



Our File No. 55439.2
Writer's Direct Dial Number: 772.223-2218
Writer's E-Mail Address: rraynes@gunster.com



January 15, 2025

VIA HAND DELIVERY

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

Re: Zoning Application – Application for Gaston Family Holdings, LLC Rezoning

Dear Mr. Schilling,

It is our pleasure to submit on behalf of the applicant, Gaston Family Holdings, LLC, a Florida limited liability company, (“Gaston”) an Application (“Application”) for a Mandatory Rezoning. The subject property is located at 4900 SE Federal Highway, Stuart, Florida, located on the west side of SE Federal Highway and has parcel number(s) of the following:

- 52-38-41-003-005-00020.7
- 52-38-41-003-006-00890-2
- 52-38-41-003-006-00910-8
- 52-38-41-003-005-00010-9

Background & Request:

The subject property has a current land use designation of General Commercial and current zoning designations of Category “C”, R-3A (Liberal Multiple-Family) and B-1 (Business District), which requires a mandatory rezoning to an Article 3, Category “A” zoning district.

Seagate Marine Sales, Inc., has been operating a Marine Sales and Service business on the Subject Property, since 2006, which includes the sale of new and used boats and boat repair services.

We are requesting to rezone the subject property to a Category “A” GC (General Commercial) zoning district. The Category A (General Commercial) is intended to implement the Comprehensive Growth Management Plan policies for lands designated General Commercial on the Future Land Use Map of the Comprehensive Growth Management Plan. The GC (General Commercial) zoning designation is consistent with the uses permitted under the current R-3A and B-1 zoning designation and would recognize and be consistent with the existing Marine Sales and Service business currently operating on the Subject Property.

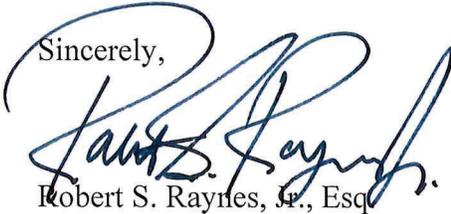
ACTIVE:35481483.1

In order to assist Growth Management with their review of our Application below is the checklist item that is not applicable:

10. School Impact Worksheet

If you have any questions or need any additional information, please do not hesitate to contact me at any time rraynes@gunster.com or (772) 288- 1980.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert S. Raynes, Jr.", written over a circular scribble.

Robert S. Raynes, Jr., Esq

Enclosures: Application
Digital Submittal Affidavit
Narrative
Power of Attorney
Disclosure of Interest Affidavit
Recorded Deeds
Certificate of Non-Transfer of Property
Legal Description
Site Location Map



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: Gaston Family Holdings, LLC - Seagate Marine E xpansion

Brief Project Description:

This is a request for a mandatory rezoning of property located at 4900 SE Federal Highway, Stuart, Florida (the "Subject Property"). The Subject Property has a current land use designation of General Commercial and current zoning designation of Category "C" R-3A (Liberal Multiple-Family) and B-1 (Business District). This request is to rezone to a Category "A" GC (General Commercial).

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: 10/21/2024

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: S280

Previous Project Name if applicable: Seagate Marine Expansion

Parcel Control Number(s)

<u>52-38-41-003-005-00020.7</u>	_____
<u>52-38-41-003-006-00890-2</u>	_____
<u>52-38-41-003-006-00910-8</u>	_____
<u>52-38-41-003-005-00010-9</u>	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Gaston Family Holdings, LLC

Company Representative: Thomas C. Gaston

Address: 16736 126th Ter. N.

