



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

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A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: C172-002 - Dennis Ciaglo Rezoning

Brief Project Description:

This is a Mandatory Rezoning from the Category "C" A-2 Zoning to Category "A" RE2A zoning. The Owner of the Subject Property wishes to build a single-family home and has submitted a building permit. However, the current Category "C", A-2 zoning must be changed to a Category "A" RE2A zoning before he can receive a Building Permit.

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: August 31, 2022

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: N/A

Previous Project Name if applicable: N/A

Parcel Control Number(s)

31-39-40-000-000-00022-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Dennis Ciaglo

Company Representative: Mark Kettering & Dennis Ciaglo

Address: 15515 SE Citrus Boulevard & 11920 SW Parson Brown Court

City: Palm City, State: FL Zip: 34990

Phone: (772) 220-9155 & (954) 914-6877 Email: floridaicfsystems@yahoo.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Dennis Ciaglo
Company Representative: Mark Kettering & Dennis Ciaglo
Address: 15515 SE Citrus Boulevard & 11920 SW Parson Brown Court
City: Palm City, State: FL Zip: 34990
Phone: (772) 220-9155 & (954) 914-6877 Email: floridaicfsystems@yahoo.com

Agent (Name or Company): Creech Land Use & Zoning, P.A.
Company Representative: Audra R. Creech, Esq.
Address: 429 SW Camden Avenue
City: Stuart, State: FL Zip: 34994
Phone: (772) 342-1960 Email: audra@creech.consulting

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

Land Planner (Name or Company): _____
Company Representative: Dennis M. Ciaglo
Address: 11920 SW Parson Brown Court
City: Palm City, State: FL Zip: 34990
Phone: 561-772-7769 Email: floridaicfsystems@yahoo.com

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

Surveyor (Name or Company): Christian Fenex and Associates, LLC
Company Representative: Christian Fenex, P.S.M.
Address: 3401 72nd Avenue
City: Palm City, State: FL Zip: 34990
Phone: (772) 283-2977 Email: surveysbyfenex@gmail.com

Civil Engineer (Name or Company): Creech Consulting, Inc.
Company Representative: Richard T. Creech, P.E. & P.S.M
Address: 429 SW Camden Avenue
City: Stuart, State: FL Zip: 34994
Phone: 772-485-2140 Email: rtcreech@creech.consulting

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): Creech Land Use & Zoning, P.A.

Company Representative: Audra R. Creech, Esq.

Address: 429 SW Camden Avenue

City: Stuart, State: FL Zip: 34994

Phone: (772) 342-1960 Email: audra@creech.consulting

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

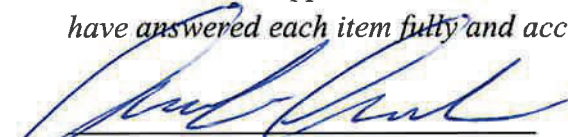
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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.


Applicant Signature

06/21/2024
Date

Andrea R. Creech, Esq.
Printed Name

STATE OF FLORIDA

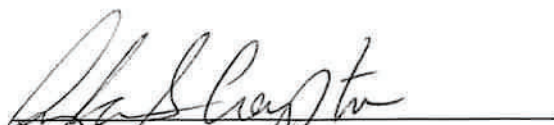
COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 21 day of June, 2024, by Andrea R Creech, 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)



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Digital Submittal Affidavit

I, Audra R. Creech, Esq., attest that the electronic version included for the project Dennis Ciaglo Rezoning 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

06/21/2024
 Date

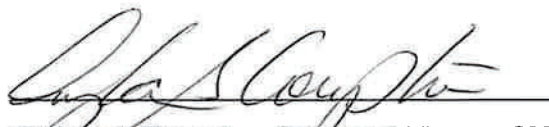
STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 21 day of June, 20 24 by Audra R Creech, 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)



June 19, 2024

NARRATIVE FOR ZONING CHANGE

Re: Project Name: Dennis Ciaglo Rezoning (The “Application”)

