

NPH-# Exhibit 1
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AFFIDAVIT

BEFORE ME, the undersigned Notary, Erika Smith, on this 23rd day of September 2019, personally appeared, Michael Houston, Principal of HJA Design Studio, LLC, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposed and says:

In compliance to the request for a Request to amend the Future Land Use Map Amendment with concurrent Zoning Change application for property located at 1195 SW 29TH ST in Palm City, I received a certified list of property owners within 1000 feet of the property.

I hereby certify that the attached letter of notification of a request for zoning change and attachment was mailed by first class mail on September 23rd, 2019 to the list of property owners certified by Prestige Title Agency, Inc. on June 7, 2019.

HJA Design Studio, LLC

By: *Michael Houston*
Michael Houston, Principal
50 East Ocean Blvd, Suite 101
Stuart, FL 34994

STATE OF FLORIDA
COUNTY OF MARTIN

Sworn to and subscribed before me this 23rd day of September 2019 by Michael Houston, Principal of HJA Design Studio, LLC.

Erika Smith
Notary Public – State of Florida
Erika Smith



Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

September 23, 2019

RE: Notice of public hearings regarding application CPA 19-20, Tucker Commons, a request to change the Future Land Use designation and Zoning District of 0.755 acres of land located on the northeast corner of SW Mapp Road and SW 29th Street in Palm City.

Dear Property Owner:

As the owner of property within 1000 feet of the property described above and shown on the enclosed map, please be advised that the described property is the subject of applications to make the following changes:

- 1) Change the Future Land Use designation from Commercial/ Office/ Residential (COR) and Low Density Residential to Commercial General.
- 2) Change the Zoning District from R-3A, (Liberal Multiple Family) and R-2B to GC (General Commercial).

Two public hearings are scheduled on this application:

1st Public Hearing -before the Local Planning Agency

Date: October 17, 2019
Time: 7:00 P.M., or as soon thereafter as the items can be heard.

2nd Public Hearing- before the Board of County Commissioners

Date: October 22, 2019
Time: 9:00 am., or as soon thereafter as the items can be heard.

LOCATION: Martin County Administrative Center, 2401 S.E. Monterey Road, Commission Chambers, 1st Floor, Stuart, Florida 34996

All interested persons are invited to attend the hearing and will have an opportunity to speak. This application will be processed pursuant to the Small-Scale Amendment procedures and therefore will be the subject of just one public hearing before the Board of County Commissioners (BCC). The hearing before the BCC on **October 22, 2019** will be the adoption public hearing.

Accessibility arrangements: Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

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

Comprehensive Planning Facts: The Future Land Use Map is part of the County's Comprehensive Growth Management Plan and one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed, as well as the maximum level of density or intensity allowed (such as the number of residential units per acre). The zoning regulations provide one or more zoning districts for implementing each Future Land Use designation. The zoning designation determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires two public hearings as follows:

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

View Application Files at: Martin County Administrative Center, Growth Management Department, 2401 S.E. Monterey Road, Stuart, FL 34996

Submit Written Comments to: Nicki van Vonno, Director
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996
nikkiv@martin.fl.us

For more information, contact Irene Szedlmayer, AICP, Sr. Planner, Growth Management Department at (772) 288-5931 or via e-mail: iszedlma@martin.fl.us.

