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FEB 19 2025

GROWTH MANAGEMENT DEPARTMENT

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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: American Humane Society

Brief Project Description:

The new American Humane Society Sanctuary is a transformative rescue center offering hope and healing for animals and people. Serving as a model for the modern humane movement, it will provide a home for animals in need and enhance key programs like disaster response training and on-site service dog training for wounded warriors.
Future features include:

Was a Pre-Application Held? ☑ YES/NO ☐ **Pre-Application Meeting Date:** 11/22/24

Is there Previous Project Information? ☐ YES/NO ☑

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

27-38-40-002-000-00320-0
27-38-40-002-000-00310-2

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): The American Humane Society, Inc.

Company Representative: Robin R. Ganzert, Ph.D.and Brittany Hascup

Address: 251 Royal Palm Way #405

City: Palm Beach, State: Florida Zip: 33480

Phone: 772.607.4469 Email: bhascup@americanhumane.org

C. PROJECT PROFESSIONALS

Applicant (Name or Company): The American Human Society, Inc.
Company Representative: Robin R. Ganzert, Ph.D. and Brittany Hascup
Address: 4903 SW Quail Hollow St
City: Palm City, State: Florida Zip: 34990
Phone: 818-574-6479 or 772-607-4409 Email: bhascup@americanhumane.org

Agent (Name or Company): Same as attorney.
Company Representative:
Address:
City: , State: Zip:
Phone: Email:

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

Land Planner (Name or Company): HJA Design Studio
Company Representative: Michael Houston & Patti Tobin
Address: 3500 SW Corporate Parkway, Ste 203
City: Palm City, State: Florida Zip: 34990
Phone: 772-678-7200 Email: ptobin@hjadstudio.com

Landscape Architect (Name or Company): Same as Land Planner
Company Representative:
Address:
City: , State: Zip:
Phone: Email:

Surveyor (Name or Company): NorthStar Geomatics, Inc.
Company Representative: Frank Veldhuis
Address: 617 NW Baker Rd.
City: Stuart, State: Florida Zip: 34994
Phone: 772-781-6400 Email: frankv@nsgeo.com

Civil Engineer (Name or Company): Giangrande Engineering & Planning, LLC
Company Representative: Leo Giangrande
Address: 710 SE Ocean Blvd.
City: Stuart, State: Florida Zip: 34994
Phone: 772-888-9076 Email: leo@gep-llc.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): See Civil Engineer
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Architect (Name or Company): Panoram
Company Representative: Basil Valderrama
Address: 1221 Summit Place Cir
City: West Palm Beach, State: Florida Zip: 33415
Phone: 561-667-8837 Email: bvalderama@panoramcgi.com

Attorney (Name or Company): Gary Oldehoff
Company Representative: Gary K. Oldehoff, PA
Address: 759 SW Federal Hwy., Suite 216
City: Stuart, State: Florida Zip: 34994
Phone: 772-919-1040 Email: goldehoff@oldehofflaw.com

Environmental Planner (Name or Company): EW Consultants, Inc.
Company Representative: Ed Weinberg or Jason Hahner
Address: 1000 SE Monterey Commons Blvd., Suite 208
City: Stuart, State: Florida Zip: 34996
Phone: 772-287-8771 Email: eweinberg@ewconsultants.com

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

D. Completeness Sufficiency Review

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

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

☑ This box must be check if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

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

Applicant Signature

02/18/25
Date

Craig Michael Houston
Printed Name

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☑ acknowledged before me by means of ☑ physical presence or ☐ online notarization this 18th **day of** February **, 20**25**, by** C. Michael Houston **, who is ☑ personally known to me, or ☐ produced the following type of identification** _____.

NOTARY PUBLIC SEAL

Notary Public State of Florida
Kristina Rose Harkins
My Commission HH 282560
Expires 6/29/2026

Notary Public, State of Florida

(Printed, Typed or Stamped Name of Notary Public)

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Digital Submittal Affidavit

I, Michael Houston, attest that the electronic version included for the project American Humane Society 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

02/18/25
Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☑ acknowledged before me by means of ☑ physical presence or ☐ online notarization this 18th day of February, 2025 by C. Michael Houston, who is ☑ personally known to me, or ☐ produced the following type of identification _____.

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COMPLIANCE WITH REQUIREMENTS OF THE PLAN AND ZONING ORDINANCE

The County's ordinances aptly set forth the proper criteria for assessing a requested change in zoning. These criteria are set forth below in **bold** typeface. In normal typeface, the applicant shows that each of these criteria are satisfied. Overarching this discussion, however, is the undeniable fact that this change in zoning district must be made to be consistent with the Comprehensive Plan (the Plan), and with the Community Planning Act's statutory command that

> After a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted.

A. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan.

The proposed change of zoning is consistent with all provisions of the Plan. The land is designated Agricultural Ranchette and has been so designated since at least 1990. It was never rezoned by the county to an implementing zoning district consistent with the Plan.

Objective 4.4A of the plan's Future Land Use Element calls for the county to "eliminate inconsistencies between the FLUM and the zoning maps." According to county staff and the county's Land Development Regulations (particularly, section 3.402), the subject property's existing A-2 zoning is inconsistent with the Plan, and the only zoning district consistent with the Plan's Agricultural Ranchette designation is the AR-5A district. Therefore, a change in zoning must be made to comply with the Plan. This change in zoning is mandatory.

Policy 4.13A.3 of the Plan's future Land Use Element states that, for Agricultural Ranchette Development, the Plan "recognizes the primary value of these lands for small agricultural operations, recreational equestrian activities and small stables, rural residences and open space. It therefore assigns reasonable development options consistent with the existing and anticipated agricultural character in the area." The AR-5A district and the existing and proposed uses of the subject property are all consistent with the provisions of the Comprehensive Plan.

B. Whether the proposed amendment is consistent with all applicable provisions of the LDR.

The proposed change from A-2 to AR-5A is consistent with all provisions of the LDR. The LDR requires this land be rezoned from the A-2 district to the AR-5A district.

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.

Over the past fifty years, the character of the subject property and its surroundings has become established as an area with agricultural and rural residential uses on five-acre parcels. Such parcels and uses surround the property on all sides.

D. Whether and to what extent there are documented changed conditions in the area.

Aerial imagery over the past fifty years shows that the subject property and its surroundings has become established as an area with agricultural and rural residential uses on five-acre parcels. These conditions are consistent with the Agricultural Ranchette future land use map designation this area has had since at least 1990.

E. Whether and to what extent the proposed amendment would result in demands on public facilities.

The change in zoning is required by the Plan and the LDR. The Plan has designated this property and its surroundings as Agricultural Ranchette, and the elements of the Plan have likewise planned for decades for this area to be developed and used in accordance with this land use designation and implementing AR-5A zoning district. Such planning has necessarily included planning and providing for public facilities concurrent with projected growth and development of the area. This property has been occupied and used consistent with the AR-5A district for more than twenty years. Additionally, the change of district does not increase the density or intensity of use beyond the Agricultural Ranchette designation and it therefore does not increase demands on public facilities The change in zoning is consistent with the Plan, with the Agricultural Ranchette designation, and with the public facilities plan.

Additionally,

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.

The change in zoning from A-2 to AR-5A is required to comply with the law. There is an existing use on the property that is consistent with the AR-5 district. The AR-5A zoning district is the same as, or comparable to, the surrounding area, and compliments that area. The proposed change accords with the county's plan for this area "for small agricultural operations, recreational equestrian activities and small stables, rural residences and open space."

LIMITED POWER OF ATTORNEY FOR OBTAINING ZONING APPROVALS

BY THESE PRESENTS, The American Humane Association, Inc. ("Principal" or "Owner"), owner of that certain real property lying and being in Palm City, Martin County, Florida, more particularly described on Exhibit "A" attached hereto (the "Property"), hereby appoints Gary K. Oldehoff, Esq. and Michael Houston as its Attorneys-In-Fact, to act, manage, conduct, do and perform, individually or jointly, any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorneys, perform any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorneys, proper and expedient in connection with making Land Use Applications for the Property with Martin County, Florida to rezone the Property from A-2 to AR-5A and for Site Plan approval (the "Land Use Applications"). This Power of Attorney shall extend to and include, but not be limited to, the execution by the Attorney of all other acts necessary for Land Use Applications.

The Attorneys shall have full power to accomplish the purposes of this Power of Attorney as fully and effectually in all respects as the Principal could do if personally present. The Attorneys shall not be required to post bond of any nature in connection with this Power of Attorney.

No action by the Principal subsequent to the making of this instrument shall be considered or treated as a revocation of the actions taken by the Attorneys pursuant hereto. The exercise by the Attorneys at any time, for from time to time, of any of the rights or powers hereunder shall not exhaust the capacity and power of the Attorneys thereafter from time to time to exercise such rights and powers, or any of them, but such capacity and power shall continue at all times so long as this instrument shall be in effect.

The Principal hereby ratifies and confirms, and agrees at all times to ratify and confirm, all that the Attorneys shall lawfully do or cause to be done in and about the Property by virtue of this instrument.

This Limited Power of Attorney shall terminate upon the earlier of (a) sixty (60) days after the approval or disapproval of the Land Use Application or (b) written notice from the Owner to the Attorneys.

Signed, witnessed, and acknowledged on this 23rd day of January 2025.

