



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**

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)

**A. GENERAL INFORMATION**

**Type of Application:** Zoning Change

**Name or Title of Proposed Project:** Apex Pavers

**Brief Project Description:**

Apex would like to use the site for outdoor storage of pavers and related materials, and for parking business vehicles. The site currently has a Category "C" zoning of A-1A and needs to be rezoned to GC, General Commercial, in order to be viable for Apex's intended use.

**Was a Pre-Application Held?**  YES/NO  **Pre-Application Meeting Date:** 01/18/2024

**Is there Previous Project Information?**  YES/NO

**Previous Project Number if applicable:** \_\_\_\_\_

**Previous Project Name if applicable:** \_\_\_\_\_

**Parcel Control Number(s)**

<u>16-38-41-000-000-00270-3</u>	_____
<u>16-38-41-000-000-00150-8</u>	_____
_____	_____
_____	_____
_____	_____

**B. PROPERTY OWNER INFORMATION**

**Owner (Name or Company):** Apex Pavers Inc.

**Company Representative:** Ryan Figman

**Address:** 725 SE Monterey Rd.

**City:** Stuart, **State:** FL **Zip:** 34994

**Phone:** 772-286-1700 **Email:** c/o cls@mccarthysummers.com

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Same as Owner.

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

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

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

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

**Agent (Name or Company):** McCarthy Summers et al.

Company Representative: Christen Spake, Esq.

Address: 2400 SE Federal Hwy, 4th Floor

City: Stuart, State: FL Zip: 34994

Phone: 772-286-1700 Email: cls@mccarthysummers.com

**Contract Purchaser (Name or Company):** \_\_\_\_\_

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

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

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

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

**Land Planner (Name or Company):** \_\_\_\_\_

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

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

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

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

**Landscape Architect (Name or Company):** \_\_\_\_\_

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

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

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

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

**Surveyor (Name or Company):** \_\_\_\_\_

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

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

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

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

**Civil Engineer (Name or Company):** C. Calvert Montgomery & Associates, Inc.

Company Representative: Scott Montgomery, P.E.

Address: P.O. Box 92

City: Stuart, State: FL Zip: 34995

Phone: (772) 287-3636 Email: scott@ccmaengineers.com

**PROJECT PROFESSIONALS CONTINUED**

**Traffic Engineer (Name or Company):** \_\_\_\_\_

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

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

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

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

**Architect (Name or Company):** \_\_\_\_\_

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

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

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

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

**Attorney (Name or Company):** Same as Agent.

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

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

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

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

**Environmental Planner (Name or Company):** \_\_\_\_\_

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

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

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

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

**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.*

APEX PAVERS, INC., a Florida corporation

By:   
Ryan Figman, President

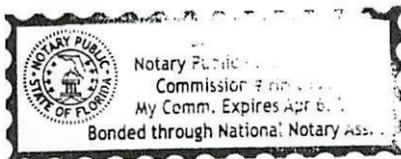
2/12/24  
Date

STATE OF FLORIDA  
COUNTY OF MARTIN

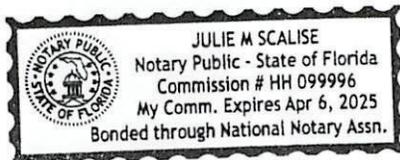
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 12 day of FEB, 2024, by Ryan Figman, President of Apex Pavers, Inc. a Florida corporation, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



  
(Printed, Typed or Stamped Name of Notary Public)





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, Jasmine Gillette, attest that the electronic version included for the project Apex Pavers, Inc. 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.

Jasmine Gillette  
 Applicant Signature Jasmine Gillette

2-29-24  
 Date

STATE OF FLORIDA  
 COUNTY OF MARTIN

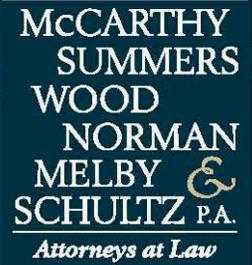
The foregoing instrument was  sworn to,  affirmed, or  acknowledged before me by means of  physical presence or  online notarization this 29 day of February, 2024, by Jasmine Gillette, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Sofia Gardi  
 (Printed, Typed or Stamped Name of Notary Public)



February 14, 2024

**Re: Application for Zoning Change – Narrative**

Owner: Apex Pavers, Inc.  
Address: 624 SE Monterey Rd., Stuart FL 34994 & SE  
Veterans Ave., Stuart FL  
PCN: 16-38-41-000-000-00150-8 &  
16-38-41-000-000-00270-3

Dear Paul:

This firm represents the applicant, Apex Pavers, Inc., in connection with its application for a zoning change. Apex has been doing business in Martin County for nearly 20 years, providing design and installation of new swimming pools, resurfacing and remodeling existing pools and pool decks, and laying pavers for outdoor living areas and driveways, among others. Apex is a respected local contractor and demand for its services continues to grow. Because of this, Apex needs to expand its operations, including its existing office space.