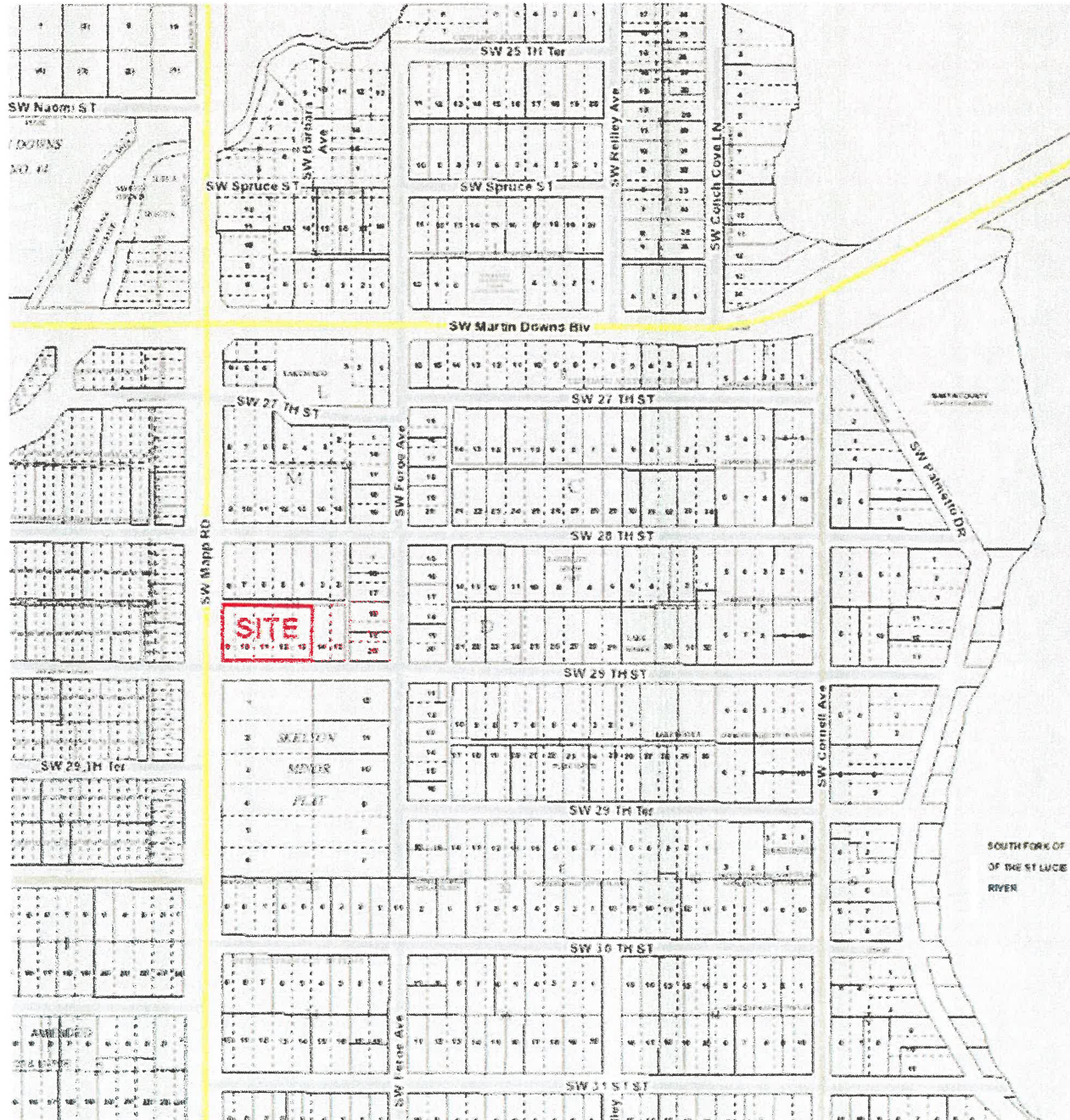
Sincerely,



Michael Houston
President, HJA Design Studio

Tucker Commons

Location Map
Martin County, FL



Prepared by:



Date: 06-3-19
Project #: 19015

Christina Tucker
1190 SW Dyer Point Rd.
Palm City FL 34990

City of Stuart
121 SW Flagler Ave.
Stuart FL 34994

Martin County
2401 SE Monterey Rd.
Stuart FL 34996

Immanuel Lutheran Church of
Palm City
2655 SW Immanuel Dr.
Palm City FL 34990

National Christian Network Inc.
1150 King St.
Cocoa FL 32922

JPW Property Group LLC
LRW Property Group LLC
160 Candlewyck Dr.
Avondale PA 19311

