



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: 7 Brew Stuart

Brief Project Description:

Rezoning as part of the mandatory requirement for the demolition of existing restaurant and redevelopment of the property for a 7 Brew drive-through only coffee shop with 24 parking spaces and 19 stacking spaces. Scope of work will include site, drainage, and utility improvements. The building will be a 735 sf modular building with a canopy and a dumpster enclosure.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 3/12/2026

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: N/A

Previous Project Name if applicable: N/A

Parcel Control Number(s)

38-38-41-014-000-00060-5

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Outback Reel Estate LLC

Company Representative: _____

Address: 240 SW 33rd Court

City: Fort Lauderdale, State: FL Zip: 3315

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Brew Horizons LLC

Company Representative: Manny Paiva

Address: 2000 West Park Drive Suite 130

City: Westborough, State: MA Zip: 01581

Phone: 508-254-6157 Email: mpaiva@transcendentbrandsco.c

Agent (Name or Company): HFA-AE LTD

Company Representative: Megan Broderick

Address: 1705 S Walton Blvd, Ste 3

City: Bentonville, State: AR Zip: 72712

Phone: 479-326-8218 Email: megan.broderick@hfa-ae.com

Contract Purchaser (Name or Company): N/A

Company Representative: N/A

Address: N/A

City: N/A, State: N/A Zip: N/A

Phone: N/A Email: N/A

Land Planner (Name or Company): N/A

Company Representative: N/A

Address: N/A

City: N/A, State: N/A Zip: N/A

Phone: N/A Email: N/A

Landscape Architect (Name or Company): HFA-AE LTD

Company Representative: Wendy Wert

Address: 1705 S Walton Blvd, Ste 3

City: Bentonville, State: AR Zip: 72712

Phone: 479-360-6703 Email: wendy.wert@hfa-ae.com

Surveyor (Name or Company): US Surveyor

Company Representative: Jenna Wicker

Address: 4929 Riverwind Pointe Drive

City: Evansville, State: IN Zip: 47715

Phone: 812-402-7001 x 229 Email: jwicker@ussurveyor.com

Civil Engineer (Name or Company): HFA-AE LTD

Company Representative: Jason Panicaro

Address: 1705 S Walton Blvd, Ste 3

City: Bentonville, State: AR Zip: 72712

Phone: 479-360-6286 Email: jason.panicaro@hfa-ae.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): HFA-AE LTD

Company Representative: James Mann

Address: 1705 S Walton Blvd, Ste 3

City: Bentonville, State: _____ Zip: 72712

Phone: 479-360-6359 Email: megan.monday@hfa-ae.com

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): N/A

Company Representative: N/A

Address: N/A

City: N/A, State: N/A Zip: N/A

Phone: N/A Email: N/A

Other Professional (Name or Company): _____

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 checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

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


Applicant Signature

3-23-26
Date

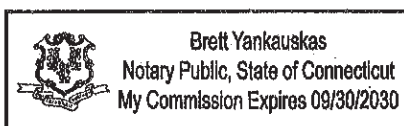
Dennis Proto
Printed Name

STATE OF FLORIDA

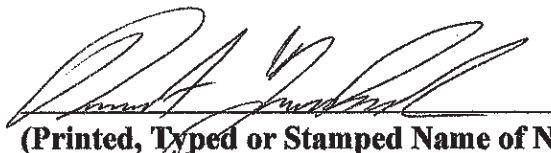
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of March, 2026, by Dennis Proto, who is ☐ personally known to me, or ☒ produced the following type of identification Connecticut License.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)



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

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Digital Submittal Affidavit

I, Dennis Proto, attest that the electronic version included for the project 7 Brew Stuart 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

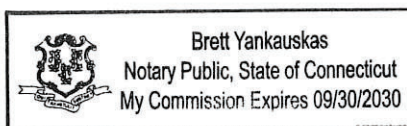
3-23-26
Date

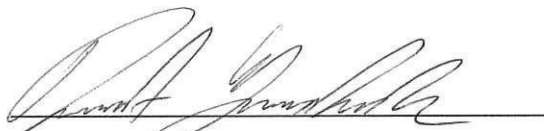
**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of March, 2026, by Dennis Proto, who is ☐ personally known to me, or ☒ produced the following type of identification Connecticut License.