City: Jupiter, State: FL Zip: 33478

Phone: 772-221-2105 E mail tgaston@seagatemarine.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Gaston Family Holdings, LLC
Company Representative: Thomas C. Gaston
Address: 16736 126th Ter. N.
City: Jupiter, State: FL Zip: 33478
Phone: 772-221-2105 Email: tgaston@seagatemarine.com

Agent (Name or Company): Gunster, Yoakley & Stewart, P.A.
Company Representative: Robert S. Raynes, Jr.
Address: 800 SE Monterey Commons Blvd., Suite 200
City: Stuart, State: FL Zip: 34996
Phone: 772-288-1980 Email: rreynesjr@gunster.com

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

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

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

Surveyor (Name or Company): Betsy Lindsay, Inc.
Company Representative: Betsy Lindsay
Address: 7997 SW Jack James Drive
City: Stuar, State: FL Zip: 34997
Phone: 772-286-5753 Email: blindsay@betsyindsay.com

Civil Engineer (Name or Company): Stephen Cooper & Associates
Company Representative: Stephen Cooper, P.E.
Address: 209 NE Sagamore Terr.
City: Port St. Lucie, State: FL Zip: 34983
Phone: 772-336-2933 Email: scooper@scepeinc.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Stephen Cooper & Associates
Company Representative: Stephen Cooper, P.E.
Address: 209 NE Sagamore Terr.
City: Port St. Lucie, State: FL Zip: 34983
Phone: 772-336-2933 Email: scooper@scpeinc.com

Architect (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): Gunster, Yoakley & Stewaart, P.A.
Company Representative: Robert S. Raynes, Jr.
Address: 800 SE Monterey Commons Blvd., Ste 200
City: Port St. Lucie, State: FL Zip: 34996
Phone: 772-288-1980 Email: rraynesjr@gunster.com

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

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

D. Completeness Sufficiency Review

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

E. Certification by Professionals

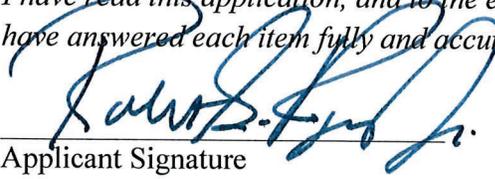
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

This box must be 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

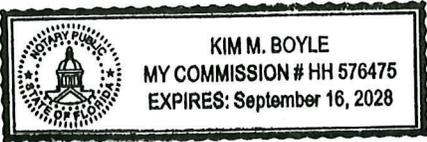
12/23/24
Date

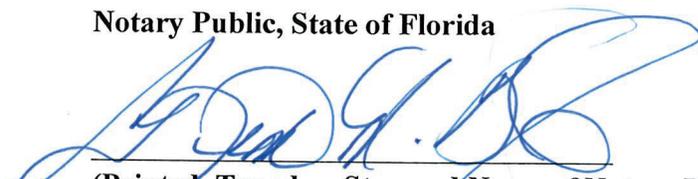
Robert S. Raynes, Jr.
Printed Name

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 December, 2024, by Robert S. Raynes, Jr., 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

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Digital Submittal Affidavit

I, Robert S. Raynes, Jr., attest that the electronic version included for the project Gaston Family Holdings, LLC - Seagate Marine Expansion 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.

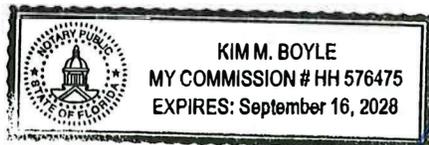
Applicant Signature

12/23/24
 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 23rd day of December, 2024, by Robert S, Raynes, Jr., 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)

Re: Narrative: Gaston Family Holdings, LLC – Seagate Marine Expansion Rezoning

This is a request for a mandatory rezoning of property located at 4900 SE Federal Highway, Stuart, Florida, located on the west side of SE Federal Highway between SE Carroll Street and SE Sunshine Mobile Manor (the “Subject Property”). The subject parcel is approximately 93,528 square feet and 2.15 acres in size and is identified by the Martin County Property Appraiser with the following Parcel Identification Numbers:

52-38-41-003-005-00020.7

52-38-41-003-006-00890-2

52-38-41-003-006-00910-8

52-38-41-003-005-00010-9

The subject property has a current land use designation of General Commercial and current zoning designations of Category “C”, R-3A (Liberal Multiple-Family) and B-1 (Business District), which requires a mandatory rezoning to an Article 3, Category “A” zoning district.