In 2022, Apex had the opportunity to acquire unimproved real property on the south side of SE Monterey Road, approximately one tenth of a mile west of its existing location. That property is the subject of this application for a zoning change. The site is comprised of two parcels: SE Veterans Avenue and a narrow strip of land extending approximately 300 feet west from SE Veterans Ave, and a rectangular piece of property tucked two parcels south of SE Monterey Road, together amounting to approximately 1.7 acres. Apex requests that the property's zoning be changed from Category "C" zoning district A-1A to Category "A" zoning district "GC" – general commercial. Apex would like to use this site for parking its business-related vehicles and equipment, and storage of pavers, rock, sand, and related materials. Those uses are permitted in the general commercial zoning district.

The future land use designation applicable to the site, Commercial General, conflicts with the current Category C agricultural zoning district. This inconsistency between the future land use designation and present zoning make this a request for what is believed to be a "mandatory rezone."

The proposed GC zoning is consistent with the future land use of all of the contiguous parcels within the County. Moreover, all the contiguous properties within the County are either already zoned "GC," or zoned B-1 or A-1A and encumbered by a covenant to GC. While these covenants have fallen into disuse, they require that a property's development and use accord with the requirements of the GC zoning district, rendering their zoning essentially GC. Finally, it appears

Terence P. McCarthy \*  
Robert P. Summers \*  
Steven J. Wood \*\*  
Kenneth A. Norman  
Nicola J. Boone Melby \*\*\*

Owen Schultz

Margaret E. Wood

Jessica M. Van Valkenburgh

Christen Spake

Kimberly A. Ryan

Loren E. Esposito

Ross C. Alagna

*\*Board Certified  
Real Estate Lawyer*

*\*\*Board Certified Wills,  
Trusts & Estates Lawyer*

*\*\*\*Board Certified  
Elder Law Lawyer*

McCARTHY, SUMMERS, WOOD,  
NORMAN, MELBY & SCHULTZ, P.A.

February 14, 2024  
Page 2

that the majority of surrounding uses include an element of outdoor storage and/or equipment parking, and Apex's proposed use would integrate seamlessly with surrounding uses.

The legal descriptions and an aerial map of the site are enclosed to assist you with your review. The School Impact Worksheet is not included as this is not a residential application. Should you require anything further in connection with this application please do not hesitate to contact me.

Sincerely,



Christen Spake, Esq.  
[cls@mccarthysummers.com](mailto:cls@mccarthysummers.com)

cc: Apex Pavers, Inc.

## **LIMITED POWER OF ATTORNEY**

### **KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS, Ryan Figman, as President of Apex Pavers, Inc. a Florida corporation** (“Owner”) is the owner of certain real property lying and being in Stuart, Martin County, Florida, more particularly described on **Exhibit “A”** attached hereto (the “Property”); and

**WHEREAS,** the Owner wishes to appoint the individual hereinafter named as their Attorney-In-Fact, for the purposes hereinafter set forth.

**NOW, THEREFORE,** the Owner hereby appoints **Christen Spake, Esquire,** as its Attorney-In-Fact (the “Attorney”), to act, manage, conduct, do and perform any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorney, proper and expedient in connection with Martin County Development Review Application(s) and Martin County development approvals relating to the Property (collectively, the “Land Use Application”). This Power of Attorney shall extend to and include, but not be limited to, the execution by the Attorney of all acts necessary for the zoning change application.

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

No action by the Owner subsequent to the making of this instrument shall be considered or treated as a revocation of the actions taken by the Attorney pursuant hereto. The exercise by the Attorney at any time, or from time to time, of any of the rights or powers hereunder shall not exhaust the capacity and power of the Attorney 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.