NOTARY PUBLIC SEAL

Notary Public, State of Florida





(Printed, Typed or Stamped Name of Notary Public)

The proposed project is a 7 Brew drive-through coffee shop to be located 3101 SE Federal Hwy Stuart, FL 34994, parcel number 38-38-41-014-000-00060-5. The site is 1.93 acres. The site is currently an Outback Steakhouse restaurant with parking located around the building and to the rear. The current zoning is M-1 (Industrial) a Category "C" district with Covenant #210 to LI (Limited Industrial).

The proposed project requires mandatory rezoning to LI, Limited Industrial District, per the discussion at the pre-application meeting held on March 12, 2026. The entire site will be rezoned from M-1 (Industrial) to LI (Limited Industrial).

Site improvements will consist of: the demolition of the existing building and parking; the front portion of the site will be regraded and paved; and utility connections will be made for 7 Brew drive-through coffee shop. Improvements include an approximately 710 SF building with 2 drive-through lanes, and all paving, curbing, and landscaping as required. The concept plan shows 24 parking spaces and 19 stacking spaces between the 2 drive-through lanes. Landscaping will be provided per the land development code as shown on the concept plan. Public facilities are available. Redevelopment is not anticipated to create any additional impacts on public facilities.

The remainder of the site will have all pavement removed with a portion to be used for onsite detention of stormwater and the remaining area to be loamed and seeded with potential for future compatible use.

The proposed project will require less demand on public facilities than the existing site. Capacity has been discussed with the water/wastewater department and has been determined to be adequate as it will not increase the demand on the systems.

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS that **OUTBACK REEL ESTATE LLC**, a Florida limited liability company (the "**Owner**"), being the owner of the property located at 3101 Southeast Federal Highway, Stuart, Florida 34994 (the "**Property**"), does hereby appoint and designate **BREW HORIZONS LLC**, a Delaware limited liability company, and **HFA-AE, LTD., INC.**, an Arkansas corporation (each an "**Agent**", collectively the "**Agents**") as its true and lawful attorneys-in-fact to act on the Owner's behalf in connection with the development and permitting of the Property, as further described herein.

1. Scope of Authority. The Owner hereby grants the Agents full power and authority to do and perform any and all of the following acts on behalf of the Owner with respect to the Property:

- (a) Execute, submit, and prosecute applications, permits, plans, and any other applicable materials to any City, Township, and County boards, commissions, agencies, and departments, including without limitation zoning boards, planning boards, building departments, and city, township, and/or county commissions;
- (b) Apply for, obtain, and execute any governmental permits and approvals, property rezonings, variances, site plan approvals, or similar land use entitlements for the development of the Property;
- (c) Execute and submit applications and materials to any property owners' association, master association, community development district, or other governmental or non-governmental authority; and
- (d) Designate and authorize any engineering firm, architecture firm, or other professional consultant, including HFA-AE, LTD., Inc., to act on behalf of the Owner in connection with the foregoing.

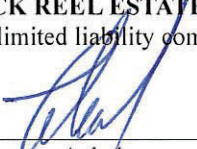
2. Ratification. The Owner hereby ratifies and confirms all acts and things lawfully done by the Agents pursuant to this Limited Power of Attorney.

3. Duration. This Limited Power of Attorney shall remain in

full force and effect until the earlier of: (i) the issuance of all applicable permits and approvals for the development of the Property; or (ii) written revocation by the Owner.

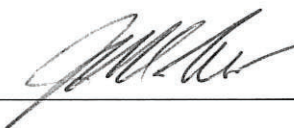
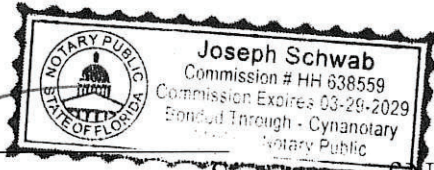
4. Governing Law. This Limited Power of Attorney shall be governed by and construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the undersigned, being a duly authorized manager of OUTBACK REEL ESTATE LLC, has executed this Limited Power of Attorney as of the date set forth below.

