

Matthew L. Stahley

mstahley@martin.fl.us (772) 320-3047

• Professional Work Experience

Martin County Growth Management Department • Stuart, FL

Senior Planner • August 2018 to Present

- Reviews proposed developments for conformance with plans and regulations. Consults with developers, individual land-owners, and departments of County government to attain conformance.
- Works in a team environment to improve work methods to accelerate formulation and completion of development reviews, and site compliance monitoring.
- Participates in public meetings and public hearings that can be televised to provide environmental review of development activities. These meetings can be argumentative and opinions/conclusions rendered can be challenged by the applicant or their attorney.

South Florida Water Management District (SFWMD) • West Palm Beach, FL

Water Use Compliance Supervisor • January 2017 to August 2018

- Responsible for supervising and conducting performance reviews for a team of 7 water use compliance analysts responsible for 16 counties within the SFWMD.
- Provide support for compliance staff located at the Ft. Myers and Orlando service centers.
- Perform quality assurance of all notices of non-compliance and enforcement referrals sent to permittees and consultants.
- Served as the team leader for the Indian Prairie Basin (Glades and Highlands Counties) during water shortage events communicating between the regulated community and the District's operations control room. Closely monitored resource concerns and conducted weekly coordination with Martin County Utilities and South Martin Regional Utilities for spring 2017 water shortage.

South Florida Water Management District • Okeechobee, FL and West Palm Beach, FL

Scientist 1,2,3-Water Use Compliance and Permitting • December 2008 to January 2017

- Analyze pumpage data, water level data, chloride data, and groundwater/surface water interactions to determine compliance with conditions of irrigation, dewatering, industrial, and other water use permits. (Martin, Okeechobee, Highlands counties)
- Perform inspections of permitted projects to insure compliance with district conditions of permit issuance.
- Utilize knowledge of the District's water use regulatory program and Florida Statutes to review water use applications. Apply analytical and numerical groundwater flow techniques to determine potential impacts on water resources prior to permit issuance.
- Routinely communicate via oral and written correspondence with other scientific professionals and general public on water use issues, and water use permit applications.
- Served as the team leader for the Indian Prairie Basin during water shortage events communicating between the regulated community and the District's operations control room.
- Provided compliance and enforcement training sessions and presentations to new hires, as well as current environmental resource and water use compliance staff.=

Allterra Engineering and Testing • West Palm Beach, FL

Field Geologist and Driller • August 2005 to December 2008

- Performed all geotechnical field tests required for construction of large housing developments and single family homes, and all roadway construction.
- Operated a small truck mounted drill rig to perform soil borings and Penetration tests. Performed soil compaction readings with a nuclear density gauge for house pads, roadway construction, and stormwater and sanitary sewer installation. Conducted test pit inspections for removal of unsuitable material. Performed oversight of auger cast and helical pile installations.

DLZ Corporation • Columbus, OH

Field Geologist • June 2004 to July 2005

- Logged soil and rock core samples on a variety of geotechnical drilling projects under the instruction of a project engineer. Projects ranged from Ohio Department of Transportation projects to single monitor well installations.

Bowser-Morner, Inc • Dayton, OH

Subsurface Technician • October 2003 to June 2004

- Worked as an assistant to the head driller on environmental and exploratory sonic drilling projects.
- Duties included monitor well installation and abandonment on EPA superfund sites, as well as exploratory borings for potential mining operations.

•Education

- **DePauw University, Greencastle, IN**
Bachelor of Arts Degree in Geology (August 1999 to May 2003)



Agenda Item Summary

File ID: 21-0916

NPH-1

Meeting Date: 7/15/2021

PLACEMENT: New Business

TITLE:

GET SET & LLC REZONING (H156-001) (QUASI-JUDICIAL)

EXECUTIVE SUMMARY:

This is a request for a zoning district change from the B-1, Business District to the GC, General Commercial District, or the most appropriate zoning district. The approximate 9.0 acre undeveloped site is located on the east side of SE Federal Highway approximate 400 feet north of SE Constitution Boulevard in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Exemption.

Requested by: George G. Gentile, Gentile Glas Holloway O'Mahoney & Associates, Inc.

