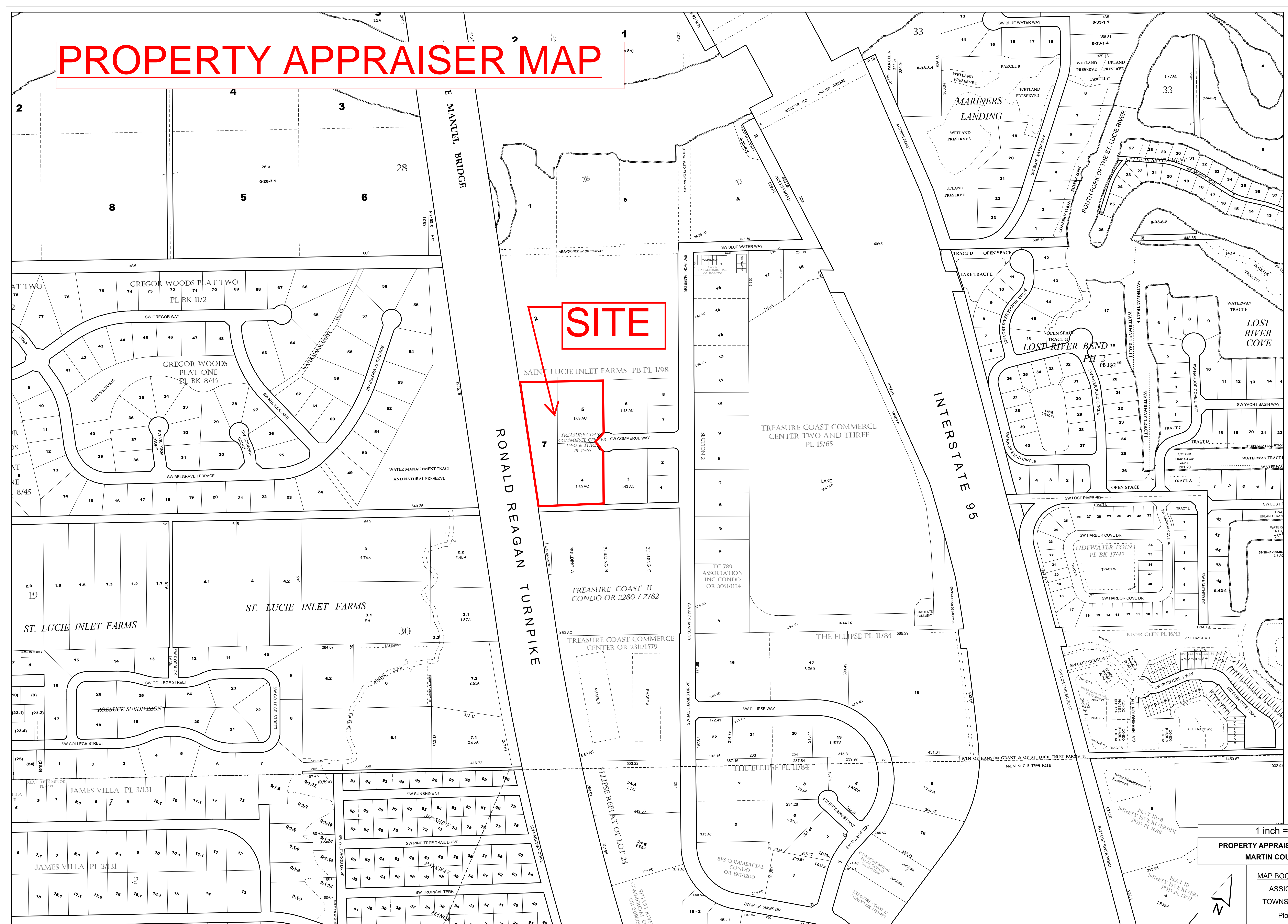


Date: 3/26/2020  
This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
Copyright: Copyright 2015

# PROPERTY APPRAISER MAP

**SITE**



**Disclaimer**  
 Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.  
 This data is not certified. This data does not include any covenants, conditions, or restrictions that may be recorded in the public records. This office assumes no liability associated with the use or misuse of such data.