Seagate Marine Sales, Inc., has been operating a Marine Sales and Service business on the Subject Property, since 2006, which includes the sale of new and used boats and boat repair services.

We are requesting to rezone the subject property to a Category “A” GC (General Commercial) zoning district. The Category A (General Commercial) is intended to implement the Comprehensive Growth Management Plan policies for lands designated General Commercial on the Future Land Use Map of the Comprehensive Growth Management Plan. The GC (General Commercial) zoning designation is consistent with the uses permitted under the current R-3A and B-1 zoning designation and would recognize and be consistent with the existing Marine Sales and Service business currently operating on the Subject Property.

Accordingly, the proposed rezoning aligns with the current uses and characteristics of the Subject Property and the Future Land Use Designation of General Commercial.

GASTON FAMILY HOLDINGS, LLC
16736 126th Ter. N.
Jupiter, FL 33478

December 23, 2024

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Gaston Family Holdings, LLC – Seagate Marine Sales, Inc.

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Robert S. Raynes, Jr. Attorney for Gunster, Yoakley, Stewart, P.A., to represent Gaston Family Holdings, LLC, a Florida limited liability company, as the attorney / agent for the above referenced project.

Sincerely,

Gaston Family Holdings, LLC,
a Florida limited liability company

By: [Signature]

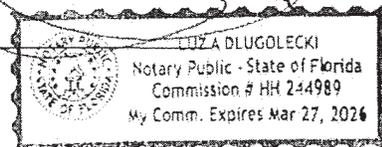
Name: Thomas C. Gaston
Title: Authorized Representative

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me by means of [] physical presence or [] online notarization, this 23 day of DECEMBER, 2024, by Thomas C. Gaston, Authorized Representative of Gaston Family Holdings, LLC, a Florida limited liability company. He / She [] is personally known to me or [] has produced [Signature] as identification.

(Notarial Seal)

NOTARY PUBLIC
My Commission Expires:





INSTR # 2504570 OR BK 2772 PG 1038 RECD 03/18/2015 09:06:36 AM
 (3 Pgs)
 CAROLYN TIMMANN MARTIN COUNTY CLERK
 DEED DOC \$3,500.00, MTG DOC \$0.00, INTANGIBLE \$0.00

Prepared by and return to:
 Nina L. Ferraro, Esq.

Ferraro Law Group
 3601 SE Ocean Boulevard Suite 201
 Stuart, FL 34996
 772-221-0600
 File Number: 2186
 Will Call No.: 1
 Consideration \$500,000.00

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1085

Personal Representative's Deed

This Personal Representative's Deed made this 13 day of March, 2015 between Ann Covino-Alarcon and Nancy Covino Plankey, as Co-Personal Representative(s) of the Estate of Helen Coppola, deceased whose post office address is 2955 Madison Drive, Unit 2, Bridgeport, Connecticut, 06606 and 2590 Sargon Street, Henderson, Nevada, 89044, respectively, grantor, and Gaston Family Holdings, LLC, a Florida Limited Liability Company whose post office address is 4900 SE Federal Highway, Stuart, Florida, 34997, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum 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 grantees heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Begin at the Southeasterly corner of Lot 21 of Browning's Subdivision as recorded in Plat Book 3, Page 85, Martin County, Florida, Public Records, thence proceed Easterly along an extension of the South line of said Subdivision a distance of 340 feet to the point and place of beginning; thence proceed Easterly along a further extension of the said line a distance of 210 feet to the point of its intersection with the Westerly right of way line of State Road #5, thence proceed Northwesterly along the right of way line of State Road #5 a distance of 275 feet to a point; thence proceed Southwesterly a distance of 225 feet to a point which is the distance of 119.54 feet Southeasterly of the South right of way line of Carroll Street of the said subdivision; thence proceed Southeasterly a distance of 153 feet to a point which is 321.82 feet on a line beginning at the Northeast corner of said Lot 21 and the extension of the South right of way line of Janet Street; thence proceed Southeasterly to the point and place of beginning. and Commence at the Northeasterly corner of Lot 21, Browning's Subdivision, according to the Plat thereof, recorded in Plat Book 3, Page 85, Public Records of Martin County, Florida; thence Easterly along Southerly right of way of S.E. Janet Street approximately 135 feet to the Point of Beginning; from the Point of Beginning continue on an Easterly extension of aforesaid right of way an approximate distance of 187.78 feet; thence North 32 degrees 58' 38" West approximately 15.19 feet; thence Westerly along a line parallel to aforementioned Easterly extension approximately 143.86 feet to the Easterly right of way of S.E. Janet Street; thence Southerly along said right of way to the Point of Beginning.