Presented by: Matthew Stahley, Principal Planner, Growth Management Department

PREPARED BY: Joan Seaman, Administrative Specialist II

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

GET SET & LLC REZONING

Applicant:	Get Set & LLC,
Property Owner:	Get Set & LLC,
Agent for the Applicant:	Gentile Glass Holloway O'Mahoney & Associates, Inc.
County Project Coordinator:	Matt Stahley, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	H156-001
Application Type and Number:	DEV2021040011
Report Number:	2021_0609_H156-001_Staff_Report_Final.docx
Application Received:	05/11/2021
Transmitted:	05/13/2021
Staff Report:	06/09/2021
LPA Meeting date:	07/15/2021
BCC Meeting date:	08/10/2021

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B. Project description and analysis

This is a request for a zoning district change from the B-1, Business District to the GC, General Commercial District, or the most appropriate zoning district. The approximate 9.0 acre undeveloped site is located on the east side of SE Federal Highway approximate 400 feet north of SE Constitution Boulevard in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Exemption.

The B-1, Business District was created in 1967 as part of the County's original zoning regulations and was carried over to the current Article 3, zoning districts, Land Development Regulations (LDR), Martin County Code, as a Category C District. Category C Zoning Districts are intended to be used until a rezoning to Category A is needed or required to accommodate changes to the existing structures and uses on the property. The Category A Districts were created to implement the land use policies included in the Comprehensive Growth Management Plan, Goal 4.4 and Objectives 4.4A. and 4.4A.1.

The current B-1, Business District is compatible with the underlying Commercial General future land use, therefore this request for a zoning district change is considered non-mandatory.

The future land use designation for the property on the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan (CGMP) is Commercial General, which are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet.

There are two (2) standard zoning districts that are available to implement the Commercial General land use policies of the CGMP, which are CC, Community Commercial, and GC General Commercial Districts. In addition to the standard zoning districts, the PUD (Planned Unit Development) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County. The applicant is proposing to rezone the property to the GC, General Commercial District. The following tables compare the permitted uses and the development standards for the available standard zoning districts.

TABLE 3.11.2 (EXCERPT)
PERMITTED USES – CATEGORY “A” NONRESIDENTIAL DISTRICTS

USE CATEGORY	C	G
	C	C
<i>Residential Uses</i>		
Apartment hotels	P	P
Plant nurseries and landscape services	P	P
Administrative services, not-for-profit	P	P
Community centers	P	P
Cultural or civic uses	P	P
Educational institutions	P	P
Hospitals		P
Places of worship	P	P
Post offices	P	P
Protective and emergency services	P	P
Public libraries	P	P
Public parks and recreation areas, active	P	P
Public parks and recreation areas, passive	P	P
Recycling drop-off centers	P	P
Residential care facilities	P	
Utilities	P	P
<i>Commercial and Business Uses</i>		
Bed and breakfast inns	P	
Business and professional offices	P	P
Commercial amusements, indoor	P	P
Commercial amusements, outdoor		P
Commercial day care	P	P

Construction industry trades	P	P
Construction sales and services	P	P
Financial institutions	P	P
Flea markets		P
Funeral homes	P	P
General retail sales and services	P	P
Golf driving ranges		P
Hotels, motels, resorts and spas	P	P
Kennels, commercial		P
Limited retail sales and services	P	P
Marinas, commercial	P	P
Medical services	P	P
Pain management clinics		P
Parking lots and garages	P	P
Recreational vehicle parks	P	P
Residential storage facilities	P	P
Restaurants, convenience, with drive-through facilities		P
Restaurants, convenience, without drive-through facilities	P	P
Restaurants, general	P	P
Shooting ranges		
Shooting ranges, indoor	P	P
Trades and skilled services		P
Vehicular sales and service		P
Vehicular service and maintenance		P
Veterinary medical services	P	P
Wholesale trades and services		P
Biomedical research	P	P
Bioscience research	P	P
Computer and electronic components research and assembly	P	P
Computer and electronic products research and assembly	P	P
Computer programming/software research	P	P
Computer system design	P	P
Electromedical apparatus research and assembly	P	P
Electronic equipment research and assembly	P	P
Laser research and assembly	P	P
Lens research	P	P
Management, scientific and technical services	P	P
Marine Research	P	P
Medical and dental labs	P	P
Medical equipment assembly	P	P
Optical equipment assembly	P	P
Optical instruments assembly	P	P