**Legend**

**LINES**

- SECTION/GOVT
- EASEMENT
- PARCEL
- LOT COMBINE
- PARCEL-SHORE
- RAILROAD-ROW
- ROAD-ROW
- SUBMERGED

**TEXT**

- METES AND BOUNDS
- LOT NUMBERS (UNRECORDED LOTS)

1 inch = 200 feet

**PROPERTY APPRAISER ASSESSMENT MAP**  
**MARTIN COUNTY, FLORIDA**

MAP BOOK SERIES - HANSON GRANT

ASSIGNED SEC 55 (HG-37)  
 TOWNSHIP 38S RANGE 41E  
 Plot Date: 3/16/2020

COMM. WATERFRONT  
Ord. 627, CPA #02-8

# Land Use Map



**SITE**



Date: 3/26/2020  
This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
Copyright: Copyright 2015





736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

July 28, 2020

Ownership Search

Prepared For: Mathers Engineering Corporation

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding the following described parcel of land:

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

TAX ID:        See Exhibit "B" attached hereto  
OWNER:        & made a part hereof.  
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

A handwritten signature in blue ink that reads "Karen Rae Hyche".

Karen Rae Hyche



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

## OWNERSHIP REPORT

SEARCH NO. P20-11,574/KRH

THE ATTACHED REPORT IS ISSUED TO MATHERS ENGINEERING CORPORATION. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500 foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

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

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

By: Karen Rae Hyche

Karen Rae Hyche





This Instrument Prepared By / Return To:  
 Jennifer L. Williamson, Esquire  
 CRARY BUCHANAN, P.A.  
 759 SW Federal Hwy., Suite 106  
 Stuart, FL 34994  
 (772) 287-2600

PARCEL I.D. NO.: 55-38-41-290-003-00040.00000,  
 55-38-41-290-003-00050.00000, 55-38-41-000-029-00070.20000

**WARRANTY DEED**

**THIS WARRANTY DEED**, Made and executed the 6th day of August, 2018, by **MK BROWN HOLDINGS, LLC**, a Florida limited liability company (as to Parcel 1), having its principal place of business at 4425 SW Martin Highway, Palm City, Florida 34990 and **MK BROWN HOLDINGS I, LLC**, a Florida limited liability company (as to Parcel 2), having its principal place of business at 4425 SW Martin Highway, Palm City, Florida 34990, hereinafter collectively called the Grantor, to **GAZZA SOUTH, LLC**, a Florida limited liability company, whose post office address is 388 Broadhollow Road, Farmingdale, NY 11735, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Martin County, Florida, to-wit:

**PARCEL 1:**

Lots 4 and 5 Section 3, TREASURE COAST COMMERCE CENTER TWO AND THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 65, of the Public Records of Martin County, Florida.

**PARCEL 2:**

That part of Lot 7, Block 29, lying East of the Sunshine State Parkway, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 and recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida Public Records

Subject to: restrictions, reservations, covenants, conditions, and easements of record; taxes for 2018 and the years subsequent thereto, and all applicable laws, ordinances and governmental regulations, including without limitation, zoning and building codes and ordinances.


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

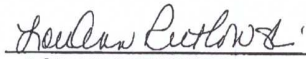
**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

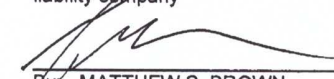
**In Witness Whereof** the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

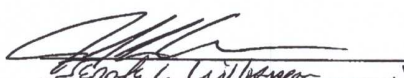
  
 Jennifer L. Williamson, Witness  
 [Print Name of Witness]

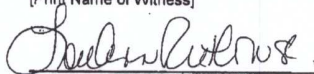
  
 LOUANN RUTKOWSKI, Witness  
 [Print Name of Witness]

MK BROWN HOLDINGS, LLC, a Florida limited liability company

  
 By: MATTHEW S. BROWN  
 Its: Manager

Signed, sealed and delivered in our presence:

  
 Jennifer L. Williamson, Witness  
 [Print Name of Witness]

  
 LOUANN RUTKOWSKI, Witness  
 [Print Name of Witness]

MK BROWN HOLDINGS I, LLC, a Florida limited liability company

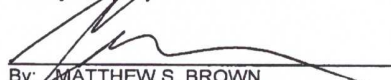
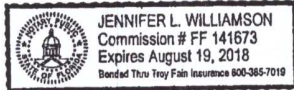

  
 By: MATTHEW S. BROWN  
 Its: Manager

Exhibit "A"

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by Matthew S. Brown, as Manager of MK BROWN HOLDINGS, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me, or  has produced \_\_\_\_\_ as identification.

