



**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: PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Martin Commerce Park PUD

Brief Project Description:

See Project Narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: January 13, 2025

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: M164-009

Previous Project Name if applicable: Martin Commerce Park

Parcel Control Number(s)

PCN list attached

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Martin Commerce Park, LLC

Company Representative: Jill Marasa

Address: 2740 SW Martin Downs Blvd, Suite 45

City: Palm City , State: FL Zip: 34990

Phone: 772-370-8108 Email: jmarasa@ashleycapital.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady, AICP

Address: 701 SE Ocean Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): Not applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): GCY, Inc.

Company Representative: Pete Andersen

Address: P.O. Box 1469

City: Palm City, State: FL Zip: 34991

Phone: 772-286-8083 Email: PeteA@gcyinc.com

Civil Engineer (Name or Company): Kimley-Horn

Company Representative: Jordan Haggerty

Address: 1615 South Congress Avenue, Suite 201

City: Delray Beach, State: FL Zip: 33445

Phone: 772 342-3183 Email: Jordan.Haggerty@kimley-horn.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Kimley-Horn

Company Representative: Stephanie (Kinlen) Guerra, P.E.

Address: 477 Rosemary Avenue, Suite 125

City: West Palm Beach, State: FL Zip: 33401

Phone: 561 840-0852 Email: Stephanie.Guerra@kimley-horn.com

Architect (Name or Company): Not applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Gunster Law Firm

Company Representative: Bob Raynes

Address: 800 S.E. Monterey Commons Boulevard, Suite 200

City: Stuart, State: FL Zip: 34996

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

Environmental Planner (Name or Company): EW Consultants, Inc.

Company Representative: Ed Weinberg

Address: 1000 SE Monterey Commons Boulevard, Suite 208

City: Stuart, State: FL Zip: 34996

Phone: 772-287-8771 Email: eweinberg@ewconsultants.com

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

April 8, 2025
Date

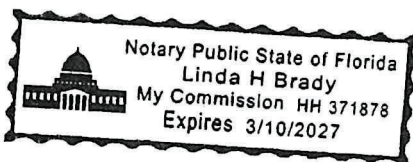
Morris A. Crady
Printed Name

STATE OF FLORIDA

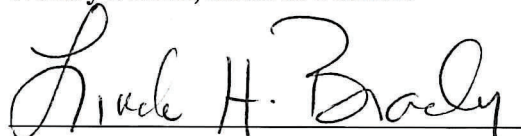
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2025, by Morris A. Crady, 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

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

Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Martin Commerce Park PUD 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

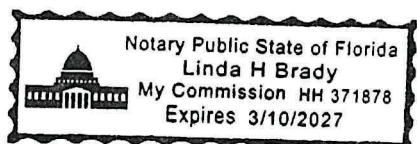
April 8, 2025
Date

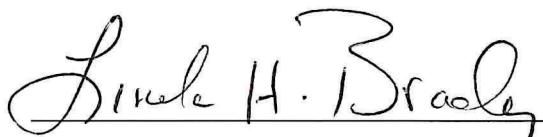
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2025, by Morris A. Crady, 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)



PROJECT NARRATIVE

April 7, 2025

Property Characteristics

The 167-acre subject property is owned by Martin Commerce Park, LLC and located along Interstate 95 at Exit 110 and State Road 714 (SW Martin Highway) in Palm City.

The property is situated along a one mile stretch of Interstate 95 frontage and designated for Industrial Future Land Use with a Limited Industrial (LI) zoning district. The future land use and zoning were adopted by the Board of County Commissioners along with a Comprehensive Plan Text Amendment on November 12, 2024 (refer to CPA 23-09 and CPA 23-10). The TEXT amendment includes a requirement to obtain approval by way of a PUD Zoning Agreement and limits the maximum allowable Industrial building area on the entire site to no more than 1,100,000 sf.

The previous property owner obtained final site plan and plat approval for a 21-lot agricultural subdivision that was fully constructed including paved roads, lakes, drainage and designated preserve areas. No lots were sold or developed, and the preserve areas were not maintained in accordance with the Preserve Area Management Plan (PAMP) for several years. The new owner has brought the preserve areas into compliance with the approved PAMP after acquiring the property in 2022.