Parcel Identification Number: 52-38-41-003-005-00020.70000

Subject to taxes that accrue after December 31, 2015 and subsequent years.

Subject to easements, restrictions and reservations of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

DoubleTime

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

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

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:

Witness Name: _____ Ann Covino-Alarcon, Personal Representative

Witness Name: _____

Witness Name: Kirk Alvarez Nancy Covino Plankey, Personal Representative

Witness Name: Ulysses Meza

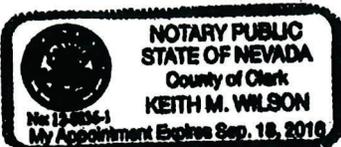
State of Connecticut
County of _____

The foregoing instrument was acknowledged before me this _____ day of March, 2015 by Ann Covino-Alarcon, Personal Representative of the estate of Helen Coppola, deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal] Notary Public
Printed Name: _____
My Commission Expires: _____

State of Nevada
County of Clark

The foregoing instrument was acknowledged before me this 12th day of March, 2015 by Nancy Covino Plankey, Personal Representative of the estate of Helen Coppola, deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]  Notary Public
Printed Name: Keith M. Wilson
My Commission Expires: 09/18/2016

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

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

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:

[Signature]
Witness Name: BRIE ROBINSON

[Signature]
Ann Covino-Alarcon, Personal Representative

[Signature]
Witness Name: JOHN YANCHEK

Witness Name: _____ Nancy Covino Plankey, Personal Representative

Witness Name: _____

State of Connecticut
County of FAIRFIELD

The foregoing instrument was acknowledged before me this 13 day of March, 2015 by Ann Covino-Alarcon, Personal Representative of the estate of Helen Coppola, deceased, who is personally known to me or has produced a driver's license as identification.



[Signature]
Notary Public
Printed Name: JOHN YANCHEK
My Commission Expires: 4/30/15

State of Nevada
County of _____

The foregoing instrument was acknowledged before me this _____ day of March, 2015 by Nancy Covino Plankey, Personal Representative of the estate of Helen Coppola, deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____



Recorded in Martin County, FL 10/18/2019 11:16 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50 Deed Tax: \$280.00
CFN#2780417 BK 3089 PG 792 PAGE 1 of 2

Prepared by and return to:

Nina L. Ferraro, Esq.
President
Nina L. Ferraro, PA, a Florida corporation
943 SE Central Parkway
Stuart, FL 34994
772-324-2006
File Number: 3602
Will Call No.:
CONSIDERATION \$40,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of October, 2019 between Marie Dalhover, a single woman whose post office address is 6558 SE Held Court, Stuart, FL 34997, grantor, and Gaston Family Holdings LLC, a Florida limited liability company whose post office address is 4900 SE Federal Hwy, Stuart, FL 34997, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

Commence at the Northeasterly corner of Lot 21 of BROWNING'S SUBDIVISION, according to the plat thereof, recorded in Plat Book 3, Page 85, of the Public Records of Martin County, Florida, thence run North 66°00'00" East along the Southerly right-of-way line of Janet Street and an extension thereof, for a distance of 195.00 feet to the point of beginning; thence continue to run North 66°00'00" East for a distance of 126.82 feet to a concrete monument; thence run South 32°24'37" East for a distance of 118.71 feet to a concrete monument on the Southerly line of said BROWNING'S SUBDIVISION, thence run South 66°04'54" West along the Southerly line of BROWNING'S SUBDIVISION for a distance of 144.91 feet; thence run North 23°38'40" West along a line parallel with the Easterly line of said Lot 21 for a distance of 117.23 feet to the Point of Beginning.