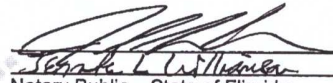


  
\_\_\_\_\_  
Jennifer L. Williamson (Print Name)  
Notary Public – State of Florida  
Commission Number: FF 141673  
My Commission Expires: 8-19-18

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by Matthew S. Brown, as Manager of MK BROWN HOLDINGS I, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me, or  has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Jennifer L. Williamson (Print Name)  
Notary Public – State of Florida  
Commission Number: FF 141673  
My Commission Expires: 8-19-18

UNOFFICIAL COPY

Martin County, Florida - Laurel Kelly, C.F.A  
Summary

generated on 7/24/2020 3:17:38 PM EDT

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-290-003-00040-0	981285	1330 SW TREASURE COAST COMMERCE WAY, STUART	\$462,130	7/18/2020

Owner Information

Owner(Current)	GAZZA SOUTH LLC
Owner/Mail Address	388 BROADHOLLOW RD FARMINGDALE NY 11735
Sale Date	8/6/2018
Document Book/Page	<u>3009 0791</u>
Document No.	2709598
Sale Price	1825000

Location/Description

Account #	981285	Map Page No.	HG-37
Tax District	7017	Legal Description	LOT 4 SECTION THREE OF TREASURE COAST COMMERCE CENTER TWO & THREE (PB 15 PG 65)
Parcel Address	1330 SW TREASURE COAST COMMERCE WAY, STUART		
Acres	1.6900		

**NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.**

Parcel Type

Use Code	4000 Vacant Industrial
Neighborhood	51500 Kanner W of 95

Assessment Information

Market Land Value	\$462,130
Market Improvement Value	
Market Total Value	\$462,130

Exhibit "B" 1 of 3

Martin County, Florida - Laurel Kelly, C.F.A Summary

generated on 7/24/2020 3:23:42 PM EDT

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-290-003-00050-0	744291	1335 SW TREASURE COAST COMMERCE WAY, STUART	\$462,130	7/18/2020

Owner Information

Owner(Current)	GAZZA SOUTH LLC
Owner/Mail Address	388 BROADHOLLOW RD FARMINGDALE NY 11735
Sale Date	8/6/2018
Document Book/Page	<u>3009 0791</u>
Document No.	2709598
Sale Price	1825000

Location/Description

Account #	744291	Map Page No.	HG-37
Tax District	7017	Legal Description	LOT 5 SECTION THREE OF TREASURE COAST COMMERCE CENTER TWO & THREE (PB 15 PG 65)
Parcel Address	1335 SW TREASURE COAST COMMERCE WAY, STUART		
Acres	1.6900		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	4000 Vacant Industrial
Neighborhood	51500 Kanner W of 95

Assessment Information

Market Land Value	\$462,130
Market Improvement Value	
Market Total Value	\$462,130

Exhibit "B" 2 of 3

# Martin County, Florida - Laurel Kelly, C.F.A

generated on 7/24/2020 3:48:20 PM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-000-029-00070-2	43927	6974 SW JACK JAMES DR, STUART	\$513,300	7/18/2020

### Owner Information

Owner(Current)	GAZZA SOUTH LLC
Owner/Mail Address	388 BROADHOLLOW RD FARMINGDALE NY 11735
Sale Date	8/6/2018
Document Book/Page	<u>3009 0791</u>
Document No.	2709598
Sale Price	1825000

### Location/Description

Account #	43927	Map Page No.	HG-37
Tax District	7017	Legal Description	ST LUCIE INLET FARMS, THAT PORTION OF TR 7 BLK 29 LYING EAST OF TURNPIKE
Parcel Address	6974 SW JACK JAMES DR, STUART		
Acres	2.1511		

**NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.**

### Parcel Type

Use Code	4000 Vacant Industrial
Neighborhood	51500 Kanner W of 95

### Assessment Information

Market Land Value	\$513,300
Market Improvement Value	
Market Total Value	\$513,300

Exhibit "B" 3 of 3



2431 SE Dixie Highway  
Stuart, FL 34996  
Phone: (772) 287-0525  
Email: mathersengineers@bellsouth.net  
License: EB 0004456

October 06, 2020

Mr. Peter Walden, Principal Planner  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996

**RE: Project Number: T094-040**  
**Project Name: Lots 4, 5 and Tract 7 Section Three, TCCC Two and Three**  
**Rezoning**

Dear Mr. Walden:

The applicant is requesting a re-zoning to General Industrial in order to obtain the 40-foot building height allowed under the General Industrial Zoning Category.

Applicant's business is the manufacturing of large boats that require the 40-foot height for operations and construction of the vessels onsite.

Sincerely,

A handwritten signature in black ink, appearing to read 'Holly M. Mathers', written in a cursive style.