Surrounding Property Characteristics

The subject property is located east and adjacent to one mile of frontage along Interstate 95 at Exit 110 in Palm City. At the entrance of the property on State Road 714 (SW Martin Highway) and SW Martingale Drive, at approximately 850 feet, sits a 5-acre designated perpetual easement in favor of State of Florida Department of Transportation recorded May 25, 2007 in Book 2251, Page 839.

The property directly to the north of the subject property consists of a commercial Planned Unit Development was approved on the northwestern 32-acre corner along Interstate 95 at Exit 110 and State Road 714 (SW Martin Highway). On September 30, 2008 the site received master site plan approval for a 10-lot commercial subdivision known as the Martingale Commons. The approved PUD permits the development of an Expressway Oriented Transient Commercial Service Center and provides for uses including gas stations, convenience stores, hotels, restaurants, and retail activities.

The property to the east of the subject site is comprised of approximately 1,000 acres of wetlands, cattle grazing and hunting operations. The majority of the properties along the State Road 714 (SW Martin Highway) corridor are predominately occupied by commercial and industrial uses including wholesale and retail sales, and light industrial, warehouse and targeted industry uses at both Sands Commerce Center.

Proposed Master Site Plan

The proposed master site plan is consistent with the existing Comprehensive Plan future land use designation and the text amendment that included the following restrictions:

- Residential uses shall be prohibited.
- The maximum non-residential building square footage on the entire project site shall be limited to cumulative total of 1,100,000 square feet.
- All future applications for development approval shall be processed as a Planned Unit Development (PUD).
- Prior to the issuance of the first Certificate of Occupancy, the owner/developer of Martin Commerce Park shall construct a traffic signal at the intersection of SW Martin Highway and SW Stuart West Boulevard.
- The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2 which requires that future development pay the full cost of capital facilities needed to address the impacts of such development. This shall include an amendment to the Capital Improvements Element, if needed, and a PUD Agreement that addresses public facilities, infrastructure, and the timing of development.

The intent is to replat the existing lots into larger parcels, extend water and sewer stub-outs to each lot and expand/reconfigure the existing lakes to support the project. Existing preserve areas will be maintained and expanded. All supporting infrastructure will be substantially completed in the first phase so final site plans on individual lots may be approved administratively pursuant to the Martin County expedited review process.

The Martin Commerce Park PUD Agreement and Master Site Plan will create a quality Class-A commerce park in Palm City in a strategic and desirable location for business retention and attraction along the Interstate 95 corridor. The project will fill a void in the community by providing industrial space for high value employment opportunities, and providing for an increase in sales tax, property tax and tangible personal property tax revenue to benefit the residents of Martin County.

*Martin Commerce Park
9810 S. Dorchester Avenue
Chicago, IL 60628*

March 5, 2025

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

RE: Martin Commerce Park

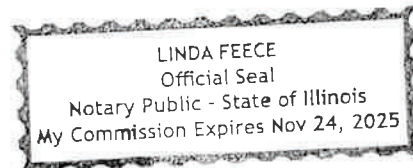
Dear Mr. Schilling,

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Martin Commerce Park, LLC during the governmental review process of the applications.

Sincerely,

Martin Commerce Park, LLC.
a Florida limited liability company

By: 
Robert Auskalnis
CFO and Vice President



STATE OF Illinois
COUNTY OF Cook

The foregoing was acknowledged before me by mean of (x) physical presence or () online notarization, this 6 day of March, 2025, by Robert Auskalnis of MARTIN COMMERCE PARK, LLC., a Florida limited liability company. He is ☒ personally known to me or () has produced _____ as identification.


NOTARY PUBLIC
My Commission Expires: 11-24-25



This Instrument was Prepared By,
Record and Return To:

William B. Mason, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
200 East Las Olas Boulevard
Suite 2100
Ft. Lauderdale, Florida 33301

Property Appraiser Identification Nos:

See Schedule 1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 3rd day of May, 2022 by TREASURE COAST PROPERTIES INVESTMENTS, LLC, a Florida limited liability company (the "Grantor"), whose mailing address is 9100 S. Dadeland Boulevard, Suite 1500, Miami, Florida 33156, to MARTIN COMMERCE PARK, LLC, a Florida limited liability company (the "Grantee"), whose mailing address is 108 Talavera Place, Palm Beach Gardens, Florida 33418.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt, adequacy, and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns the real property (the "Property") located in Martin County, Florida, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

SUBJECT TO: (i) all easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters of record, provided that this instrument shall not reimpose same, (ii) real estate taxes for the year 2022 and all subsequent years, (iii) existing applicable governmental building and zoning ordinances and other governmental regulations, and (iv) matters that would appear on a current and accurate survey of the Property.