THE AMERICAN HUMANE ASSOCIATION, INC., Principal

By: _____
Robin R. Ganzert, Ph.D.
President and CEO

Witnesses:

_____
Name:

_____
Name:

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FEB 19 2025
GROWTH MANAGEMENT DEPARTMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 23rd day of January 2025 by Robin R. Ganzert, Ph.D., President and CEO of The American Humane Association, Inc., a District of Columbia Corporation, ~~authorized~~ to transact business in the State of Florida, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

Notary Public State of Florida
Andrea Berumen
My Commission HH 499736
Expires 3/4/2028

NOTARY PUBLIC
Name: Andrea Berumen
My Commission Expires: 3/4/28

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GROWTH MANAGEMENT
DEPARTMENT

Electronically Certified Official Record

Agency Name:	Martin County Clerk of Circuit Court and Comptroller
Clerk of the Circuit Court:	The Honorable Carolyn Timmann
Date Issued:	2/12/2025 12:19:18 PM
Unique Reference Number:	BAA-BAA-BCAIF-DADFDGJ-EFEEFB-I
Instrument Number:	3035369
Requesting Party Code:	100
Requesting Party Reference:	4a6685ce-f32a-4de4-8254-53ae50ef03d0

CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable Carolyn Timmann, Martin County Clerk of Circuit Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Martin County Clerk of Circuit Court and Comptroller. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting https://www.martinclerk.com/331/E-Certify .

**The web address shown above contains an embedded link to the verification page for this particular document.

Recorded in Martin County, FL 9/14/2023 9:16 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $18.50Deed Tax: $19,600.00
CFN#3035369 BK 3396 PG 1608 PAGE 1 of 2

This Document Prepared By and Return to:
Christopher J. Twohey, Esq.
Twohey & Shankman, P.A.
3778 SE Ocean Boulevard
Stuart, Florida 34996

Unique Code : BAA-BAA-BCAIF-DADFDGJ-EFEEFB-I Page 1 of 2

Parcel ID Number: 27-38-40-002-000-00320.0000 and 27-38-40-002-000-00310.2000

Warranty Deed

This Indenture, Made this **6th** day of **September, 2023** A.D., **Between Frank S. Hart** of the County of **Martin**, State of **Florida**, **grantor**, and **The American Humane Association, Inc., a District of Columbia Corporation, authorized to transact business in the State of Florida** whose address is: **251 Royal Palm Way, Ste. 450, Palm Beach, FL 33480** of the County of **Palm Beach**, State of **Florida**, **grantee**.

Witnesseth that the GRANTOR for and in consideration of the sum of **TEN DOLLARS ($10)** DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Martin**, State of **Florida** to wit:

Parcel 1: Parcel ID #27-38-40-002-000-00320.00000

Lot 32, John's Composite Minor Plat No. 1, according to the map or plat thereof as recorded in Plat Book 5, Page 95, Public Records of Martin County, Florida.

Parcel 2: Parcel ID #27-38-40-002-000-00310.20000

Lot E-31, John's Composite Minor Plat No. 1, according to the map or plat thereof as recorded in Plat Book 5, Page 95, Public Records of Martin County, Florida.

SUBJECT TO:

1. Taxes for the year 2023, and all subsequent years;

2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;

3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and

4. Public utility easements of record, if any.

Grantor, Frank S. Hart, hereby certifies that he does not reside at the subject property and that the subject property is not his homestead; that neither he nor his spouse nor any minor children reside on the property; and that he permanently resides at 5073 SE Quail Hollow Street, Palm City, FL 34990.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR A DOCUMENT FILED IN THE OFFICE OF THE MARTIN COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.

VISIT HTTPS://WWW.CLERKECERTIFY.COM/VERIFYIMAGE TO VALIDATE THIS DOCUMENT

THE HONORABLE CAROLYN TIMMANN,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

Carolyn Timmann, CLERK

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Print Name: Christopher J. Twohey

Witness Print Name: Brittney Morris

Frank S. Hart
P.O. Address: 5073 SE Quail Hollow St., Palm City, FL 34990

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 1st day of **September, 2023**, by **Frank S. Hart,** who is personally known to me or who has produced his **driver's license** as identification.

CHRISTOPHER J. TWOHEY
Commission # HH 008652
Expires July 28, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Notary Print Name: Christopher J. Twohey
My Commission Expires:

Unique Code : BAA-BAA-BCAIF-DADFDGJ-EFEEFB-I Page 2 of 2

Gary K. Oldehoff
Professional Association

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FEB 19 2025
GROWTH MANAGEMENT
DEPARTMENT

February 3, 2025

Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road
Stuart, FL 34996

Re: Application for Change of Zoning
The American Humane Association, Inc., Applicant
4903 SW Quail Hollow Drive in Palm City, Florida 34990
Item 7 - - Property Transfer Certification

To whom it may concern:

This is to certify that there has not been a title transfer of the subject property since the transfer of title to the Applicant by the deed included in the application as Item 6.