Holly M. Mathers

### DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Gazza South LLC. John Gazza Sole Proprietor	388 Broad hollow Rd. Farmingdale, N.Y., 11735

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Gazza South LLC. John Gazza Sole Proprietor	388 Broad hollow Rd. Farmingdale, N.Y., 11735	100%

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
none		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*
	none			

(If more space is needed attach separate sheet)

- Status defined as:  
A = Approved



P = Pending  
D = Denied  
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]

STATE OF NY  
COUNTY OF SUFFOLK

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 9 day of July, 2020, by John Gazza, who is personally known to me or have produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of NY  
Print Name: Nancy Walters  
My Commission Expires: 6/30/23

(Notary Seal)

NANCY WALTERS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01WA5081368  
Qualified in Suffolk County  
Commission Expires June 30, 2023

LOTS 4, 5 AND TRACT 7 SECTION 3, TCCC TWO & THREE

LEGAL DESCRIPTION

LOT 4 SECTION 3, OF TREASURE COAST COMMERCE CENTER TWO & THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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THAT PART OF LOT 7, BLOCK 29, LYING EAST OF THE SUNSHINE STATE PARKWAY, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF FILED JANUARY 4, 1911 AND RECORDED IN PLAT BOOK 1, PAGE 96, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS

Parcel Identification Number's: Lot 4: 55-38-41-290-003-00040-0  
Lot 5: 55-38-41-290-003-00050-0  
Tract 7: 55-38-41-000-029-00070-2

TOTAL ACREAGE OF PARCEL'S: Lot 4: = 1.6900 acres  
Lot 5: = 1.6900 acres  
Tract 7: = 2.1511 acres

**Appendix**  
**Article 10.2.B.3. Article 10, Development Review Procedures;**  
**Land Development Regulations; Martin County Code**

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
  - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
  - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
  - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
  - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
  - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
  - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
  - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.



When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed on the Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website [www.martin.fl.us](http://www.martin.fl.us). Any documentation, including all dvd, cd or video cassette tapes, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Paul Schilling, Growth Management Director, (e-mail: [pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the 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](http://www.martin.fl.us/accessibility-feedback).

Sincerely,

*(applicant's name)*

Attachment: Location Map

**Public Notices**

school district levies, assessments of residential real property, as defined by general law, which contains nine units or fewer and which is not subject to the assessment limitations set forth in subsections (a) through (d) shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on the date of assessment provided by law; but those changes in assessments shall not exceed ten percent (10%) of the assessment for the prior year.

(2) No assessment shall exceed just value.

(3) After a change of ownership or control, as defined by general law, including any change of ownership of a legal entity that owns the property, such property shall be assessed at just value as of the next assessment date. Thereafter, such property shall be assessed as provided in this subsection.

(4) Changes, additions, reductions, or improvements to such property shall be assessed as provided for by general law; however, after the adjustment for any change, addition, reduction, or improvement, the property shall be assessed as provided in this subsection.

(h) For all levies other than school district levies, assessments of real property that is not subject to the assessment limitations set forth in subsections (a) through (d) and (g) shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on the date of assessment provided by law; but those changes in assessments shall not exceed ten percent (10%) of the assessment for the prior year.

(2) No assessment shall exceed just value.

(3) The legislature must provide that such property shall be assessed at just value as of the next assessment date after a qualifying improvement, as defined by general law, is made to such property. Thereafter, such property shall be assessed as provided in this subsection.

(4) The legislature may provide that such property shall be assessed at just value as of the next assessment date after a change of ownership or control, as defined by general law, including any change of ownership of the legal entity that owns the property. Thereafter, such property shall be assessed as provided in this subsection.

(5) Changes, additions, reductions, or improvements to such property shall be assessed as provided for by general law; however, after the adjustment for any change, addition, reduction, or improvement, the property shall be assessed as provided in this subsection.

(i) The legislature, by general law and subject to conditions specified therein, may prohibit the consideration of the following in the determination of the assessed value of real property:

(1) Any change or improvement to real property used for residential purposes made to improve the property's resistance to wind damage.

(2) The installation of a solar or renewable energy source device.

(j) (1) The assessment of the following working waterfront properties shall be based upon the current use of the property: a. Land used predominantly for commercial fishing purposes. b. Land that is accessible to the public and used for vessel launches into waters that are navigable. c. Marinas and drystacks that are open to the public. d. Water-dependent marine manufacturing facilities, commercial fishing facilities, and marine vessel construction and repair facilities and their support activities.

(2) The assessment benefit provided by this subsection is subject to conditions and limitations and reasonable definitions as specified by the legislature by general law.

**ARTICLE XII, SCHEDULE**  
Transfer of the accrued benefit from specified limitations on homestead property tax assessments; increased portability period.—This section and the amendment to Section 4 of Article VII, which extends to three years the time period during which the accrued benefit from specified limitations on homestead property tax assessments may be transferred from a prior homestead to a new homestead, shall take effect January 1, 2021.