Parcel Identification Number: 52-38-41-003-006-00890-2

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, 2018.

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:

Miranda Ramsey
Witness Name: Miranda Ramsey

Stormi Apostolopoulos
Witness Name: Stormi Apostolopoulos

Marie Dalhover (Seal)
Marie Dalhover

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 11th day of October, 2019 by Marie Dalhover, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Stormi Apostolopoulos
Notary Public

Printed Name: Stormi Apostolopoulos

My Commission Expires: _____

Copy Copy Copy

Prepared by:

Erick L. Deeb
Erick L. Deeb, P.A.
2350 Coral Way, Suite 401
Miami, FL 33145
305-854-2663
File Number: ED16-216

Return To:

LouAnne Nagel
Ferraro Law Group, PL
3601 S.E. Ocean Boulevard, Suite 201
Stuart, FL 34996

Parcel Identification No. 52-38-41-003-006-00910-8

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25th day of March, 2016 between Robert L. Nunez, a single man whose post office address is 6247 S.W. 14 Street, West Miami, FL 33144 of the County of Miami-Dade, State of Florida, grantor*, and Gaston Family Holdings, L.L.C., a Florida limited liability company whose post office address is 400 Inlet Road, North Palm Beach, FL 33408 of the County of Palm Beach, State of Florida, grantee*,

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:

Commence at the intersection of the Westerly right of way line of U.S. Highway No. 1 and the Southerly right of way line of Carroll Street of BROWNING'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 3, Page 85, Martin County, Florida, public records; thence run South 66°00'00" West, along the Southerly right of way line of Carroll Street a distance of 308.45 feet to an intersection with the Easterly right of way of Janet Street of Browning's Subdivision; thence run South 24°00'00" East along the Easterly right of way line of Janet Street a distance of 100.00 feet to the Point of Beginning; thence continue South 24°00'00" East along the Easterly right of way line of Janet Street a distance of 145.00 feet; thence North 66°00'00" East a distance of 116.20 feet to the Westerly line of the parcel occupied by Bell Mobile Home Sales; thence North 33°29'54" West along the last said Westerly line a distance of 147.02 feet; thence run South 66°00'00" West a distance of 91.94 feet to the Point of Beginning.

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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:

Ashtey Pagan
Witness Name: Ashtey Pagan

Robert L. Nunez (Seal)
Robert L. Nunez

MARTHA RODRIGUEZ
Witness Name: MARTHA RODRIGUEZ

State of Florida
County of Miami-Dade

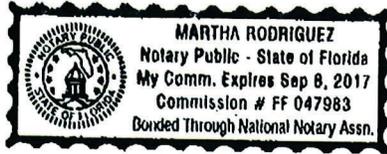
The foregoing instrument was acknowledged before me this 25 day of March, 2016 by Robert L. Nunez, who is personally known or has produced a driver's license as identification.

[Notary Seal]

MARTHA RODRIGUEZ
Notary Public

Printed Name: MARTHA RODRIGUEZ

My Commission Expires: _____



COPY COPY COPY



Prepared by and return to:
Nina L. Ferraro
President
Nina L. Ferraro P.A.
943 SE Central Parkway
Stuart, FL 34994
772-324-2006
File Number: Gaston QCD
Consideration \$

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 13th day of February, 2024 between **Robert L. Nuñez, a single man** whose post office address is **6247 S.W. 14th Street, Miami, FL 33144**, grantor, and **Gaston Family Holdings LLC, a Florida limited liability company** whose post office address is **4900 SE Federal Hwy, Stuart, FL 34997**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

Parcel Identification Number: 52-38-41-003-006-00910-8

This Quit Claim Deed was prepared without the benefit of title.

This property is unencumbered by a mortgage.