Optoelectronics assembly	P	P
Pharmaceutical products research	P	P
Precision instrument assembly	P	P
Professional, scientific and technical services	P	P
Reproducing magnetic and optical media	P	P
Research and development laboratories and facilities, including alternative energy	P	P
Scientific and technical consulting services	P	P
Simulation training	P	P
Technology centers	P	P
Telecommunications research	P	P
Testing laboratories	P	P
<i>Targeted Industries Business (TIB) Uses</i>		
Business-to-business sales and marketing	P	P
Convention centers	P	P
Credit bureaus	P	P
Credit intermediation and related activities	P	P
Customer care centers	P	P
Customer support	P	P
Data processing services	P	P
Film, video, audio and electronic media production and postproduction	P	P
Funds, trusts and other financial vehicles	P	P
Information services and data processing	P	P
Insurance carriers	P	P
Internet service providers, web search portals	P	P
Management services	P	P
National, international and regional headquarters	P	P
Nondepository credit institutions	P	P
Offices of bank holding companies	P	P
On-line information services	P	P
Performing arts centers	P	P
Securities, commodity contracts	P	P
Simulation training	P	P
Spectator sports	P	P
Technical support	P	P
Telephonic and on-line business services	P	P
Transportation services		P
Transaction processing	P	P

TABLE 3.12.1 (excerpted)
DEVELOPMENT STANDARDS

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	CC	10,000	80	—	20.00	50	30	30	—
A	GC	10,000	80	—	20.00	60	40	20	—

TABLE 3.12.2 (excerpted)
STRUCTURE SETBACKS

		Front/by (ft.) story				Rear/by (ft.) story				Side/by (ft.) story			
C A T	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	CC	25	25	25	25	20	20	30	40	10	10	20	30
A	GC	25	25	25	25	20	20	30	40	10	10	20	30

Standards for Amendments to the Zoning Atlas

1. The Comprehensive Growth Management Plan (CGMP) states in Chapter 4, Section 4.4: “Goal 4.4 To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And, in Objective 4.4A. “To eliminate inconsistencies between the FLUM and the zoning maps and regulations.”
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2 E.1. provide the following “Standards for amendments to the Zoning Atlas.”

The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence

depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

3. The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

- a. ***Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,***

The subject property is designated for Commercial General on the Future Land Use Map (FLUM) of the Comprehensive Growth Management Plan (CGMP). The zoning implementation policies and requirements are contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identify two (2) standard zoning districts, including CC, and GC, that are available to implement the Commercial General future land use classification.

In addition to the standard zoning districts the PUD (Planned Unit Development) District is also available as a fourth option. The PUD District offers more design flexibility to applicants for proposed projects in exchange for additional benefits provided to the public and more controls by the County, which is considered concurrently with a proposed site plan. The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) are asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2 E.1., Land Development Regulations (LDR), Martin County Code (MCC).

Policy 4.13A.8.(3) of Chapter 4, Future Land Use Element, of the CGMP addresses the General Commercial land use designation:

General Commercial development. The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet. The FAR shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

The Land Development Regulations implementing the General Commercial future land use designation shall be consistent with the development standards described above. This area is not intended to accommodate businesses, trades or services that generate significant nuisance impacts, including glare, smoke or other air pollutants; noise; vibration; major fire hazards; need for extensive outside storage and display; or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located in the General Commercial land use classification on sites appropriately designated for highway-oriented commercial

uses in the Land Development Regulations.

The areas designated for General Commercial development are specifically not adapted to permanent residential housing, and such uses shall be located in other areas designated for residential development. On the other hand, transient residential facilities including hotels and motels, timesharing or fractional fee residential complexes, or other transient quarters should be located in areas designated for commercial use. Areas planned for mixed-use developments as allowed under Goal 18.3 are considered compatible for mixed-use.

The General Commercial site should generally be removed from single-family residential development and able to be buffered and screened consistent with the Land Development Regulations requiring appropriate landscaping and screening. Screening shall include vegetative berms (where feasible), plant material and/or aesthetic decorative fences or walls to assure compatibility with less intensive uses existing or anticipated on adjacent sites.

Residential use shall be allowed in the General Commercial future land use designation as part of a mixed-use development as allowed under Goal 18.3 in any of the six CRAs identified in Policy 18.1A.4. Residential densities shall be provided for under Goal 18.3.

Prior to approval of a development plan, all applicants for development in the area designated General Commercial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system.