**No. 6 Constitutional Amendment Article VII, Section 6 and Article XII**

**ARTICLE VII Finance and Taxation SECTION 6. Homestead exemptions.—**

(a) Every person who has the legal or equitable title to real estate and maintains thereon the permanent residence of the owner, or another legally or naturally dependent upon the owner, shall be exempt from taxation thereon, except assessments for special benefits, up to the assessed valuation of twenty-five thousand dollars and, for all levies other than school district levies, on the assessed valuation greater than fifty thousand dollars and up to seventy-five thousand dollars, upon establishment of right thereto in the manner prescribed by law. The real estate may be held by legal or equitable title, by the entireties, jointly, in common, as a condominium, or indirectly by stock ownership or membership representing the owner's or member's proprietary interest in a corporation owning a fee or a leasehold initially in excess of ninety-eight years. The exemption shall not apply with respect to any assessment roll until such

**Public Notices**

roll is first determined to be in compliance with the provisions of section 4 by a state agency designated by general law. This exemption is repealed on the effective date of any amendment to this Article which provides for the assessment of homestead property at less than just value.

(b) Not more than one exemption shall be allowed any individual or family unit or with respect to any residential unit. No exemption shall exceed the value of the real estate assessable to the owner or, in case of ownership through stock or membership in a corporation, the value of the proportion which the interest in the corporation bears to the assessed value of the property.

(c) By general law and subject to conditions specified therein, the Legislature may provide to renters, who are permanent residents, ad valorem tax relief on all ad valorem tax levies. Such ad valorem tax relief shall be in the form and amount established by general law.

(d) The legislature may, by general law, allow counties or municipalities, for the purpose of their respective tax levies and subject to the provisions of general law, to grant either or both of the following additional homestead tax exemptions:

(1) An exemption not exceeding fifty thousand dollars to a person who has the legal or equitable title to real estate and maintains thereon the permanent residence of the owner, who has attained age sixty-five, and whose household income, as defined by general law, does not exceed twenty thousand dollars; or

(2) An exemption equal to the assessed value of the property to a person who has the legal or equitable title to real estate with a just value less than two hundred and fifty thousand dollars, as determined in the first tax year that the owner applies and is eligible for the exemption, and who has maintained thereon the permanent residence of the owner for not less than twenty-five years, who has attained age sixty-five, and whose household income does not exceed the income limitation prescribed in paragraph (1). The general law must allow counties and municipalities to grant these additional exemptions, within the limits prescribed in this subsection, by ordinance adopted in the manner prescribed by general law, and must provide for the periodic adjustment of the income limitation prescribed in this subsection for changes in the cost of living.

(e)(1) Each veteran who is age 65 or older who is partially or totally permanently disabled shall receive a discount from the amount of the ad valorem tax otherwise owed on homestead property the veteran owns and resides in if the disability was combat related and the veteran was honorably discharged upon separation from military service. The discount shall be in a percentage equal to the percentage of the veteran's permanent, service-connected disability as determined by the United States Department of Veterans Affairs. To qualify for the discount granted by this paragraph subsection, an applicant must submit to the county property appraiser, by March 1, an official letter from the United States Department of Veterans Affairs stating the percentage of the veteran's service-connected disability and such evidence that reasonably identifies the disability as combat related and a copy of the veteran's honorable discharge. If the property appraiser denies the request for a discount, the appraiser must notify the applicant in writing of the reasons for the denial, and the veteran may reapply. The Legislature may, by general law, waive the annual application requirement in subsequent years.

(2) If a veteran who receives the discount described in paragraph (1) predeceases his or her spouse, and if, upon the death of the veteran, the surviving spouse holds the legal or beneficial title to the homestead property and permanently resides thereon, the discount carries over to the surviving spouse until he or she remarries or sells or otherwise disposes of the homestead property. If the surviving spouse sells or otherwise disposes of the property, a discount not to exceed the dollar amount granted from the most recent ad valorem tax roll may be transferred to the surviving spouse's new homestead property, if used as his or her permanent residence and he or she has not remarried.

(3) This subsection is self-executing and does not require implementing legislation.

(f) By general law and subject to conditions and limitations specified therein, the Legislature may provide ad valorem tax relief equal to the total amount or a portion of the ad valorem tax otherwise owed on homestead property to:

(1) The surviving spouse of a veteran who died from service-connected causes while on active duty as a member of the United States Armed Forces.

(2) The surviving spouse of a first responder who died in the line of duty.

(3) A first responder who is totally and permanently disabled as a result of an injury or injuries sustained in the line of duty. Causal connection between a disability and service in the line of duty shall not be presumed but must be determined as provided by general law. For purposes of this paragraph, the term "disability" does not include a chronic condition or chronic disease, unless the injury sustained in the line of duty was the sole

**Public Notices**

cause of the chronic condition or chronic disease. As used in this subsection and as further defined by general law, the term "first responder" means a law enforcement officer, a correctional officer, a firefighter, an emergency medical technician, or a paramedic, and the term "in the line of duty" means arising out of and in the actual performance of duty required by employment as a first responder.