Project Number : C172-002

Parent Parcel Address : 15515 SE Citrus Boulevard

Parent Parcel ID : 31-39-40-000-000-00022-0

I. History, Location and Size of Subject Property

The property at issue in this Application for Zoning Change is a 2.04 +/- acre parcel created by a lot split pursuant to Section 4.911.C.1 of the Martin County Land Development Regulations, the attached Warranty Deed dated March 25, 2024 (ORB 3427, Page 1222) and identified specifically on the enclosed survey by Christian Fenex, P.S.M of Christian Fenex and Associates, LLC dated October 19, 2023 (the “Subject Property”). The current owner of the Subject Property, pursuant to the enclosed Warranty Deed dated March 25, 2024, is Mr. Dennis Ciaglo. Mr. Ciaglo wishes to build one single-family home on the Subject Property and has a pending building permit application with Martin County regarding the proposed single-family home. The Martin County Property Appraisers Office has updated its records regarding the Subject Property, listing the Property Owner as Dennis Ciaglo and the individual Parcel ID Number 31-39-40-000-000-00022-0.

The residual 20 +/- acre parcel with Parcel ID Number 31-39-40-000-000-00021-0, which is also reflected on the enclosed survey by Christian Fenex, P.S.M of Christian Fenex and Associates, LLC dated October 19, 2023, and the enclosed Warranty Deed dated April 12, 2021 (the “Parent Property”), is not the subject of this Application. Aero Assets Management, LLC owns the Parent Property. The sole member of Aero Assets Management, LLC is Mr. Mark Kettering.

The Subject Property, and the Parent Property, are located between the Southerly Right of Way Line of SW Citrus Boulevard, and the St. Lucie Canal, also known as the Okeechobee Water Way, within Section 31, Township 39 South, and Range 40 East of the Palm City area of unincorporated Martin County, Florida.

429 SW Camden Avenue, Stuart, FL 34994

audra@creech.consulting

(772) 342- 1960

www.creechlanduse.com

II. Current Zoning and Future Land Use

The Subject Property has a current land use designation of Rural Density with an allowed density up to 0.5 units per acres. The Subject Property has a current zoning designation of A-2 (Agricultural). The A-2 zoning designation is a Category “C” Zoning designation and is not compatible with the Rural Density Future Land Use Designation. Therefore, pursuant to Section 3.10 of the Martin County Land Development Regulations, this Application is a Mandatory Rezoning to the only zoning Designation that is compliant with the Rural Density Land Use Designation, namely, the RE-2A Zoning District (aka. Rural Estate Density Zoning District).

III. History of Project

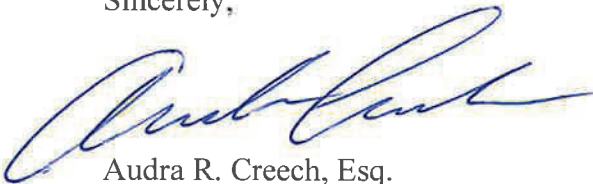
On April 12, 2021, Aero Assets Management, LLC acquired the property that would become the Parent and Subject Properties. On August 31, 2022, Aero Assets Management, LLC attended a Pre-Application Meeting with Martin County regarding the acquired property with the concept of a residential subdivision with air strip. On March 25, 2024, Aero Assets Management, LLC sold Mr. Ciaglo the Subject Property. In late May or Early June 2024, Mr. Ciaglo applied for a Building Permit on the Subject Property. Upon review of the building permit application, Martin County Growth Management noted the need for a Mandatory Rezoning of the Subject Property.

IV. Request for Change in Zoning and Future Land Use & Public Facilities

Our Firm, on behalf of Mr. Ciaglo, the current owner of the Subject Property, submits this application for Mandatory Rezoning of the Subject Property. Our Firm requests that the current Category “C” zoning designation of A-2 be changed to the Category “A” zoning designation of RE-2A. This Application does not include a Reservation of Public Facilities.

Please feel free to contact me if I can answer any questions or provide any further documentation regarding this Application.

Sincerely,



Audra R. Creech, Esq.
Creech Land Use & Zoning, P.A.



June 18, 2024

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

Re: Dennis Ciaglo Rezoning – Power of Attorney/Owner Authorization
Project Number: C172-002
Parcel Control Numbers: 31-39-40-000-000-00022-0 (the “Property”)

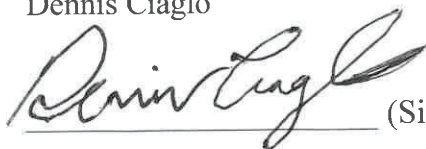
Dear Mr. Schilling,

Please accept this letter to serve as authorization by Dennis Ciaglo (“Owner”), the Owner of the above referenced property (the “Property”), for Audra R. Creech, Esq., of Creech Land Use and Zoning, P.A., to act on the Owner’s behalf as it relates to obtaining a zoning change approval required for improvements to the Property.