TOGETHER with all the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property,

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[EXECUTION APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

SIGNED AND SEALED IN THE
PRESENCE OF:

GRANTOR:

TREASURE COAST PROPERTIES
INVESTMENTS, LLC, a Florida limited liability
company

By: Global Innovative Properties, Inc., a
Florida corporation, its Sole Member and
Manager

Name: [Signature]

Name: Lisa Dorfman

By: [Signature]
Name: Robert Dorfman
Title: President

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of April, 2022, by Robert Dorfman, as President of Global Innovative Properties, Inc., a Florida corporation, as sole Member and Manager of TREASURE COAST PROPERTIES INVESTMENTS, LLC, a Florida limited liability company, on behalf of the limited liability company. He [] is personally known to me or [X] presented FLDL 2615-7615-2715 as identification.

Notary Stamp/Seal:



FRANK PADRON
Commission # GG 953806
Expires March 16, 2024
Bonded Thru Budget Notary Services

Notary Signature: [Signature]
Notary Print: Frank Padron
Notary Public, State of Florida
Commission No.: GG 953806
My Commission Expires: 03/16/2024

Exhibit "A"

The land referred to herein below is situated in the County of MARTIN, State of Florida, and described as follows:

A PORTION OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 39 EAST, TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 40 EAST IN MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH $89^{\circ}51'05''$ EAST ALONG THE NORTH LINE OF SAID SECTION 19 FOR 955.88 FEET; THENCE SOUTH $0^{\circ}08'55''$ WEST FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH $89^{\circ}51'05''$ EAST ALONG A LINE THAT IS 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 19 FOR 795.84 FEET; THENCE SOUTH $0^{\circ}06'40''$ EAST ALONG A LINE THAT IS 1751.29 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19 FOR 5208.12 FEET; THENCE NORTH $55^{\circ}42'25''$ WEST FOR 1479.97 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 3100.04 FEET AND A DELTA ANGLE OF $35^{\circ}06'40''$ FOR AN ARC LENGTH OF 1899.72 FEET TO A POINT OF TANGENCY; THENCE NORTH $20^{\circ}35'45''$ WEST FOR 1137.69 FEET; THENCE NORTH $16^{\circ}35'45''$ WEST FOR 518.74 FEET; THENCE NORTH $10^{\circ}08'04''$ WEST FOR 301.22 FEET; THENCE NORTH $2^{\circ}47'17''$ EAST FOR 300.47 FEET; THENCE NORTH $9^{\circ}14'57''$ EAST FOR 160.18 FEET; THENCE NORTH $11^{\circ}59'50''$ EAST FOR 248.03 FEET; THENCE NORTH $49^{\circ}16'10''$ EAST FOR 261.62 FEET; THENCE NORTH $86^{\circ}32'30''$ EAST FOR 628.69 FEET; THENCE NORTH $88^{\circ}49'57''$ EAST FOR 10.00 FEET; THENCE SOUTH $24^{\circ}18'10''$ EAST FOR 708.87 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE NORTH $31^{\circ}31'52''$ EAST FOR 716.93 FEET; THENCE NORTH $85^{\circ}00'20''$ EAST FOR 377.89 FEET; THENCE NORTH $0^{\circ}08'56''$ EAST FOR 121.80 FEET; THENCE NORTH $85^{\circ}00'20''$ EAST FOR 203.02 FEET TO THE POINT OF BEGINNING (LAST 16 MENTIONED COURSES BEING COINCIDENT WITH THE RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (I-95), ALL LYING AND BEING IN MARTIN COUNTY, FLORIDA. (BEARING BASED ON AN ASSUMED MERIDIAN).

AND

All of the Plat of MARTINGALE ESTATES, according to the Plat thereof, as recorded in Plat Book 17, Page 25, of the Public Records of Martin County, Florida.