**ARTICLE XII, SCHEDULE**  
Ad valorem tax discount for surviving spouses of certain permanently disabled veterans.—The amendment to Section 6 of Article VII, relating to the ad valorem tax discount for spouses 144 of certain deceased veterans who had permanent, combat-related disabilities, and this section shall take effect January 1, 2021.

Published: August 28, September 25, 2020 TCN0004346866

**BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA**  
\*\*\*\*\*  
**NOTICE OF PUBLIC HEARINGS**

Subject: Request by Gazza South, LLC (T094-040) for a zoning district change from the LI, Limited Industrial District and R-3A Liberal Multiple – Family District to the GI, General Industrial District for Lots 4, 5 and the adjacent Tract 7 of the Treasure Coast Commerce Center. The 3 parcels total approximately 5.53 acres. Included in this application is a request for a Certificate of Public Facilities Exemption.

Location: The subject property is undeveloped and located at the terminus of SW Commerce Way, west of Jack James Road in the Treasure Coast Commerce Center, a platted industrial subdivision between the Florida Turnpike and Interstate I-95 in Stuart.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**  
Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, October 15, 2020

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**  
Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, November 10, 2020

Place: John F. And Rita M. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Paul Schilling, Growth Management Director, pschilli@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

**THIS NOTICE DATED THIS 23rd DAY OF September 2020**  
Pub: September 25, 2020 TCN 4390122

**IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR INDIAN RIVER COUNTY, FLORIDA**  
**CITIBANK, N.A. AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3,** Plaintiff,

**Public Notices**

VS. **DAVID F. GODSHALL;** et al., Defendant(s).  
CASE NO.: 31 2019 CA 000755  
**AMENDED NOTICE OF ACTION** (Publish in the PRESS JOURNAL)  
TO: **DAVID F. GODSHALL**  
Last Known Residence: 2230 SANDERLING LANE VERO BEACH FL 32963

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Indian River County, Florida:

THE NORTH 60 FEET OF LOT 5 AND THE SOUTH 55 FEET OF LOT 6, THE SANDERLING SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, AT PAGE 91, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on **ALDRIDGE | PITE, LLP,** Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before November 2nd, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on September 18, 2020.  
As Clerk of the Court  
By: **As Deputy Clerk ENGLISH:**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Lisa Jaramillo, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

**SPANISH:**  
Si usted es una persona discapacitada que necesita algun tipo de adecuacion para poder participar de este procedimiento, usted tiene derecho a que se le ayude hasta cierto punto y sin costo alguno. Por favor comuniquese con Lisa Jaramillo, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL. 34986, (772) 807-4370, al menos 7 dias antes de su fecha de comparecencia o inmediatamente despues de haber recibido esta notificacion si faltan menos de 7 dias para su cita en el tribunal. Si tiene discapacidad auditiva o de habla, llame al 711.

**KREYOL:**  
Si ou se yon moun ki andikape epi ou bezwen nenpot akomodasyon pou ou ka patisipe nan pwose s-a, ou gen dwa, san ou pa gen pou-ou peye anyen, pou yo ba-ou yon seri de asistans. Tanpri kontakte Lisa Jaramillo, 250 NW Country Club Drive, Suite 217, Port St. Lucie FL 34986, (772) 807-4370 omwen 7 jou alavans jou ou gen pou-ou paré nan tribunal-la, ouswa imedyatman kote ou aesevwa notifikasyon-an si ke li mwens ke 7 jou; si ou soud ouswa bébé, rele 711.

Published: Sept. 25, 2020  
TCN4391388

**NOTICE OF APPLICATION FOR TAX DEED**  
**NOTICE IS HEREBY GIVEN THAT FIG FL18 LLC FCM AS CUST FOR FIG FL18 LLC AND SECURED PARTY,** holder of the following Certificate has filed said Tax Certificate for a Tax Deed to be issued thereon. The Certificate Number, the description of property and Name(s) in which it is assessed are as follows:  
Certificate Number: 2018 1100  
File Number: 2020 0025TD

Description of Property: **LORD CALVERT ESTATES SUB — BLK 1 LOT 8 PBI 5 7**

Property Address: 4546 38TH AV VERO BEACH, FL 32967

Assessed To: **J RALPH LUNDY**

All of the above property is located in Indian River County, State of Florida. Unless such certificate or certificates shall be redeemed according to Law, the Property described in such certificate or certificates will be sold to the Highest Bidder online at: [www.indianriver.realtaxdeed.com](http://www.indianriver.realtaxdeed.com) on the 27th day of October, 2020 at 11:00 AM or any subsequently scheduled sale date.