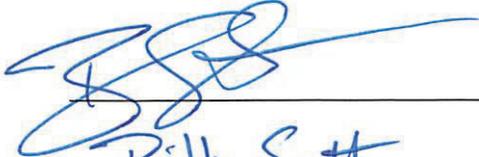
The Owner hereby ratifies and confirms, and agrees at all times to ratify and confirm, all that the Attorney shall lawfully do or cause to be done in and about the Property by virtue of this instrument.

The address of the Attorney is: Christen Spake, Esquire, McCarthy, Summers. Wood, Norman, Melby & Schultz, P.A., 2400 SE Federal Highway, 4<sup>th</sup> Floor, Stuart, FL 34994.

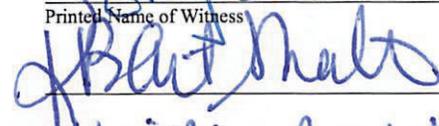
This Limited Power of Attorney shall terminate upon the earlier of (a) sixty (60) days after the approval or disapproval of the Land Use Application or (b) written notice from the Owner to the Attorney.

12 IN WITNESS WHEREOF, the parties hereto have signed and sealed these presents the day of FEB, 2024.

**Witnesses:**

  
\_\_\_\_\_

Printed Name of Witness

Billy Scott  
  
\_\_\_\_\_

Printed Name of Witness

Kristin Baitshotts

Apex Pavers, Inc. a Florida corporation

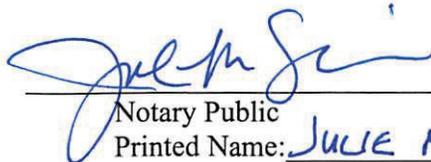
  
\_\_\_\_\_

Ryan Figman, ds President

**STATE OF FLORIDA  
COUNTY OF MARTIN**

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] [ ] online notarization, this 12 day of FEB, 2024, by Ryan Figman, as President of Apex Pavers, Inc. a Florida corporation, who is  personally known or [ ] produced \_\_\_\_\_ as identification.

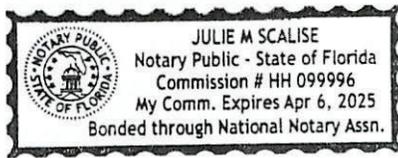
(Notary Seal)

  
\_\_\_\_\_

Notary Public

Printed Name: JULIE M SCALISE

My Commission Expires: APRIL 6, 2025



**EXHIBIT A**

**Legal Description**

The West 1/8 of the North 1/4 of Government Lot 2, Section 16, Township 38 South, Range 41 East, less the North 353 feet thereof, said property lying and being in Martin County, Florida.

**Parcel ID: 16-38-41-000-000-00150-8**

AND

The East 30 feet of the East half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 16, Township 38 South, Range 41 East, Martin County, Florida, LESS road right of way for SE Monterey Blvd.

AND

The South 15.3 feet of the North 528 feet of the West 300 feet of the East 330 feet of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 16, Township 38 South, Range 41 East, Martin County, Florida.

**Parcel ID: 16-38-41-000-000-00270-3**



Prepared by  
 Rhonda Powell, an employee of  
**First American Title Insurance Company**  
 2301 Maitland Center Parkway, Suite 450  
 Maitland, Florida 32751  
 (407)691-5200

Return to: Grantee

File No.: 2021-5679508E1

**CORPORATE WARRANTY DEED**

This indenture made on **January 31, 2022** A.D., by

**Frasco Realty, L.P., a dissolved New Jersey limited partnership**

whose address is: 479 Route 17N, MANTUA, NJ  
 hereinafter called the "grantor", to 07432

**Apex Pavers, Inc., a Florida corporation**

whose address is: **725 SE Monterey Rd. Stuart, FL 34994**  
 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Martin County, Florida**, to-wit:

Parcel 2B:

The South 15.3 feet of the North 528 feet of the West 300 feet of the East 330 feet of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 16, Township 38 South, Range 41 East, Martin County, Florida.