LESS:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEING A PORTION OF THE LANDS FORMERLY OWNED BY PALM CITY 95 LAND TRUST AS RECORDED IN OFFICIAL RECORDS BOOK 1633, PAGE 2044 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH $89^{\circ}51'45''$ EAST, ALONG THE NORTH LINE OF SAID SECTION 19, BEING THE BASIS OF BEARING, A DISTANCE OF 957.26 FEET; THENCE SOUTH $00^{\circ}08'15''$ WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 714 (S.W. MARTIN HIGHWAY) PER F.D.O.T. RIGHT-OF-WAY MAP SEC. 89090-2507, SHEET 9 OF 43, SAID SOUTH RIGHT-OF-WAY LINE BEING COINCIDENT WITH THE NORTH LINE OF A 30' WIDE PIPELINE (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 928, PAGE 2593 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE SOUTH $00^{\circ}08'15''$ WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID 30'

EASEMENT; THENCE SOUTH $84^{\circ}59'40''$ WEST, ALONG SAID SOUTH EASEMENT LINE, A DISTANCE OF 20.08 FEET; THENCE NORTH $00^{\circ}08'15''$ EAST, ALONG A LINE PARALLEL TO AND 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE FIRST COURSE OF THE DESCRIBED PARCEL, A DISTANCE OF 30.12 FEET TO A POINT ON THE NORTH LINE OF SAID 30' EASEMENT AND THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE NORTH $84^{\circ}59'40''$ EAST, A DISTANCE OF 18.73 FEET; THENCE SOUTH $89^{\circ}51'45''$ EAST, A DISTANCE OF 1.35 FEET TO THE POINT OF BEGINNING. THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 714 AND THE NORTH LINE OF SAID 30' EASEMENT.

AND LESS:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEING A PORTION OF THE LANDS FORMERLY OWNED BY PALM CITY 95 LAND TRUST AS RECORDED IN OFFICIAL RECORDS BOOK 1633, PAGE 2044 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH $89^{\circ}51'45''$ EAST ALONG THE NORTH LINE OF SAID SECTION 19, BEING THE BASIS OF BEARING, A DISTANCE OF 957.26 FEET; THENCE SOUTH $00^{\circ}08'15''$ WEST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH LINE OF A 30' WIDE PIPELINE (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 928, PAGE 2593 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH $84^{\circ}59'40''$ WEST, ALONG SAID SOUTH EASEMENT LINE AND RUNNING PARALLEL TO, AND 30.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST MARTIN HIGHWAY, STATE ROAD 714, PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 89090-2507, SHEET 9 OF 43, A DISTANCE OF 200.29 FEET TO A POINT ON THE EASTERLY LINE OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2154, PAGE 2324, OF SAID PUBLIC RECORDS; THENCE SOUTH $39^{\circ}53'27''$ EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 73.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF $33^{\circ}18'31''$, DISTANCE OF 127.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $06^{\circ}34'56''$ EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 13.74 FEET; THENCE SOUTH $89^{\circ}51'45''$ EAST, A DISTANCE OF 74.79 FEET; THENCE NORTH $00^{\circ}08'15''$ EAST, A DISTANCE OF 201.22 FEET TO THE POINT OF BEGINNING.

SCHEDULE 1

Property Appraiser Identification Numbers

1. 243839000000000115
2. 193840001000000100
3. 193840001000000200
4. 193840001000000300
5. 193840001000000400
6. 193840001000000500
7. 193840001000000600
8. 193840001000000700
9. 193840001000000800
10. 193840001000000900
11. 193840001000001000
12. 193840001000002100
13. 193840001000002000
14. 193840001000001900
15. 193840001000001800
16. 193840001000001700
17. 193840001000001600
18. 193840001000001500
19. 193840001000001300
20. 193840001000001400
21. 193840001000001200
22. 193840001000001100
23. 193840000000000122
24. 193840001000000010

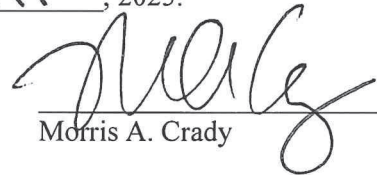
Copy

Copy

Copy

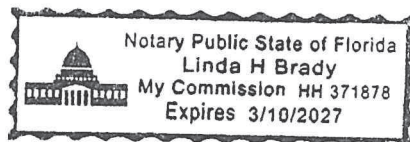
To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed for Martin Commerce Park LLC, a Florida limited liability company, was recorded in the Martin County Public Records.

DATED THIS 8 DAY OF April, 2025.


Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 8 DAY OF April, 2025 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.