Dated: September 11, 2020  
Brandon Young Deputy Clerk  
For **JEFFREY R. SMITH** Clerk of the Circuit Court and Comptroller  
Indian River County, Florida  
**WARNING**

There are unpaid taxes on property which you own, in which you have a legal interest, or is contiguous to your property. The property will be sold at public auction on 10/27/2020 unless back taxes are paid to the Tax Collector of Indian River County. Payment must be in the form of cash, cashier's check or money order made payable to the Indian River County Tax Collector. For questions concerning taxes, you may call the Tax Collector at (772) 226 1354.

To receive further information regarding the scheduled auction contact the Indian River County Clerk of the Circuit Court, Recording/Tax Deed Department at (772) 226 3170 or (772) 226 3135.

**NOTICE TO PERSONS WITH DISABILITIES :** If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Adminis-

**Public Notices**

tration, 250 NW Country Club Drive Suite 217, Port St. Lucie, FL 34986, 772 807 4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711  
Pub: Sep 22, 29, Oct 6 & 13, 2020 TCN4379194

**CITY OF FORT PIERCE**  
**NOTICE OF PUBLIC HEARING**

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings on Monday, October 5, 2020 at 6:00 p.m. and Monday, October 19, 2020 at 4:30 p.m., on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

**ORDINANCE NO. 20-028 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 38, ARTICLE III, DIVISION 2 OF THE CODE OF ORDINANCES ENTITLED "NO WAKE AND MINIMUM WAKE ZONES"; AMENDING SECTION 38-99 - AREAS DEFINED, TO MODIFY LANGUAGE TO ALLOW FOR IDLE SPEED NO WAKE ZONE WITHIN 300' OF THE JAYCEE PARK BOAT RAMPS AS PROVIDED BY THIS CHAPTER OR ADMINISTRATIVE RULE. PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

All interested parties may appear at the meeting and be heard with respect to the Amendment of the Code of Ordinances. Said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

**ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk  
Publish: 9/25/2020  
Pub Sept 25, 2020  
TCN4388428

**IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF JOSEPH JAMES MAHONEY, III, Deceased**  
**File No. 2020CP001126**  
**Division Probate**  
**NOTICE TO CREDITORS**

The administration of the estate of Joseph James Mahoney, III, deceased, whose date of death was August 23, 2020, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is 201 South Indian River Drive, Fort Pierce, FL 34950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is Sept. 25, 2020. Attorneys for Personal Representative: **DUNWODY WHITE & LANDON, P.A.**  
Daniel K. Capes, Esq.  
Florida Bar Number: 0106429  
4001 Tamiami Trail North, Suite 200  
Naples, FL 34103  
Telephone: (239) 263-5885  
Fax: (239) 262-1442

Personal Representative: David Patrick Mahoney  
1856 West Huron Street  
Chicago, IL 60622  
Pub: Sep 25, Oct 2, 2020  
TCN4388561

**IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF ANN S. CLEMENT, Deceased.**  
**File No. 20-CP-000810**  
**Division Probate**  
**NOTICE TO CREDITORS**

The administration of the estate of Ann S. Clement, deceased, whose date of death was June 3, 2020, is pending in the Circuit Court for Indian River County, Florida, Probate Division, the address of which is 2000 16th Ave, Vero Beach,

**Public Notices**

FL 32960. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and the others persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is September 18, 2020. Attorney for Personal Representative: /s/ Dennis J. Szafran  
Dennis J. Szafran, Attorney  
Florida Bar Number: 118448  
13119 W. Linebaugh Avenue, Suite 102, Tampa, FL 33626  
Telephone: (888) 266-1078  
Fax: (727) 498-3661  
E-Mail: greg@djslaw.org  
Personal Representative: /s/ Elizabeth B. Clement  
Elizabeth B. Clement  
18126 Polo Trail  
Lakewood Ranch,  
Florida 34211  
Pub Sep 18 & 25, 2020  
TCN4381457

Tax Deed File No.: 19-344  
**NOTICE OF APPLICATION FOR TAX DEED**

**NOTICE IS HEREBY GIVEN, that** **JUAN C. CAPOTE** the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2017/564  
Year of Issuance: 2017

Address: 2406 N 43RD ST, SLC  
Property Description: HARMONY HEIGHTS NO 4 BLK 14 S 26.58 FT OF LOT 4 AND ALL LOT 5 (MAP 14/31S) (OR 3866-594)  
Parcel ID: 1431-801-0163-000/6

Name(s) in Which Assessed: **SHAWN L MORGAN**

Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 2nd of November 2020, or any subsequently scheduled sale date at <https://stlucie.clerkauction.com> at 11:00 A.M.