Should you have any questions or comments regarding this matter, please do not hesitate to contact my office at (772) 220-9155.

Sincerely,

Dennis Ciaglo

 (Signature)

RECEIVED

JUN 19 2024

GROWTH MANAGEMENT
DEPARTMENT

429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342-1960
www.Creechlanduse.com

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was [X] sworn to, [] affirmed, or [] acknowledged before me by means of [✓] physical presence or [] online notarization this 10 day of June, 2024, by Dennis Crago, who is [✓] personally known to me, or [] produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Cheryl A. Brown
CHERYL A. BROWN
(Printed, Typed or Stamped Name of Notary Public)



Prepared by and return to:

Peter Del Toro
Del Toro Law
514 Colorado Avenue
Stuart, FL 34994
(772) 444-0101
File Number: 1394

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of March, 2024 between Aero Assets Management LLC, a Florida Limited Liability Company whose post office address is 15515 SE Citrus Blvd, Palm City, FL 34990, grantor, and Dennis Ciaglo, a married man whose post office address is 11920 SW Parson Brown Court, Palm City, FL 34990, 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:

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING A PART OF THOSE LANDS DESCRIBED IN O.R. BOOK 3215, PAGE 1116 AND ALSO IN O.R. BOOK 382, PAGE 456 RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 210.00 FEET OF PARCEL DESCRIBED IN SAID O.R. BOOK 3215, PAGE 1116, AS FOLLOWS: FOR A POINT OF COMMENCEMENT AND POINT OF BEGINNING START AT THE INTERSECTION OF THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE N00°20'13"E ALONG SAID WEST LINE OF SECTION 31, 374.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #726 (CITRUS BOULEVARD), SAID POINT BEING NON-TANGENT TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2914.79 FEET; THENCE DEPARTING SAID LINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'44", A CHORD BEARING OF N74°39'40"E, A CHORD DISTANCE OF 1026.27 FEET, AND AN ARC DISTANCE OF 1031.64 FEET; THENCE N64°31'18"E ALONG SAID STATE ROAD #726 SOUTHERLY RIGHT OF WAY LINE, A DISTANCE 2524.82 FEET; THENCE S00°21'59"W A DISTANCE OF 432.29 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE S68°18'13"W ALONG SAID NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY A DISTANCE OF 3517.50 FEET TO THE POINT OF BEGINNING.

Parcel Number: 31-39-40-000-00022-0

Subject to taxes for 2024 and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations to be filed as agreed between Grantor and Grantee and of record, if any.

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:

Alyssa DeBell
Witness

Alyssa DeBell

Printed Name: _____

P.O. Address: 514 Colorado Avenue
Stuart, Florida 34994

Aero Assets Management LLC, a Florida Limited Liability Company

By: [Signature]

Mark Kettering, Manager

[Signature]
Witness

Printed Name: Janine Garcia

P.O. Address: 514 Colorado Avenue
Stuart, Florida 34994

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of March, 2024 by Mark Kettering, Manager of Aero Assets Management LLC, a Florida limited liability company, on behalf of the company, who is personally known or has produced a driver's license as identification.

[Seal]

Alyssa DeBell
Notary Public

Print Name: Alyssa DeBell

My Commission Expires: _____





June 18, 2024

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

Re: Dennis Ciaglo Rezoning – Certificate of Non-Transfer
Project Number: C172-002
Parcel Control Numbers: 31-39-40-000-000-00022-0 (the “Property”)

Mr. Schilling,

The Property has not been transferred since the property was deeded to the current property owner.

Thank You,

Audra R. Creech, Esq.

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429 SW Camden Avenue, Stuart, Fl 34994
audra@creech.consulting
(772) 342- 1960
[www. Creechlanduse.com](http://www.Creechlanduse.com)

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was [X] sworn to, [] affirmed, or [] acknowledged before me by means of [] physical presence or [] online notarization this 21 day of June, 2024, by Audra B Creech, who is [] personally known to me, or [] produced the following type of identification _____.