Accordingly, only minimal documentary stamps are payable hereon.

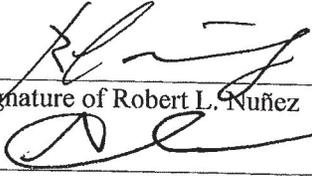
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

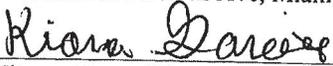
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Signature of Robert L. Nuñez

Witness Name: Alireza Fallah
Address: 2151 SW 42 Ave, Miami, FL 33134



Witness Name: Kiara Garcia
Address: 2151 SW 42 Ave, Miami, FL 33134

COPY

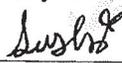
State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence, this 13th day of February, 2024 by ROBERT L. NUÑEZ, who is personally known to the Notary Public.



SUNSHINE LOPEZ
Commission # HH 322836
Expires October 17, 2026



Notary Public
Printed Name: Sunshine Lopez
My Commission Expires: Oct. 17, 2026

COPY

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF "NOT INCLUDED" PARCEL AS SHOWN ON THE PLAT OF BROWNING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 85 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CARROLL STREET AND EASTERLY RIGHT OF WAY LINE OF JANET STREET, OF THE PLAT OF BROWNING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 23°36'29" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF JANET STREET, 204.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 23°36'29" EAST, 40.50 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2843, PAGE 1656 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 66°23'31" EAST ALONG SAID SOUTHERLY LINE, 116.20 FEET; THENCE SOUTH 45°59'39" EAST, 10.26 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 792 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 66°23'31" WEST ALONG SAID NORTHERLY LINE, 143.56 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF JANET STREET AND THE POINT OF A NON TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 65.00 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 63°20'34" EAST FROM THE CENTER OF SAID CURVE; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 57.02 FEET, THROUGH A CENTRAL ANGLE OF 50°15'55" TO THE POINT OF BEGINNING.

CONTAINING 1,479 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

CERTIFICATION OF NON-TRANSFER OF PROPERTY

The undersigned, Robert S. Raynes, Jr., the attorney agent under limited power of attorney from **Gaston Family Holdings, L.L.C., a Florida limited liability company**, hereby certifies that as of the date of the Personal Representative's Deed recorded March 18, 2015 in Official Records Book 2772, page 1038, Martin County, Florida public records; Warranty Deed recorded October 18, 2019 in Official Records Book 3089, Page 792, Martin County, Florida public records; Warranty Deed recorded March 25, 2016 in Official Records Book 2843, page 1656, Martin County, Florida public records, and Quit Claim Deed recorded February 13, 2024 in Official Records Book 3421, Page 842, Martin County, Florida public records that no transfer of the property described below has occurred.

Property:

O.R.B. 2772, PAGE 1038

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 21 OF BROWNING'S SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 85, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THENCE PROCEED EASTERLY ALONG AN EXTENSION OF THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 340 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE • PROCEED EASTERLY ALONG A FURTHER EXTENSION OF THE SAID LINE A DISTANCE OF 210 FEET TO THE POINT OR ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #5, THENCE PROCEED NORTHWESTERLY ALONG THE RIGHT OF WAY LINE OF STATE ROAD #5 A DISTANCE OF 275 FEET TO A POINT; THENCE PROCEED SOUTHWESTERLY A DISTANCE OF 225 FEET TO A POINT WHICH IS THE DISTANCE OF 119.54 FEET SOUTHEASTERLY OF THE SOUTH RIGHT OF WAY LINE OF CARROLL STREET OF THE SAID SUBDIVISION; THENCE PROCEED SOUTHEASTERLY A DISTANCE OF 153 FEET TO A POINT WHICH IS 321.82 FEET ON A LINE BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21 AND THE EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF JANET STREET; THENCE PROCEED SOUTHEASTERLY TO THE POINT AND PLACE OF BEGINNING.