This application requests a rezoning of the property to the GC Zoning District, which is the one of the two Category A zoning districts created specifically to implement the CGMP policies for lands designated Commercial General on the Future Land Use Map of the CGMP. The site is located on the east side of SE Federal Highway approximately 380 feet north of SE Constitution Blvd, a major arterial roadway, therefore meets the locational criteria of being an accessible site adjacent to a major thoroughfare. Furthermore, the approximate 393,000 square foot site easily meets the 10,000 square foot min lot size established in the CGMP. The site is located within the primary urban services district and will be required to demonstrate compliance with all applicable standards for the Industrial land use designation in the CGMP.

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,

There are two (2) standard zoning districts that are available to implement the Commercial General land use policies of the CGMP. The two (2) standard zoning districts include the CC, Community Commercial, GC General Commercial.

The subject property has an area of approximately 9.0 acres or 393,148 square feet, a lot width of approximately 517 linear feet fronting the right-of-way for SE Federal Highway, consistent with the minimum development standards governing the requested GC Zoning District, as shown above in Table 3.12.1. With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted to the County.

The granting of a zoning change by the County does not exempt the applicant from any of the

County's Land Development Regulations and no development of the property is proposed as part of this application requesting a rezoning. The applicant must demonstrate full compliance with all regulations prior to any Development Order approval action taken by the County.

- c. ***Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,***

As shown in the figures contained in Section E below, the subject property is located on the east side of SE Federal Highway which is a major arterial roadway. The project is bordered to the east by an approximate 80 foot right of way that contains a large drainage conveyance for the area. Property to the north is owned by Martin County and is in conservation. The primary land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for the local area include a mix of commercial uses. A Dollar General retail store was recently constructed approximately 500 feet south of the site, and a historic vehicular sales and service use is located approximately 800 feet south of the subject site. A recently approved Publix grocery store is under construction approximately 1700 feet south of the site. The proposed zoning district of GC implements the Commercial General future land use designation. Existing development within the area consists primarily commercial uses, consistent with the location and future land use designation. Therefore, the requested GC Zoning District is suitable to the site and is compatible with the character of the existing land uses in the adjacent and surrounding area.

- d. ***Whether and to what extent there are documented changed conditions in the area; and,***

The requested zoning district of GC is consistent with the future land use designation and the currently existing development associated with the areas adjacent to, and within proximity of, the subject site. This site is located within the primary urban service district and the infrastructure needed to support and provide services to the existing and proposed development in this local area are available. Development that has occurred historically and recently surrounding the site is in conformance with the Commercial General land use designated for the area. Any development proposed on the property in conformance with the Commercial General future land use designation and GC Zoning District will be required to meet the County development standards. Therefore, the proposed GC Zoning is compatible with the existing historical uses and the current contemporaneous development pattern and is appropriate for this property.

- e. ***Whether and to what extent the proposed amendment would result in demands on public facilities; and,***

The subject property is located within the Primary Urban Services District of the County. As such, the full range of urban services at service levels established by the CGMP is available or must be made available for any uses that are planned for the property. Water and wastewater services to the site will be provided by South Martin Regional Utilities, the regional service provider for this area of the County.

- f. ***Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,***

The land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for development contains commercial land uses within proximity to the subject parcel. The rezoning to GC, General Commercial District, would be consistent with the Commercial General Future Land Use provisions and provide the opportunity for the commercial use of the property. This development pattern is well established within the vicinity of the subject parcel and the extension of this pattern to the subject property through the assignment of the requested GC Zoning District is suitable, contemplated and supported by the CGMP.

g. *Consideration of the facts presented at the public hearings.*

The subject application requires a public hearing before the Local Planning Agency, who will make a recommendation on the request; and, before the Board of County Commissioners, who will take final action on the request. The two public hearings will provide the public an opportunity to participate in the review and decision making process.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Matt Stahley	320-3047	Comply
G	Development Review	Matt Stahley	320-3047	Comply
H	County Attorney	Krista Storey	288-5443	Review Ongoing
I	Adequate Public Facilities	Matt Stahley	320-3047	Exempt

Staff has reviewed this petition for a rezoning of property to the appropriate zoning district designation, has determined that the petition has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. Staff recommends approval of the rezoning request to the GC, General Commercial District.