Sunset Marshall LLC
5707 SW Moore St.
Palm City FL 34990

Terry D. Betz
1251 SW Sunset Trl.
Palm City FL 34990

Stephen Curet
4570 SW Oakhaven Ln.
Palm City FL 34990

Earl D. & Joyce D. Flaughter
PO Box 1573
Palm City FL 34991

Robert J. & Jeanette I. Davidson
1300 SW Sunset Trl.
Palm City FL 34990

Thomas J. Dinkins III
1326 SW 29th Terr.
Palm City FL 34990

Fred D. & Kathie L. Smith
1306 SW 29th Terr.
Palm City FL 34990

Xue Yi Zhu & Xiano Ling Yuan
2764 SW Horsheshoe Trl.
Palm City FL 34990

Barton W. Knuff (Estate)
PO Box 494
Palm City FL 34991

Robert S. Pinder
3663 SW Honey Terr.
Palm City FL 34990

East Ocean Properties Inc.
1340 SW Dyer Point Rd.
Palm City FL 34990

Paradise Rental Properties LLC
1208 SW Dyer Point Rd.
Palm City FL 34990

Donna D. Kotula
1265 SW 29th Terr.
Palm City FL 34990

Cynthia E. Morris
1285 SW 29th Terr.
Palm City FL 34990

Walter Edward Briard
Peter K. Cuevas
5471 SE 50th Dr.
Stuart FL 34997

Michael Dillon Diterfizzi
1325 SW 29th Terr.
Palm City FL 34990

Craig R. Feinauer
1334 SW 29th St.
Palm City FL 34990-2708

Michelle & Shawn Oliver
1314 SW 29th St.
Palm City FL 34990

GGH 24 LLC
18305 Biscayne Blvd. Ste. 400
Aventura FL 33160

Wendy Kenyon
1294 SW 29th St.
Palm City FL 34990

Micah J. & Amie C. Casamassina
1284 SW 29th St.
Palm City FL 34990

East Ocean Properties Inc.
1340 SW Dyer Point Rd.
Palm City FL 34990

Tom L. Plymale
2812 SW Mapp Rd.
Palm City FL 34990

Twenty One and Done LLC
2504 SW Nutcracker Way
Palm City FL 34990

Thomas L. & Sherry Plymale
2361 SW Riverside Dr.
Palm City FL 34990

Charles Y. Herbst
1232 SW 28th St.
Palm City FL 34990

Donald P. & Phyllis Eilene Bittel
3227 SW Reilley Ave.
Palm City FL 34990

Mary Huffman
1295 SW 29th St.
Palm City FL 34990

Janice L. Meier
2766 NE Cypress Ln.
Jensen Beach FL 34957

Joseph Levin
312 E. 2nd St.
Moorestown NJ 08057

James Michael & Sheila Moore
PO Box 933
Palm City FL 34991-0933

Samuel Maharajh
1332 SW 28th St.
Palm City FL 34990

Ronald James & Frances J. Yanick
PO Box 526
Palm City FL 34991

Araceli & Angel Rodriguez
1272 SW 28th St.
Palm City FL 34990

Charles Y. & Cynthia F. Herbst
1232 SW 28th St.
Palm City FL 34990-2702

Medalist Building Group LLC
PO Box 1067
Palm City FL 34991

Lorraine V. Conwell Trust
Judy G. Burkhardt
2054 SW Mockingbird Ln.
Palm City FL 34990