AND

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 21, BROWNING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG SOUTHERLY RIGHT OF WAY OF S.E. JANET STREET APPROXIMATELY 135 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE ON AN EASTERLY EXTENSION OF AFORESAID RIGHT OF WAY AN APPROXIMATE DISTANCE OF 187.78 FEET; THENCE NORTH 32 DEGREES 58' 38" WEST APPROXIMATELY 15.19 FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO AFOREMENTIONED EASTERLY EXTENSION APPROXIMATELY 143.86 FEET TO THE EASTERLY RIGHT OF WAY OF S.E. JANET STREET; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

TOGETHER WITH:

O.R.B. 3089, PAGE 792

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 21 OF BROWNING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE RUN NORTH 66°00'00" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE

OF JANET STREET AND AN EXTENSION THEREOF, FOR A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 66°00'00" EAST FOR A DISTANCE OF 126.82 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 32°24'37" EAST FOR A DISTANCE OF 118.71 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY LINE OF SAID BROWNING'S SUBDIVISION, THENCE RUN SOUTH 66°04'54" WEST ALONG THE SOUTHERLY LINE OF BROWNING'S SUBDIVISION FOR A DISTANCE OF 144.91 FEET; THENCE RUN NORTH 23°38'40" WEST ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 21 FOR A DISTANCE OF 117.23 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

O.R.B. 2843, PAGE 1656

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE SOUTHERLY RIGHT OF WAY LINE OF CARROLL STREET OF BROWNING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 85, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE RUN SOUTH 66°00'00" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CARROLL STREET A DISTANCE OF 308.45 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF JANET STREET OF BROWNING'S SUBDIVISION; THENCE RUN SOUTH 24°00'00" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF JANET STREET A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24°00'00" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF JANET STREET A DISTANCE OF 145.00 FEET; THENCE NORTH 66°00'00" EAST A DISTANCE OF 116.20 FEET TO THE WESTERLY LINE OF THE PARCEL OCCUPIED BY BELL MOBILE HOME SALES; THENCE NORTH 33°29'54" WEST ALONG THE LAST SAID WESTERLY LINE A DISTANCE OF 147.02 FEET; THENCE RUN SOUTH 66°00'00" WEST A DISTANCE OF 91.94 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

O.R.B. 3421, PAGE 842

A PARCEL OF LAND BEING A PORTION OF "NOT INCLUDED" PARCEL AS SHOWN ON THE PLAT OF BROWNING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 85 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CARROLL STREET AND EASTERLY RIGHT OF WAY LINE OF JANET STREET, OF THE PLAT OF BROWNING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 23°36'29" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF JANET STREET, 204.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 23°36'29" EAST, 40.50 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS

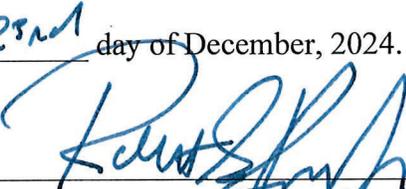
DESCRIBED IN OFFICIAL RECORDS BOOK 2843, PAGE 1656 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 66°23'31" EAST ALONG SAID SOUTHERLY LINE, 116.20 FEET; THENCE SOUTH 45°59'39" EAST, 10.26 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 792 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 66°23'31" WEST ALONG SAID NORTHERLY LINE, 143.56 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF JANET STREET AND THE POINT OF A NON TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 65.00 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 63°20'34" EAST FROM THE CENTER OF SAID CURVE; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 57.02 FEET, THROUGH A CENTRAL ANGLE OF 50°15'55" THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 93,528 SQUARE FEET OR 2.15 ACRES, MORE OR LESS.

Total Area of the Property is 93,528 Square Feet or 2.15 Acres +/-.