D. Review Board action

This application is classified as an amendment to the official zoning map. Pursuant to Section 10.3.B., Land Development Regulations (LDR), Martin County, Fla. (2019), a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board's consideration. And, pursuant to Section 10.5.F., LDR, Martin County, Fla. (2019), final action on this request for an amendment to the official zoning map is required by the Board of County Commissioners (BCC) at a public hearing.

E. Location and site information

Parcel number(s) and address:	343842000140000906
Existing Zoning:	B-1, Business District
Future land use:	Commercial General
Gross area of site:	9.0 acres

Location Map



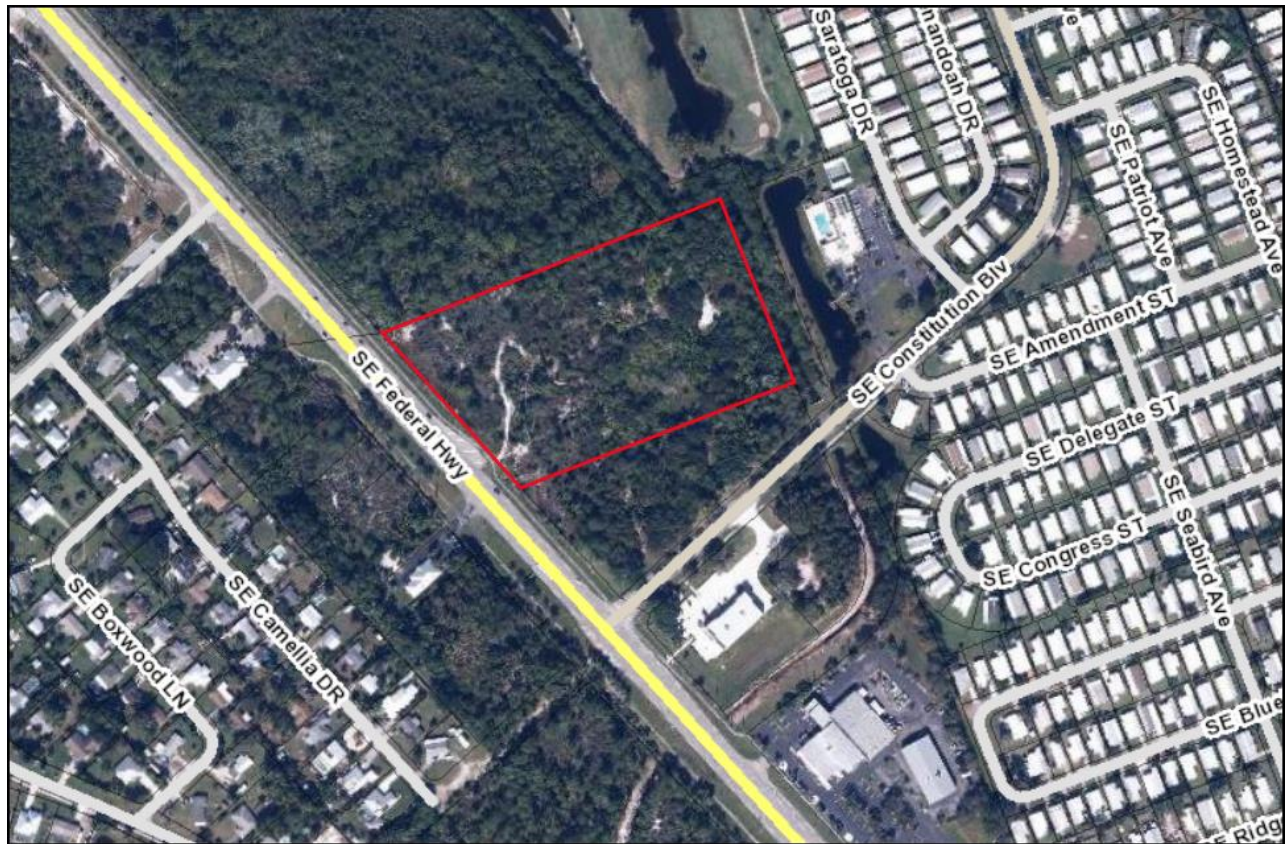
Subject Site 2021 Aerial



Adjacent existing or proposed development:

- To the north: Vacant Conservation (Martin County Ownership)
- To the south: Vacant Commercial
- To the east: Heritage Ridge South POA (Across 80' Drainage ROW)
- To the west: Vacant Commercial (Across SE Federal Highway ROW)