Albert Salvatore
3611 NW Willow Creek Dr.
Jensen Beach FL 34957

Bonnie Ordway Arnold
Brent A. Lawson
1235 SW 28th Ave.
Palm City FL 34990

Paul C. & Sonia M. Dubay
1275 SW 28th St.
Palm City FL 34990

William Prussing
Alexandra Pelin
1295 SW 28th St.
Palm City FL 34990

Gerard Contracting 2646 LLC
333 Fern St. #1515
West Palm Beach FL 33401

PNC Bank NA
130 S. Jefferson St. Ste. 300
Chicago IL 60661

Southern Land Group Inc.
4801 PGA Blvd.
Palm Beach Gardens FL 33418

Faith Family Worship Center
3020 SW Mapp Rd.
Palm City FL 34990

First Assembly of God Church
1200 SW Sunset Trl.
Palm City FL 34990

Robert & Jeanette Davidson
1300 SW Sunset Trl.
Palm City FL 34990-3345

Ryan Davidson
1330 SW Sunset Trl.
Palm City FL 34990

Constance Flynn Rev. Trust
3198 NW Dockage Way
Palm City FL 34990

Mary Deleon
1303 SW Thelma St.
Palm City FL 34990

MCFL Holdings LLC
PO Box 1067
Palm City FL 34991

Robert L. Lord Rev. Trust
3070 SW Mapp Rd.
Palm City FL 34990

Sentell Properties LLC
3090 SW Mapp Rd.
Palm City FL 34990

Kathy M. Durkee
PO Box 782
Palm City FL 34991

Edwin R. Matthews
1304 SW Thelma St.
Palm City FL 34990-3315

Steven & Stephanie Enos
1350 SW Sunset Trl.
Palm City FL 34990

Robert F. Luker
PO Box 1135
Palm City FL 34991-1135

Joseph B. & Lynn Corbin Flynn
1353 SW Thelma St.
Palm City FL 34990

Palm City Sunset LLC
1709 SW Sunset Trl.
Palm City FL 34990

Pine Ridge at Martin Downs
Village I
909 SE Central Pky.
Stuart FL 34994

Kathleen Thurmon
1424 SW Silver Pine Way #100-A
Palm City FL 34990

Christine Rinaldi Irrev. Trust
1424 SW Silver Pine Way #100-B
Palm City FL 34990

Jeanine L. Sala
1424 SW Silver Pine Way #100-C
Palm City FL 34990

Estavon Holdings LLC
PO Box 1771
Palm City FL 34991

Patsy C. Amabile Trust
1454 SW Silver Pine Way #101-A
Palm City FL 34990

C. Sue Scheitzow
Andrea M. Wood
1454 SW Silver Pine Way #101-B
Palm City FL 34990

Glenn C. & Joan A. Sadler
1454 SW Silver Pine Way #101-C
Palm City FL 34990

Andrea R. Raphael
842 SW Catalina St.
Palm City FL 34990

Deborah & Louis Tarentino
PO Box 616
Norton MA 02766

John J. & Lois L. Ragno
1454 SW Silver Pine Way #101-F
Palm City FL 34990

Angela M. Gaudio
Debra Ann DiMuccio
1484 SW Silver Pine Way #U-102A
Palm City FL 34990

Pensco Trust Company LLC
2188 Seneca Dr. S.
Merrick NY 11566

Henry L. & Joann Kamenz
1484 SW Silver Pine Way #102-C
Palm City FL 34990

Barry B. & Nancy K. Becchio
1484 SW Silver Pine Way #102-D
Palm City FL 34990

Arthur A. Bobb III
1484 SW Silver Pine Way #102-E
Palm City FL 34990-4708

Stephen P. & Lauren L. Klinker
15 Cherry Hill Terr.
Waterville ME 04901

Debra J. Uroda
1484 SW Silver Pine Way #102-G
Palm City FL 34990

Mario Sr. & Mary Lou Ercolino
1484 SW Silver Pine Way #H-102
Palm City FL 34990

Blairban LLC
938 SW Martin Downs Blvd.
Palm City FL 34990

NNJ Holdings LLC
1284 SW Seagull Way
Palm City FL 34990

NNJ Holdings LLC
1284 SW Seagull Way
Palm City FL 34990

Michael R. Grove
922 SW 27th St.
Palm City FL 34990

James F. Kraft
942 SW 27th St.
Palm City FL 34990

Kirk Geismar
660 SW 34th St.
Palm City FL 34990

Kevin M. & Shalyn A. Larghi
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Glen & Theresa Robison
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Hazel I. Hannaford (Estate)
1052 SW 27th St.
Palm City FL 34990