NOTARY PUBLIC

MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

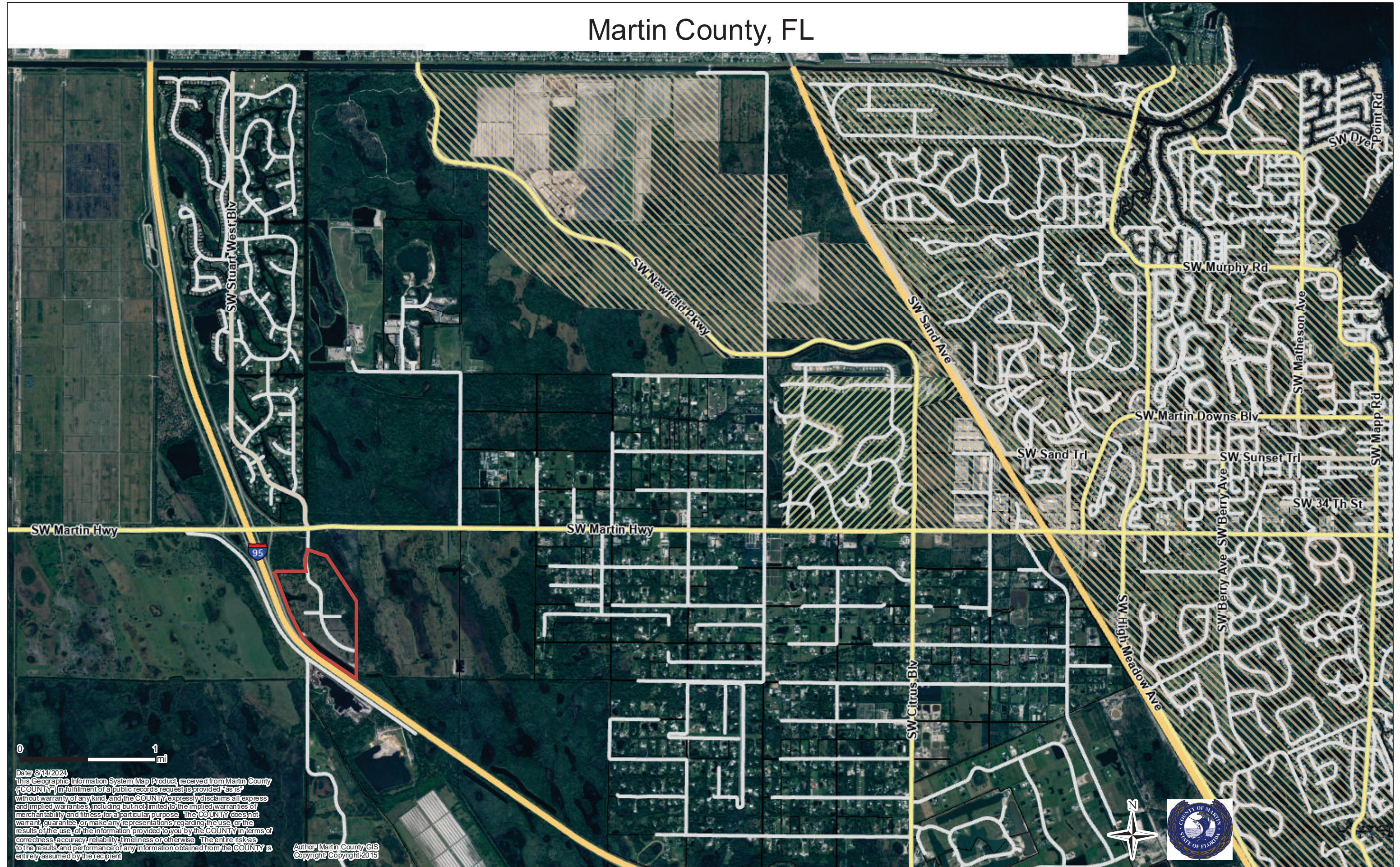
All of the Plat of MARTINGALE ESTATES, according to the Plat thereof, as recorded in Plat Book 17, Page 25, of the Public Records of Martin County, Florida.