OWNER:
OUTBACK REEL ESTATE LLC, a Florida limited liability company
By: 
Name: Thomas Ackel
Title: Manager

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of March, 2026, by Thomas Ackel, as Manager of OUTBACK REEL ESTATE LLC, a Florida limited liability company, on behalf of the _____.

Signature of Notary Public

Joseph Schwab

(Print Notary Name)

AFFIX NOTARY STAMP
Expires: 03-29-2029

My Commission

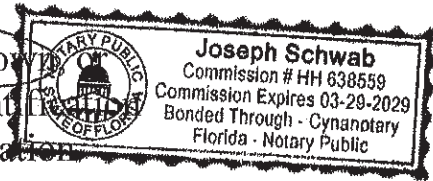
HH 638559

Commission No.:

Personally known

Produced Identification

Type of Identification



Produced: _____

ORLDOCS 23856646 1 54759.0127



PREPARED BY/RETURN TO:

ARCHIE J. RYAN III, ESQ.

RYAN & RYAN, LLC

700 East Dania Beach Boulevard, Third Floor

Dania Beach, FL 33004

File Number: 25218C-RE

[Space Above This Line For Recording Data]

Warranty Deed

THIS WARRANTY DEED made this 30th day of June, 2023 between PADERO, INC., a Florida corporation, whose post office address is 7017 SE Pierre Circle, Stuart, FL 34997, Grantor, and OUTBACK REEL ESTATE LLC, a Florida limited liability company, whose post office address is 94 SW Palm Cove Drive, Palm City, FL 34990, Grantee:

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Parcel Identification Number: 38-38-41-014-000-00060-5

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 Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor 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, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, Grantor has hereunto signed this Warranty Deed the day and year first written above.

Signed, sealed and delivered in our presence:

PADERO, INC., a Florida corporation

Witness Name: ARCHIE J. RYAN III

By: Thomas S. Ackel, Jr.
THOMAS S. ACKEL, JR., President

Witness Name: LISSETTE FIGUEROA

State of Florida
County of Broward

The foregoing instrument was acknowledged and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2023 by THOMAS S. ACKEL, JR., President of PADERO, INC., a Florida corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: ARCHIE J. RYAN III

My Commission
Expires: _____

Assignment of Lease

PADERO, INC., a Florida corporation ("Seller"), assigns to OUTBACK REEL ESTATE LLC, all of its rights, title and interest as landlord to the tenant lease, including all security deposits and prepaid rents, if any, for the property located at 3101 SE Federal Highway, Stuart, FL 34994, having a legal description of:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

By affixing the signature below, OUTBACK REEL ESTATE LLC, a Florida limited liability company ("Buyer"), agrees to hold all tenant security deposits and prepaid rents assigned by this document in accordance with Florida Law and holds Seller harmless from any claims of any kind or nature resulting from Buyer's failure to do so.

Dated June 30, 2023

Dated June 30, 2023

Seller:

Buyer:

PADERO, INC.,
a Florida corporation

OUTBACK REEL ESTATE LLC,
a Florida limited liability company

By: Thomas S. Ackel, Jr.
THOMAS S. ACKEL, JR., President

By: Thomas S. Ackel III
THOMAS S. ACKEL III, Manager

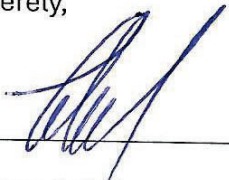
April 20, 2026

Re: Property Transfer – 3101 SE Federal Hwy, Stuart FL

To Whom It May Concern,

I, property owner, hereby certify that no property title transfer has occurred since the recorded deed on this property.

Sincerely,


A handwritten signature in blue ink, appearing to read 'T. Ackel', is written over a horizontal line.

Thomas Ackel

Manager of Outback Reel Estate, LLC

SITE MAP

3101 SE Federal Hwy, Stuart, FL 34994