Colin Hayhurst
Emilie Barbera
2745 SW Feroe Ave.
Palm City FL 34990

Joel Ryan & Paula Durham
2765 SW Feroe Ave.
Palm City FL 34990

James Earl & Melanie J. Land
1057 SW 28th St.
Palm City FL 34990

Mark Mercer
1037 SW 28th St.
Palm City FL 34990

Richard & Kathy L. Rastrelli
557 SW 11th Ct.
Palm City FL 34990

Mgreen 947 SW 28th St. LLC
524 SE Alamanda Way
Stuart FL 34996

Julia Elizabeth Martin Trust
4585 1st St.
Vero Beach FL 32968

Charles G. Braun
5565 SW 7th Ct.
Margate FL 33068

David J. & Cindy Lou Whiting
908 SW 28th St.
Palm City FL 34990

Barbara L. Conrad
918 SW 28th St.
Palm City FL 34990

Toni Doughty
938 SW 28th St.
Palm City FL 34990

Robert Daniel & Heather S. Carlen
1008 SW 28th St.
Palm City FL 34990

Kenneth Legler
1024 SW 28th St.
Palm City FL 34990

Legler Family Holdings LLC
2359 SW Danforth Cir.
Palm City FL 34990

Cody E. Azzi
Ashley R. Connors
1058 SW 28th St.
Palm City FL 34990

Medalist Homes LLC
PO Box 1067
Palm City FL 34991

Sydney E. Jones IV
Davey W. Jones
2845 SW Feroe Ave.
Palm City FL 34990

Sarah S. Wishovich
2865 SW Feroe Ave.
Palm City FL 34990

Anthony J. Felicione
1015 SW 29th St.
Palm City FL 34990

Aimee Popson
1013 SW 29th St.
Palm City FL 34990

Clifford & Mary R. Smith
PO Box 464
Palm City FL 34991-0464

983 29th Street LLC
521 SW Timber Trl.
Stuart FL 34997

Michael & Rebecca Piccirillo
923 SW 29th St.
Palm City FL 34990

Thomas J. & Gina M. Iacovone
1457 SW Sea Holly Way
Palm City FL 34990

Chris Haddad & Heather R.
Wisniewski
954 SW 29th St.
Palm City FL 34990

Randall G. Leininger
974 SW 29th St.
Palm City FL 34990

Robert Dumont
2231 SW Salman Rd.
Port Saint Lucie FL 34953

Christopher George Collins
994 SW 29th St.
Palm City FL 34990

Fabian & Gloria Pollio
1004 SW 29th St.
Palm City FL 34990

Adam B. & Kathleen Breakey
1034 SW 29th St.
Palm City FL 34990

Frankie Taylor
5228 SW Anhinga Ave.
Palm City FL 34990

Floyd Glenn Waldron
2905 SW Feroe Ave.
Palm City FL 34990

Carol K. Tillinghast
6300 60th St. N.
Pinellas Park FL 33781

Robert J. & Sylvia Hopkins
2925 SW Feroe Ave.
Palm City FL 34990

Kimberly Kampff
1035 SW 29th Terr.
Palm City FL 34990

Joshua D. Berard
1025 SW 29th Terr.
Palm City FL 34990

Jonathan P. & Pamela J. Sperr
1015 SW 29th Terr.
Palm City FL 34990

Joseph & Sharon Blue
769 Bittern St.
Palm City FL 34990

Jason B. Glass
985 SW 29th Terr.
Palm City FL 34990

James A. & Judith Briggs
975 SW 29th Terr.
Palm City FL 34990-2931

William & Judith Heilman
945 SW 29th Terr.
Palm City FL 34990-2931

Kathleen P. Dolan
935 SW 29th Terr.
Palm City FL 34990

Michael Y. & Jampee Kamentz
915 SW 29th Terr.
Palm City FL 34990

Federico A. & Teresa L. Lopez
Teresa Maria Lovaas
895 SW 29th Terr.
Palm City FL 34990

Robert H. & Kerry S. Sees
914 SW 29th St.
Palm City FL 34990-2922

Joshua M. & Danielle Shell
944 SW 29th St.
Palm City FL 34990

Wendy Albino
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Palm City FL 34990

George L. & Dolores Anderson
936 SW 29th Terr.
Palm City FL 34990

Robert E. Conners
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Palm City FL 34991

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Palm City FL 34990

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20 S. Drexel Ave.
Columbus OH 43209

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136 Willow Ridge Ln.
Vilas NC 28692

Barbara K. Donaldson
1036 SW 29th Terr.
Palm City FL 34990

Joseph L. & Kathryn N. Pascuzzi
2955 SW Feroe Ave.
Palm City FL 34990

Matthew & Sarah Kirkhart
2965 SW Feroe Ave.
Palm City FL 34990

Michael A. & Cassandra A. Searle
PO Box 545
Palm City FL 34991

KB Real Estate Holdings LLC
995 SW Martin Downs Blvd.
Palm City FL 34990

Cloudbreak Properties LLC
1055 SW Martin Downs Blvd.
Palm City FL 34990

Basil Garden of Palm City Inc.
2655 SW Feroe Ave.
Palm City FL 34990-2811

Santiago Alberto Reyes
Punsiri Kritsanee Sic
2625 SW Feroe Ave.
Palm City FL 34990

Andrew Thomas & Valerie Helen
Yusko
1038 SW Spruce St.
Palm City FL 34990

Thomas J. Steinbacher
Pamela J. Henry
1028 SW Spruce St.
Palm City FL 34990

Wilfredo & Luisa Caraballo
1018 SW Spruce St.
Palm City FL 34990

Pala Plaza LLC
1105 SW Martin Downs Blvd.
Palm City FL 34990

Map Holdings DP LLC
45713 Highway 27
Davenport FL 33897

William D. McKnight (Tr)
1201 Oakfield Dr.
Brandon FL 33511

Karm LLC
5015 SW Whippoorwill Ave.
Palm City FL 34990

Richard & Kathy L. Rastrelli
557 SW 11th Ct.
Palm City FL 34990

Steven Lee Roberts
1128 SW Spruce St.
Palm City FL 34990

Brent P. & Katherine C. Zarcone
2626 SW Feroe Ave.
Palm City FL 34990

Lorraine V. Conwell Trust
Judy G. Burkhardt
2054 SW Mockingbird Ln.
Palm City FL 34990