Parcel Identification Number: 16-38-41-000-000-00270-3

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the 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 31st of 2021.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Frasco Realty, L.P., a dissolved New Jersey limited partnership

By: [Signature]  
Name: Matthew Frasco  
Title: Partner



Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

Print Name: S. Goldin

State of NJ

County of Bergen

[Signature]  
Witness Signature

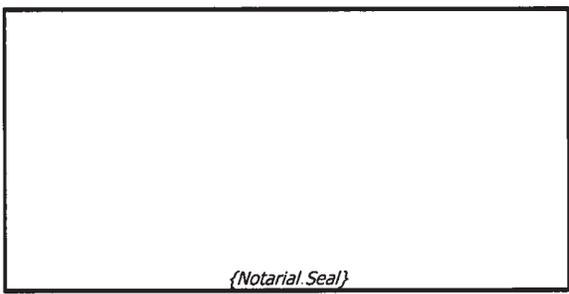
Print Name: Michael S. McGeary

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me by means of  physical presence or  online notarization, on January 1, 2022, by Matthew Frasco, as Partner, on behalf of Frasco Realty, L.P., a dissolved New Jersey limited partnership, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]  
Notary Public  
CYNTHIA A. PERIU  
A Notary Public of New Jersey  
My Commission Expires 10-11-2022

(Printed Name)

My Commission expires: \_\_\_\_\_





Prepared by  
Rhonda Powell, an employee of  
First American Title Insurance Company  
2301 Maitland Center Parkway, Suite 450  
Maitland, Florida 32751  
(407)691-5200

Return to: Grantee

File No.: 2021-5679508E

## **WARRANTY DEED**

This indenture made on **January 28, 2022** A.D., by

**Linda Frasco Heisler and Michael P. Frasco, individually and as Trustees of the Linda Frasco Marital Trust and the Linda Frasco GST Exempt Marital Trust**

whose addresses are:

2936 Gardens Blvd, Naples, Florida 34105 (Linda Frasco Heisler)  
8 Canella Ct, Bloomfield, NJ 07003 (Michael P. Frasco)

hereinafter called the "grantor", to

**Apex Pavers, Inc., a Florida corporation**

whose address is: **725 SE Monterey Rd. Stuart, FL 34994**

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Martin County, Florida**, to-wit:

Parcel 2A:

The East 30 Feet of the East half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 16, Township 38 South, Range 41 East, Martin County, Florida, LESS road right of way for SE Monterey Road.

Parcel Identification Number: **16-38-41-000-000-00270-3**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

Neither grantor, grantor's spouse nor any minor of either reside on the land herein described, or adjacent thereto, and it is not their homestead.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the 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 31st of 2021.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Linda Frasco Heisler

Linda Frasco Heisler, individually and as Trustee of the Linda Frasco Marital Trust and the Linda Frasco GST Exempt Marital Trust

Signed, sealed and delivered in our presence (as to both):

[Signature]  
Witness Signature

Print Name: Ryan Allen

[Signature]  
Witness Signature

Print Name: Mario Hernandez

State of FLORIDA

County of COLLIER

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization, on JANUARY 28/2022, by **Linda Frasco Heisler**.

[Signature]  
Notary Public

NICHOLAS HARRIS  
(Printed Name)

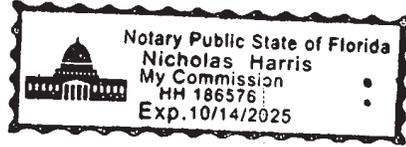
My Commission expires: 10/14/2025

{Notarial Seal}

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license

State of FLORIDA

County of COLLIER



*Michael P. Frasco*

Michael P. Frasco, individually and as Trustee  
of the Linda Frasco Marital Trust and the  
Linda Frasco GST Exempt Marital Trust

Signed, sealed and delivered in our presence (as to both):

*David Gavenus*

Witness Signature

Print Name: David Gavenus

*Anthony Valcam*

Witness Signature

Print Name: Anthony Valcam

State of NJ

County of ESSEX

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization, on 1-28-22, by **Michael P. Frasco**.

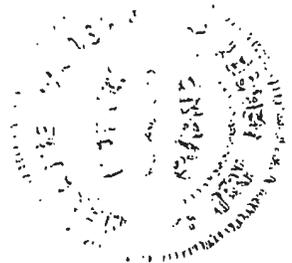
*Melanie Vaughn*  
Notary Public

Melanie Vaughn  
(Printed Name)

My Commission expires: 11/9/24

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license

{Notarial Seal}



MELANIE VAUGHN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 11/4/2024



Prepared by and return to:

Tyson J. Waters  
Fox McCluskey Bush Robison, PLLC  
3461 SE Willoughby Blvd  
Stuart, FL 34994  
(772) 287-4444  
File Number: WA205S01

Parcel Identification No. 16-38-41-000-000-00150-8

[Space Above This Line For Recording Data]