Thank you for your attention to and assistance with this matter.

Respectfully,

Gary K. Oldehoff

GKO/cl
Cc: Client

Office: 772.919.1040 Email: Gkoldehoff@gmail.com
759 S.W. Federal Highway, Suite 216, Stuart, Florida 34994

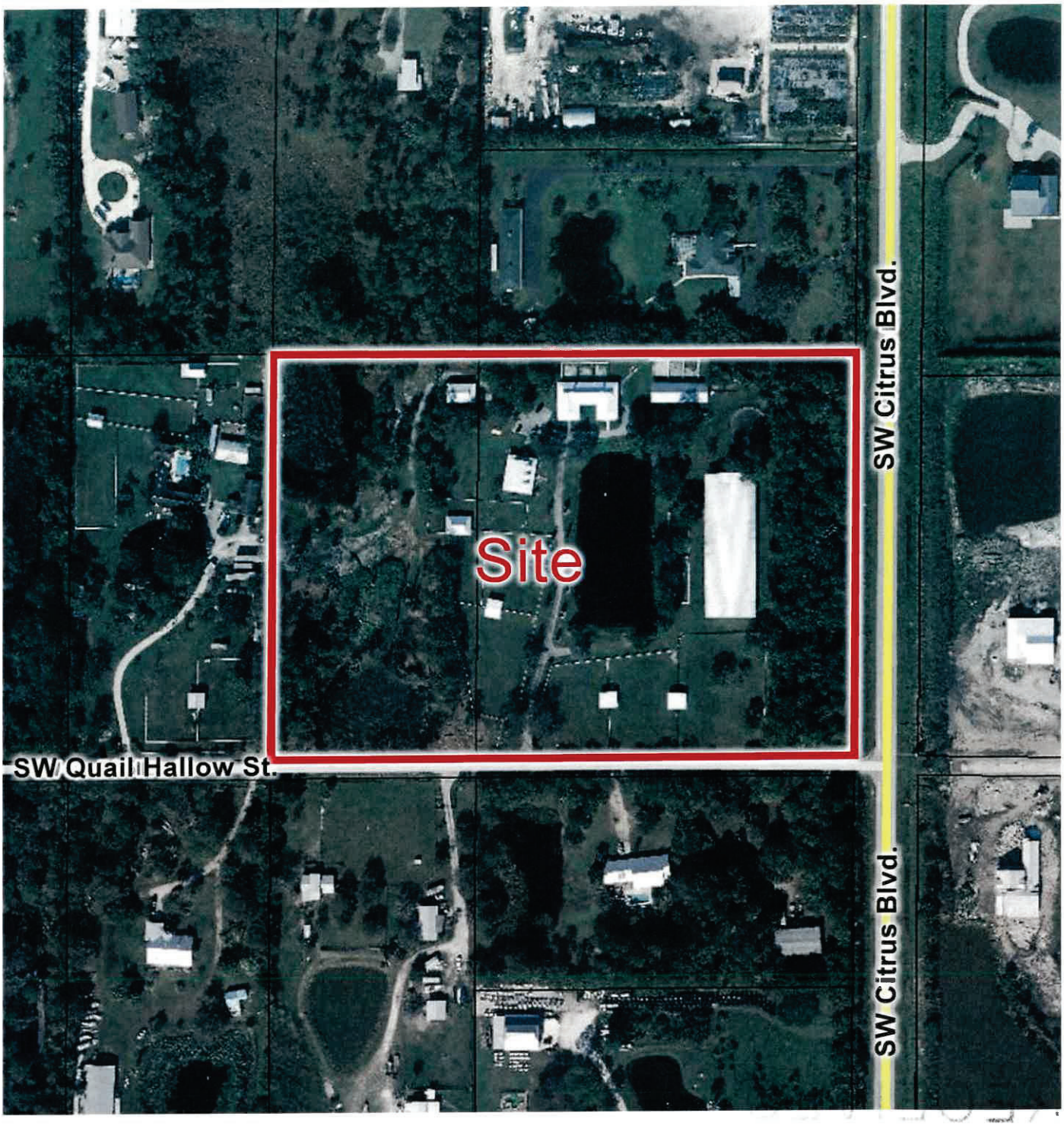
LEGAL DESCRIPTION:

LOT E 31 AND LOT 32, JOHN'S COMPOSITE MINOR PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 95, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

American Humane

Location Map

Martin County



Prepared by:

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

North

Date: 02/12/25

Project #: 2023-29