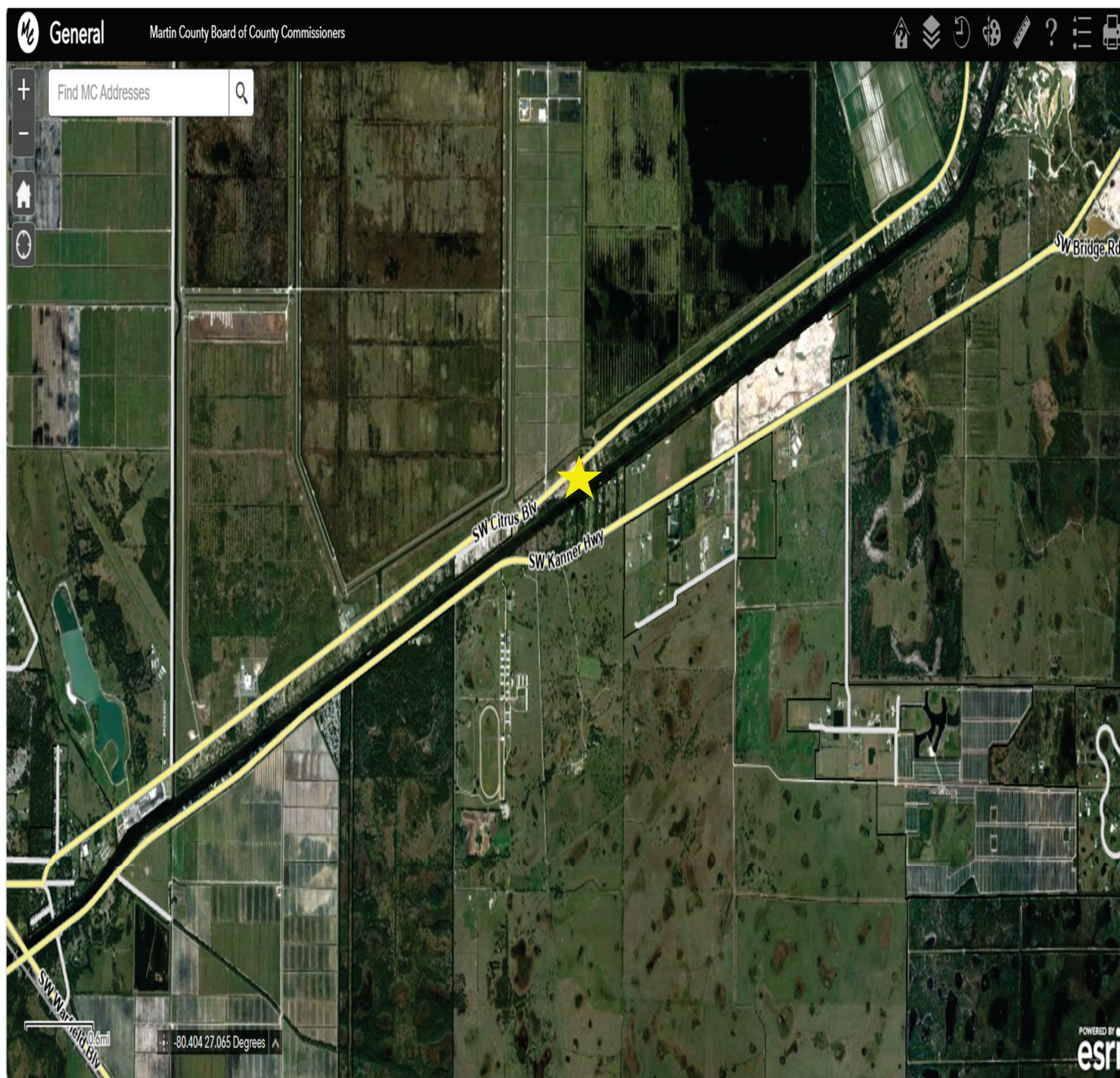
NOTARY PUBLIC SEAL

Notary Public, State of Florida



A handwritten signature in cursive script, appearing to read 'Angela S Compton', written over a solid horizontal line.

(Printed, Typed or Stamped Name of Notary Public)



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audra@creech.consulting
(772) 342- 1960
[www. Creechlanduse.com](http://www.Creechlanduse.com)