Seegott Tracy Brian TM Partners
Inc.
1165 SW 27th St.
Palm City FL 34990

Treasure Coast Academy III Inc.
563 SW Lost River Rd.
Stuart FL 34997

Pegasus I LLC
2525 Ponce De Leon Blvd. #300
Coral Gables FL 33134

Medalist Homes LLC
PO Box 1067
Palm City FL 34991

Carl Raulin
1204 Chesapeake Dr.
Churchton MD 20733

Judith A. Tucker
Christina Tucker
1128 SW 28th St.
Palm City FL 34990

Kim T. Stiles
Mary Ann Stiles
1138 SW 28th St.
Palm City FL 34990

Aws Family Enterprises LLC
2231 SW Manele Pl.
Palm City FL 34990

Louie J. Batista
Barbara J. Moses-Batista
1123 SW 29th St.
Palm City FL 34990

Carl F. Raulin
1204 Chesapeake Dr.
Churchton MD 20733

Robert W. Jr. & Jodi L. Peterson
2846 SW Feroe Ave.
Palm City FL 34990

Eric J. & Dianne A. Ragno
2866 SW Feroe Ave.
Palm City FL 34990

George & Joel Pelloni
988 SW 28th St.
Palm City FL 34990

Thomas J. & Gina M. Iacovone
1457 SW Sea Holly Way
Palm City FL 34990

Cecity Buda 2008 Trust
9858 Clint Moore Rd. C-111 #222
Boca Raton FL 33498

John K. & Christina M. Ranck
2936 SW Feroe Ave.
Palm City FL 34990

Ronald T. & Elizabeth L.
Gonazalez
2916 SW Feroe Ave.
Palm City FL 34990

Ronald L. Skelton
2906 SW Feroe Ave.
Palm City FL 34990

William Alfred Jr. & Michelle
Good
1051 SW 30th St.
Palm City FL 34990

Forrest E. & Sarah Tinney
1061 SW 30th St.
Palm City FL 34990-2937

Colleen K. Bailey
981 SW 30th St.
Palm City FL 34990

Christopher Kammel
Karie O'Donnell
1001 SW 30th St.
Palm City FL 34990

Lonnie & Glenda E. Mills
PO Box 54
Palm City FL 34991

Gregory R. & Eileen E. Forest
931 SW 30th St.
Palm City FL 34990

Rick Rastrelli
557 SW 11th Ct.
Palm City FL 34990

Robert John & Melissa Raye Uzar
1057 SW 28th St.
Palm City FL 34990

Krista Y. Lozeau
1101 SW 30th St.
Palm City FL 34990

Anthony J. Tulino
1401 26th Ave. S.
Saint Petersburg FL 33705

Christopher McGinley
1121 SW 30th St.
Palm City FL 34990

Nicole L. Damron
1131 SW 30th st.
Palm City FL 34990

Christina Dianne McComas (Tr)
Susan Rachael Perry (Tr)
2840 SW Brighton Way
Palm City FL 34990

Walter H. M. Alesi
6675 SW Gator Trl.
Palm City FL 34990

Annelore Furlow
1112 SW 30th St.
Palm City FL 34990

Franklin & Shawn Howse
34836 Bridge St.
Livonia MI 48152

Mario & Anna M. Suarez
1142 SW 30th St.
Palm City FL 34990

Old Palm City Center LLC
PO Box 32516
Palm Beach Gardens FL 33420

CBM Limited Liability Company
3070 SW Mapp Rd.
Palm City FL 34990

Kritsanee Punsiri
1129 SW 31st St.
Palm City FL 34990

Christine Brannigan
3096 SW Feroe St.
Palm City FL 34990

Bozone Family Trust
1022 SW 30th St.
Palm City FL 34990

Roy Louis Jr. & Joanne Ruggiero
Celani
3319 SW Wood Creek Trl.
Palm City FL 34990

Mauricio A. Centeno
1048 SW 30th St.
Palm City FL 34990

Robert S. Hall
2423 SW 14th Terr.
Palm City FL 34990

Alejandro F. Hernandez
Charlene Y. Courtney
3065 SW Feroe Ave.
Palm City FL 34990

Bertrand Albert
3075 SW Feroe Ave.
Palm City FL 34990

Janett B. Stewart
1049 SW 31st St.
Palm City FL 34990

Jennifer M. Shaber
1039 SW 31st St.
Palm City FL 34990

Jennifer J. Nelson
1029 SW 31st St.
Palm City FL 34990

Roger Kevin & Krista D. Sneider
1019 SW 31st St.
Palm City FL 34990-2947