## Warranty Deed

This Indenture made this 28th day of January, 2022, between **Luther Dean Walton, a married man**, whose post office address is **80 Trojan Drive, Bridgeport, CT 06610**, hereafter referred to as Grantor\*, and **Apex Pavers, Inc.**, whose post office address is **725 SE Monterey Road, Stuart, FL 34994**, hereafter referred to as Grantee\*,

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

**The West 1/8 of the North ¼ of Government Lot 2, Section 16, Township 38 South, Range 41 East, less the North 353 feet thereof, said property lying and being in Martin County, Florida.**

**Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.**

**The above referenced property is not the homestead of Grantor under the laws and constitution of the State of Florida, or any member of the Grantor's household, nor is the subject property contiguous to the said first party's homestead.**

**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 the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said

land; that the 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, 2021**.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

*R M Dougherty*  
Witness #1  
Printed Name: *Robin M Dougherty*

*James J Gentile*  
Witness #2  
Printed Name: *James J. Gentile*

*Luther Dean Walton*  
By: Luther Dean Walton

STATE OF Connecticut  
COUNTY OF Fairfield ss: Trumbull

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of January, 2022, by **Luther Dean Walton**, who is  personally known to me or  who has produced his driver's license as identification.



By: *Deborah Lee Bilcheck*  
Notary Public, State of Connecticut  
My Commission Expires:  
~~Commission No.:~~ 6/30/2024  
Deborah Lee Bilcheck

**CERTIFICATE OF OWNERSHIP**

The undersigned hereby certifies that, according to the Martin County Clerk of Court's website as of February 7, 2024, the property legally described on Exhibit "A" attached hereto and made a part hereof has not been sold or transferred by Apex Pavers, Inc. since its obtaining title to the property via the three deeds to Apex Pavers, Inc., recorded in the Public Records of Martin County, Florida at Official Records Book 3291, Page 1614; Official Records Book 3291, Page 1616; and Official Records Book 3291, Page 1620.

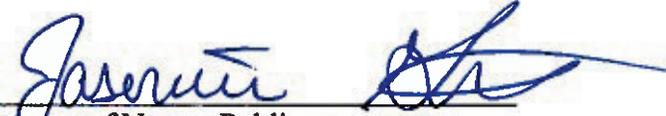
DATED this 14<sup>th</sup> day of February, 2024.

  
\_\_\_\_\_  
Christen Spake, Esq.  
Attorney for Applicant

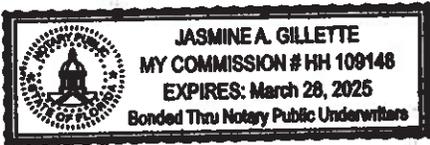
STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of [  ] physical presence or [  ] online notarization, this 14 day of February, 2024, by Christen Spake, who is personally known to me or has produced \_\_\_\_\_ as identification.

[SEAL]

  
\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print, type, or stamp commission  
Name of Notary Public  
My Commission expires:



## **EXHIBIT A**

The West 1/8 of the North 1/4 of Government Lot 2, Section 16, Township 38 South, Range 41 East, less the North 353 feet thereof, said property lying and being in Martin County, Florida.

**Parcel ID: 16-38-41-000-000-00150-8**

AND

The East 30 feet of the East half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 16, Township 38 South, Range 41 East, Martin County, Florida, LESS road right of way for SE Monterey Blvd.

AND

The South 15.3 feet of the North 528 feet of the West 300 feet of the East 330 feet of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 16, Township 38 South, Range 41 East, Martin County, Florida.

**Parcel ID: 16-38-41-000-000-00270-3**

**APEX PAVERS, INC, ZONING CHANGE: LEGAL DESCRIPTION**

The West 1/8 of the North 1/4 of Government Lot 2, Section 16, Township 38 South, Range 41 East, less the North 353 feet thereof, said property lying and being in Martin County, Florida.

**Parcel ID: 16-38-41-000-000-00150-8**

AND

The East 30 feet of the East half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 16, Township 38 South, Range 41 East, Martin County, Florida, LESS road right of way for SE Monterey Blvd.

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The South 15.3 feet of the North 528 feet of the West 300 feet of the East 330 feet of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 16, Township 38 South, Range 41 East, Martin County, Florida.

**Parcel ID: 16-38-41-000-000-00270-3**

**APEX PAVERS, INC. ZONING CHANGE: LOCATION MAP**