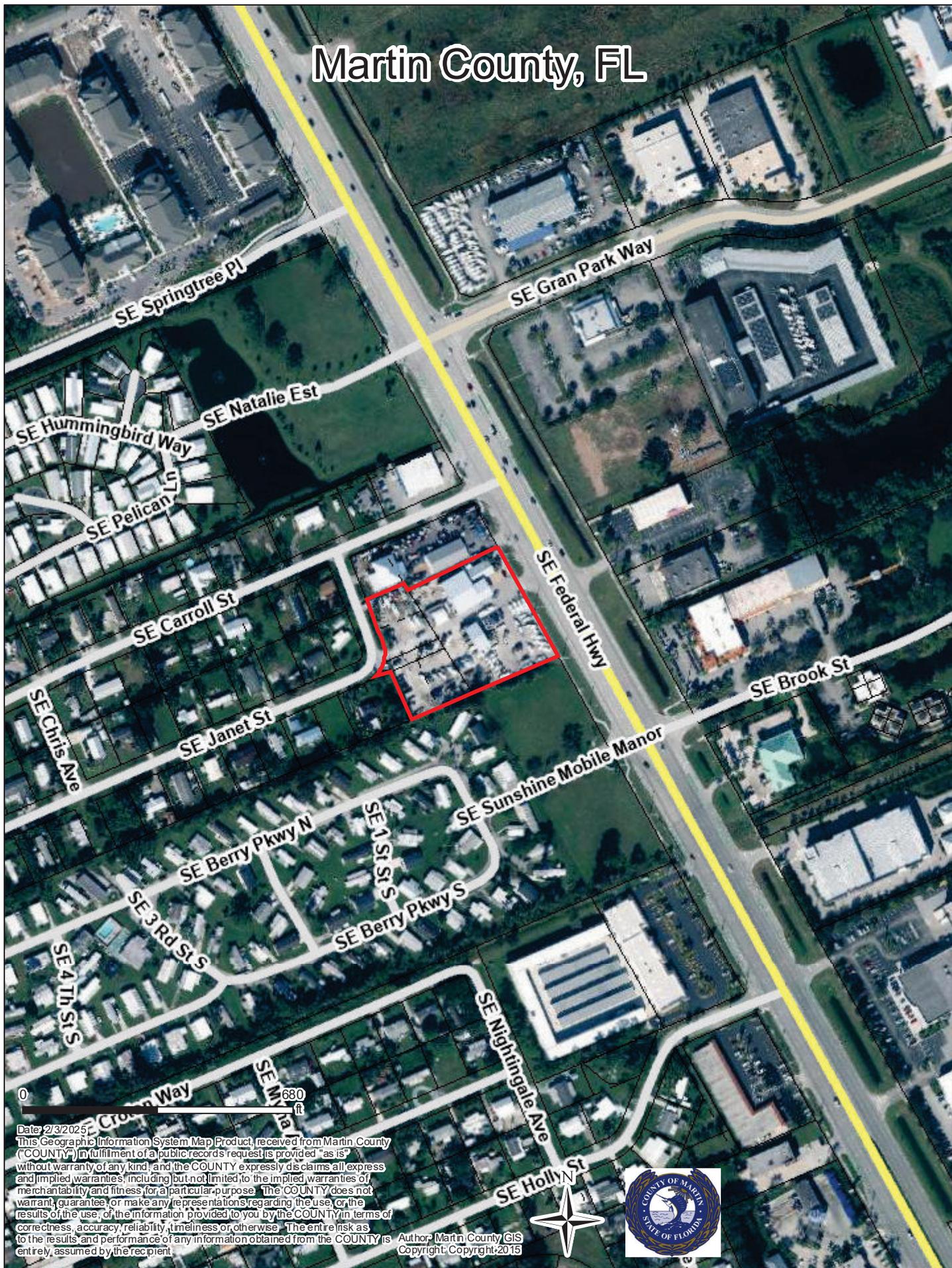
Parcel Identification Number(s): 52-38-41-003-005-00020-7;
52-38-41-003-006-00890-2;
52-38-41-003-006-00910-8; and
52-38-41-003-005-00010-9

This certificate is dated effective as of the 28th day of December, 2024.



Robert S. Raynes, Jr., Esquire
Gunster Law Firm
800 SE Monterey Commons Blvd., Suite 200
Stuart, FL 34996
772-288-1980

Martin County, FL



Date: 2/3/2025
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
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