**WARNING**  
**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 11/02/2020 UNLESS THE BACK TAXES ARE PAID TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 2300 VIRGINIA AVE, 2ND FLOOR, FORT PIERCE, FL 34892, 772-462-6926.**

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions, please contact the Tax Collector, 772-462-1650. Date this 3rd day of September, 2020  
**ANGELA RIGGINS,** Deputy Clerk  
Clerk of the Circuit Court, St. Lucie County  
Pub: Oct. 5, 12, 19, 26/2020  
TCN 4368259

**IN THE CIRCUIT COURT OF THE 19th JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE COUNTY, FLORIDA**  
**Case No.: 562020DR001191**  
**Division: JUDGE GRIFFIN**

**ARTHUR G. ZAMORANO,** Petitioner  
and **MIRIAN D. GRACINO,** Respondent.

**NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD AND NO PROPERTY TO: MIRIAN D. GRACINO**  
7220 Marsden Street, Philadelphia, PA 19135; 215-909-6815

YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on **ARTHUR G. ZAMORANO,** whose address is 1265 NW Leonardo Circle, Port St. Lucie, FL 34986 on or before 10/25/2020, and file the original with the clerk of this Court at 201 S. Indian River Drive, Fort Pierce, FL 34950; 772-462-6900 , before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. ne ee

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail



2431 SE Dixie Highway  
 Stuart, FL 34996  
 Phone: (772) 287-0525  
 Email: mathersengineers@bellsouth.net

## LETTER OF TRANSMITTAL

TO: Martin County  
Growth Management Dept.  
(Hand delivered)

Date: 010/05/2020	Job No. 3826-01
Attention: Peter Walden, Principal Planner	
Re: TCCC Lots 4 and 5 Rezoning	
(Project No. T094-040)	
Telephone call revision on signage	

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_

THE FOLLOWING ITEMS:

COPIES	DATE	NO.	DESCRIPTION
1			Original signed and notarized Sign Certification w/photo.
1			Computer Disk with documents and photo in PDF format.

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For approval     
  For review and comment     
  Submit     
 \_\_\_\_\_  
 As requested     
  Returned for corrections     
  Resubmit     
 \_\_\_\_\_

REMARKS

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COPY TO File and client

SIGNED: Holly Mathers

***If enclosures are not as noted, kindly notify us at once.***



2431 SE Dixie Highway  
Stuart, FL 34996  
Phone: (772) 287-0525  
Email: mathersengineers@bellsouth.net  
License: EB 0004456

October 5, 2020

Mr. Peter Walden, Principal Planner  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996  
Via Hand Delivery

**Project Number: T094-040**  
**Project Name: TCCC Lots 4 and 5 Rezoning**  
**Re: Sign Certification for Proposed Development**

Dear Mr. Walden

This confirms that the installed sign was revised to add the new telephone number of 772-288-5495 for the Martin County Growth Management Department for the above referenced project. The new phone number was added on October 2, 2020 by Sign It, and posted in accordance with Section 10.6, Article 10 L.D.R. and complies with the standards of the notification requirements.

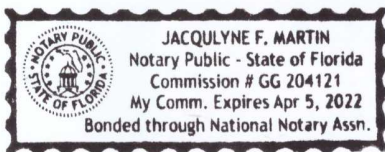
Please see attached photos of the revised signage.

Sincerely,

Holly M. Mathers

State of Florida  
County of Martin

I hereby certify that the foregoing instrument was acknowledged before me this 5<sup>th</sup> day of October, 2020, by HOLLY M. MATHERS, who is () personally known to me or who () has produced \_\_\_\_\_ as identification.



Print Name: JACQUELYNE F. MARTIN  
NOTARY PUBLIC, State of FLORIDA  
My Commission Expires: 4/5/22

[Notary Seal]



**NOTICE**  
**ZONING CHANGE**

**TCCC LOTS 4 & 5**

**FOR DATE, TIME AND  
PLACE OF HEARINGS AND  
OTHER INFORMATION**

**CALL 772-288-5495**

**PROJECT NUMBER**  
**#T094-040**

**NOTICE**  
**ZONING CHANGE**

**TCCC LOTS 4 & 5**

**FOR DATE, TIME AND  
PLACE OF HEARINGS AND  
OTHER INFORMATION**

**CALL 772-288-5495**

**PROJECT NUMBER**  
**#T094-040**

# **NOTICE**

**ZONING CHANGE**

**TCCC LOTS 4 & 5**

***FOR DATE, TIME AND  
PLACE OF HEARINGS AND  
OTHER INFORMATION***

**CALL 772-288-5495**

**PROJECT NUMBER**

**#T094-040**