Local Area 2021 Aerial



Zoning district designations of abutting properties:

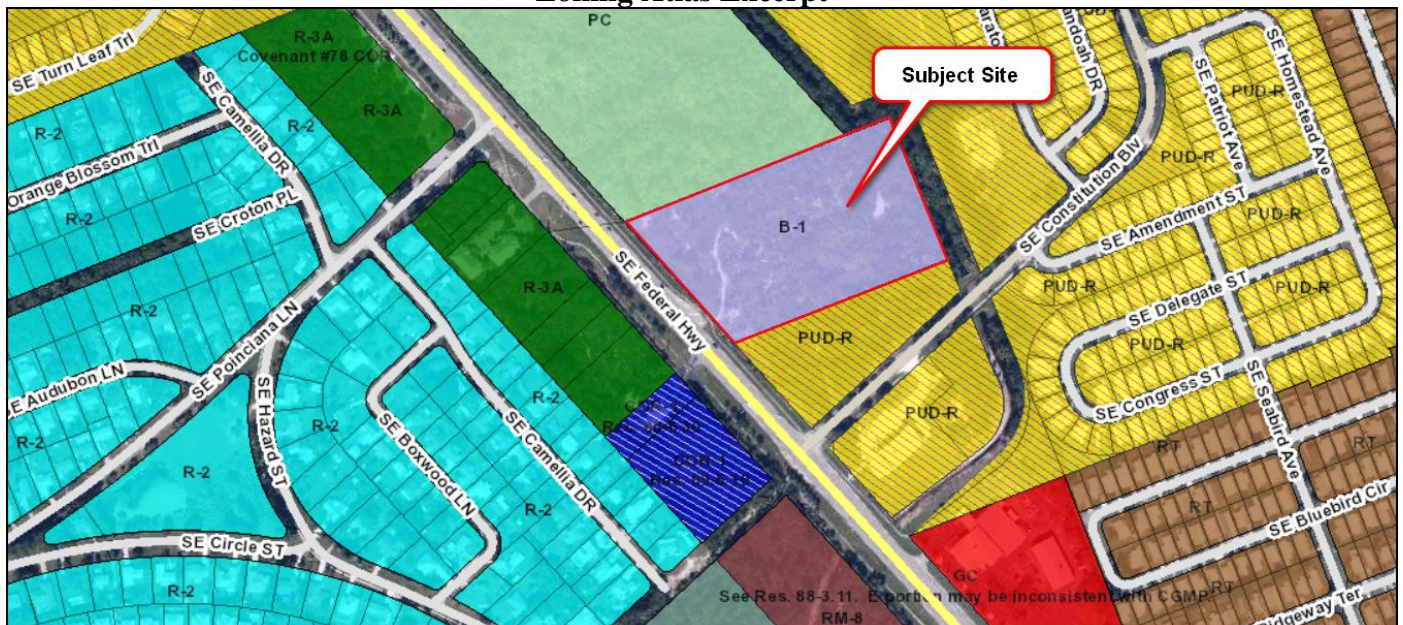
To the north: PC, Public Conservation

To the south: PUD-R

To the east: PUD-R (Across 80' Drainage ROW)