MARTIN COMMERCE PARK LLC

Parcel IDs

19-38-40-001-000-00010-0
19-38-40-001-000-00020-0
19-38-40-001-000-00100-0
19-38-40-001-000-00090-0
19-38-40-001-000-00080-0
19-38-40-001-000-00070-0
19-38-40-001-000-00060-0
19-38-40-001-000-00050-0
19-38-40-001-000-00040-0
19-38-40-001-000-00030-0
19-38-40-001-000-00110-0
19-38-40-001-000-00120-0
19-38-40-001-000-00130-0
19-38-40-001-000-00140-0
19-38-40-001-000-00150-0
19-38-40-001-000-00160-0
19-38-40-001-000-00170-0
19-38-40-001-000-00180-0
19-38-40-001-000-00190-0
19-38-40-001-000-00200-0
19-38-40-001-000-00210-0

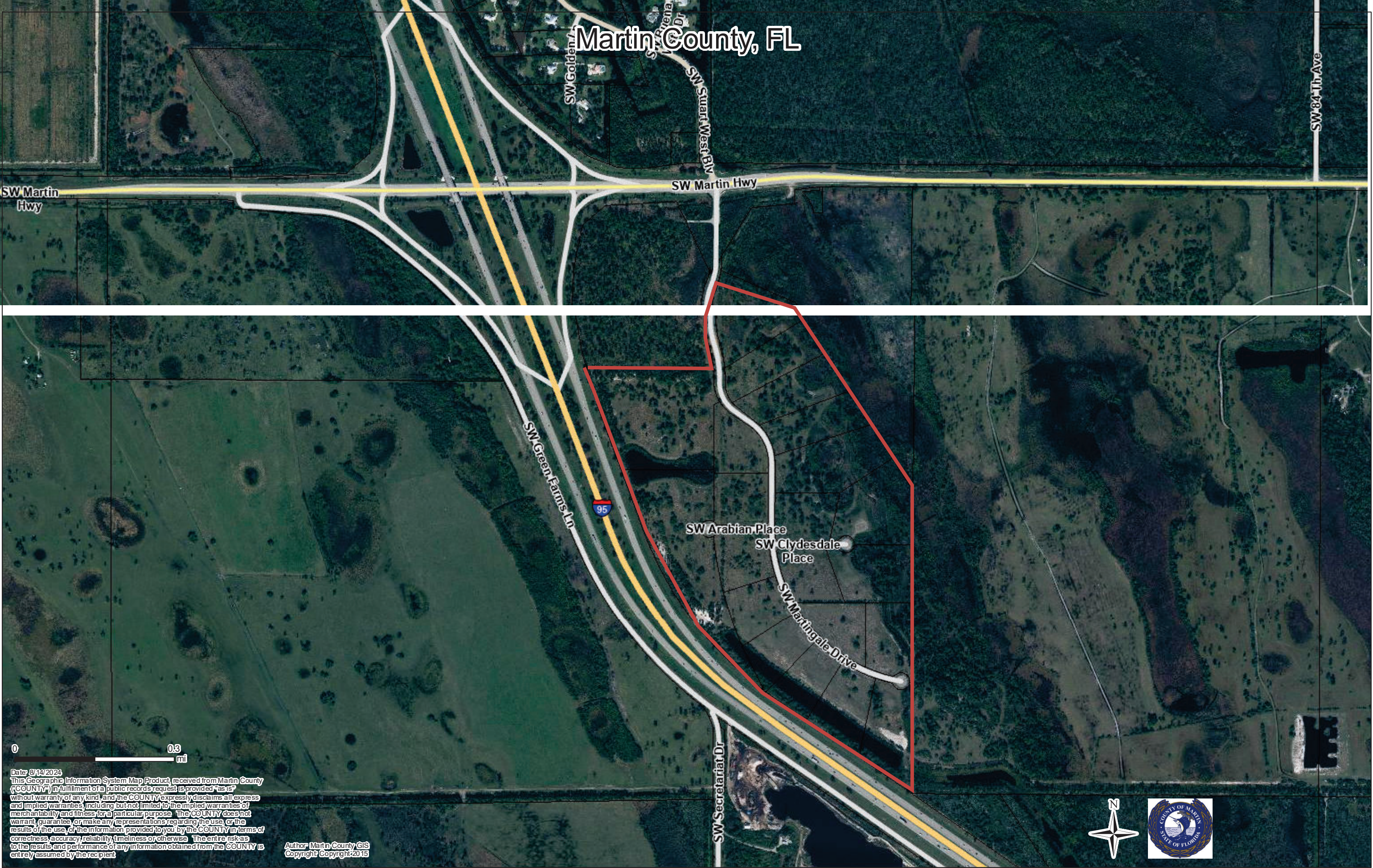
Martin County, FL



Date: 8/14/2024
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





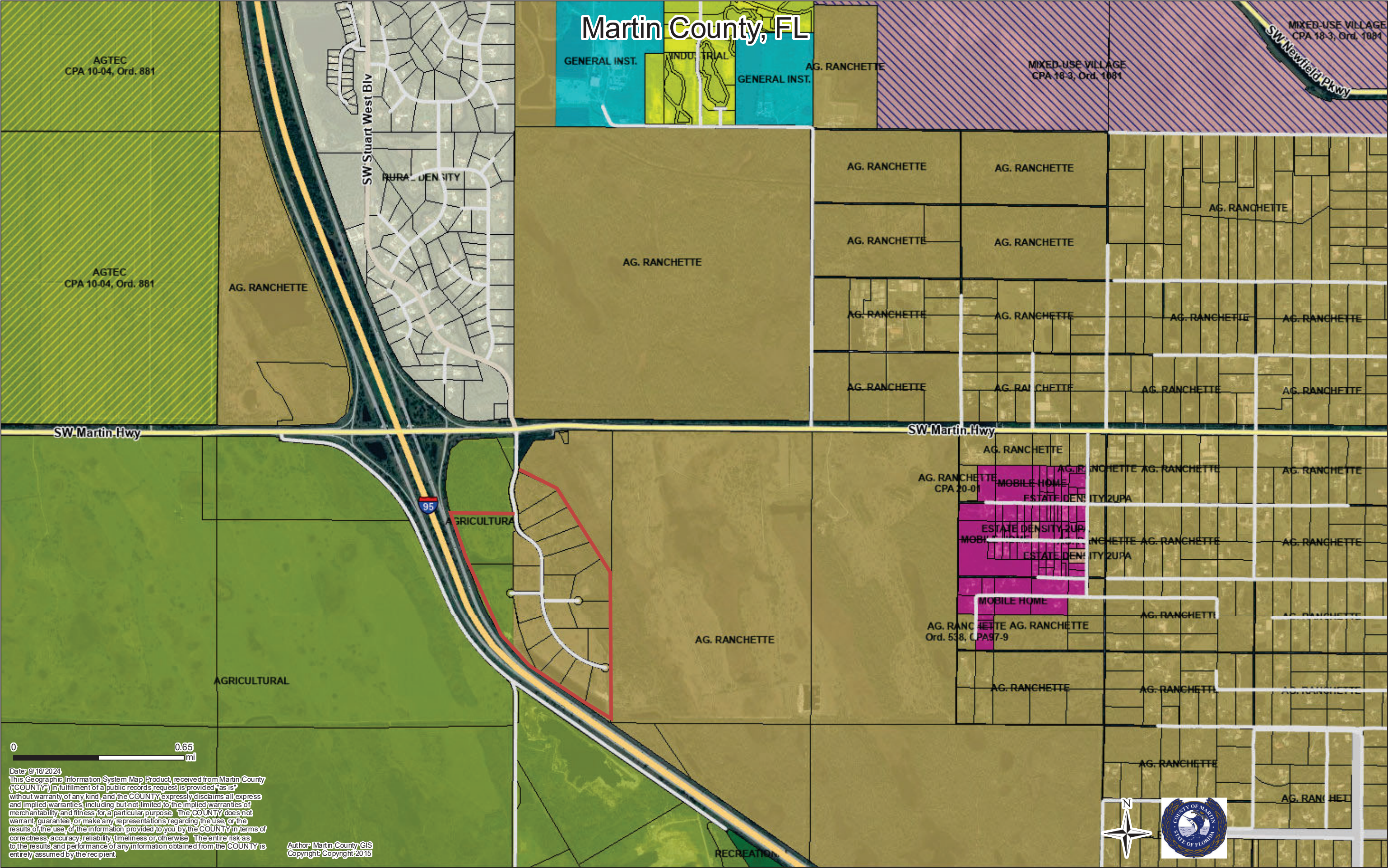
Martin County, FL

Date: 8/14/2024
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

Future land use map

Martin County, FL



Date: 9/16/2024
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

Zoning Map

Martin County, FL