To the west: R-3A and COR-1 across SE Federal Highway

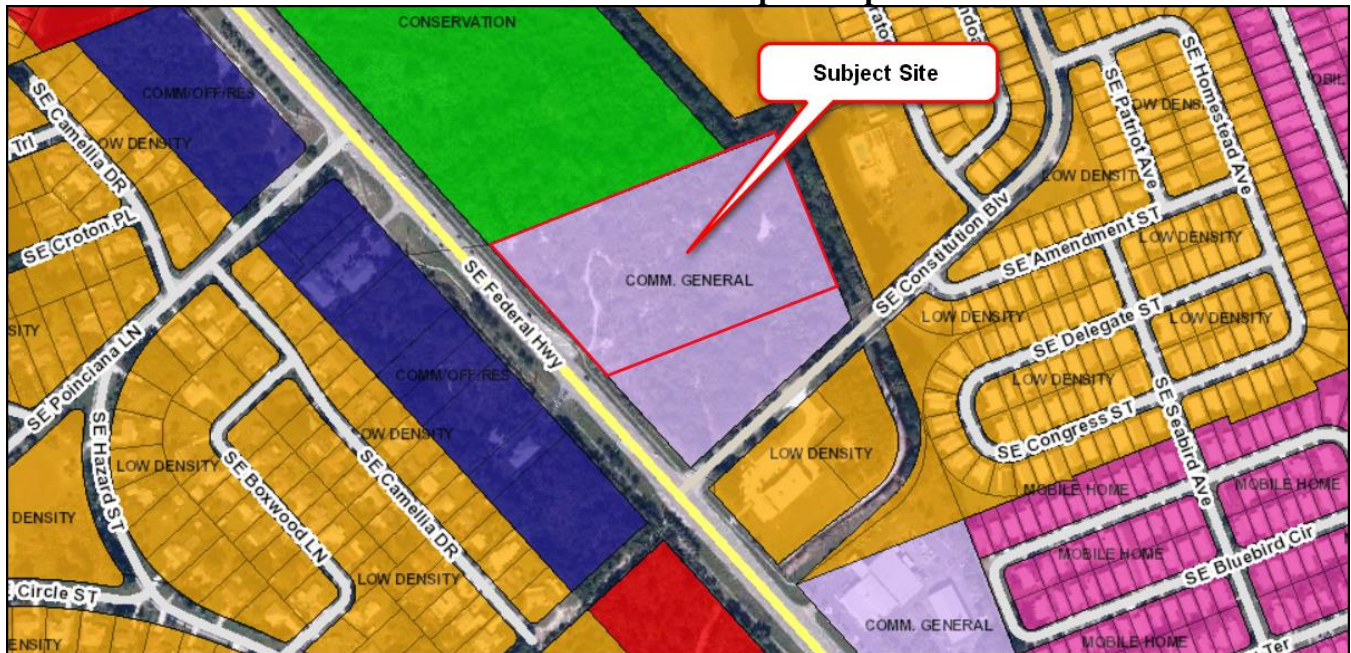
Zoning Atlas Excerpt



Future land use designations of abutting properties:

To the north:	Conservation
To the south:	Commercial General
To the east:	Low Density (Across 80' Drainage ROW)
To the west:	Commercial/Office/Residential

Future Land Use Map Excerpt



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Additional Information:

Information #1:

Notice Of A Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the

boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR, § 10.6.E.1.

Information #2:

Notice(s) of public hearings regarding development applications shall be published at least 14 days prior to the date of the public hearing (seven calendar days if the application is being expedited pursuant to section 10.5.E) in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application. [Section 10.6.D., LDR, MCC]

H. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

I. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

J. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #2:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

K. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits associated with amendments to the County Zoning Atlas.

L. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$3,115.00	\$3,115.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

M. General application information

Applicant: GET SET & LLC
29 North Beach Rd
Hobe Sound, FL 33455

Agent: Gentile Glass Holloway O'Mahoney & Associates, Inc.
George G. Gentile
1907 Commercial Lane Suite 101
Jupiter, FL 33458

N. Acronyms

ADA..... Americans with Disability Act
AHJ..... Authority Having Jurisdiction
ARDP..... Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP..... Comprehensive Growth Management Plan
CIE..... Capital Improvements Element
CIP..... Capital Improvements Plan
FACBC..... Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT..... Florida Department of Transportation
LDR..... Land Development Regulations
LPA..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA..... National Fire Protection Association
SFWMD..... South Florida Water Management District
W/WWSA.... Water/Waste Water Service Agreement



C. PROJECT PROFESSIONALS

Applicant (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Gentile Glas Holloway O'Mahoney & Associates, Inc.

Company Representative: George G. Gentile

Address: 1907 Commerce Lane Suite 101

City: Jupiter, State: FL Zip: 33458

Phone: 561-575-9557 Email: george@2gho.com

Contract Purchaser (Name or Company): Same as Applicant

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): Magellan Surveying & Mapping Inc.

Company Representative: Ronald Stotler

Address: 450S. Old Dixie Highway Suite 10

City: Jupiter, State: FL Zip: 33458

Phone: 561-746-8745 Email: _____

Civil Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

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): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877. F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, 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.

E. 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 13, 2021
Date

George G. Gentile
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 13 day of April, 20²¹, by George G. Gentile.

☒ He or She ☐ is personally known to me or 2 has produced _____ as identification.


Notary Public Signature

Kelli Jo Thomasson
Printed name

STATE OF: FLORIDA at-large





**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, George G. Gentile, attest that the electronic version included for the project Hobe Sound Tennis Center 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 13, 2021

Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 13 day of April, 20 21, by George G. Gentile.

☒ He or She ☐ is personally known to me or has produced as identification.

Notary Public Signature

Kelli Jo Thomasson

Printed name

STATE OF: Florida at-large



April 13, 2021

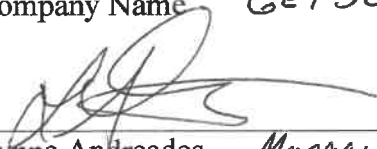
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, Florida 34996

Re: Hobe Sound Tennis Center - U.S. Highway One in Hobe Sound

This letter is to serve as permission for George G. Gentile and Emily O'Mahoney and Gentile Holloway O'Mahoney & Associates, Inc. (2GHO), to act as the agents to prepare and submit all documentation and attend all meetings pertaining to the property as above described, as it relates to the zoning process, site plan review and approval process.

Sincerely,

Company Name GETSET & LLC


Lynne Andreades, Managing Member/owner

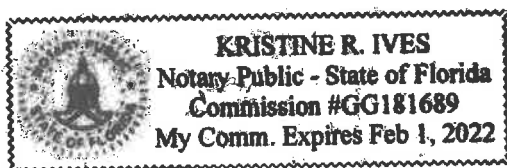
STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify on the 16th day of APRIL, 2021, Lynne Andreades personally appeared before me and produced identification, or is personally known to me, to be the person described herein and who executed the foregoing instrument.

Witness my hand and official seal in the state and county, the day and year aforesaid.


Notary Kristine R. Ives

Commission Expires: 02/01/2022 #6618689





**Hobe Sound Tennis Center
Rezoning Narrative
April 19, 2021**

2GHO, Inc. as agent for Getset & LLC. is requesting a zoning change from B-1, Business District (category "C") zoning district designation to GC – General Commercial District (category A). This request is consistent with the General Commercial Future Land Use on the property. A Minor Final Site Plan application for a commercial amusement, outdoor will be submitted at a later date. The subject site is located on the east side of U. S. Highway One in Martin County Florida.

Land Use and Zoning

The current Future Land Use Designation is General Commercial Land Use with a Zoning District as indicated above B-1 (category "C" District).

Adjacent Zoning Districts:

The properties surrounding the subject property is Conservation Land Use to the north; Low Density to the east; and General Commercial Land Use to the south; to the north;

- **North:** Existing Use: vacant
Future Land Use: Conservation
Zoning District Designation: PC
- **South:** Existing Use: Vacant Commercial
Future Land Use: General Commercial
Zoning District Designation: PUD-R
- **East:** Existing Use: existing single family dwellings across the canal
Future Land Use: Low Density Residential
Zoning District Designation: PUD-R
- **West:** Existing Use: SE Federal Highway

Access:

Access to the site will be from SE Federal Highway

Comprehensive Growth Management Plan – Consistency

The request to zoning change the property from B-1, Business District to GC – General Commercial is consistent with the requirements of the Comprehensive Growth Management Plan (CGMP), which states: “Whereby the requirement is to rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016)”. The granting of a zoning change by the County will not exempt the applicant from any of the County’s Land Development Regulations.

Comprehensive Growth Management Plan – Objective 4.4.A. – Policy 4.4.A.1 Rezoning:

The Comprehensive Growth Management Plan (CGMP) requires that Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4.A.1., CGMP, Martin County Fla. (2016).

The proposed rezoning from B-1, Business District to General Commercial (GC) is consistent with the General Commercial Future Land Use. The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and the Land Development Regulations.

The County has the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned future land use category. The application should consider the surrounding area and the provisions of the Land Development Regulations in the selection of the proposed zoning on the property.

The Zoning Change is subject to LDR Section 3.2.E which provides the criteria for consideration of a Zoning Change:

Section 3.2.E. LDR, Martin County, Fla. (2002), provides the following “Standards for amendments to the Zoning Atlas”:

- 1. The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed*

to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing the proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

2. In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

- a. **Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan;**

The subject property is designated for General Commercial land use on the Future Land Use Map (FLUM) of the Comprehensive Growth Management Plan (CGMP). The zoning implementation policies and requirements contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identifies General Commercial as an appropriate standard zoning districts.

*The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; **commercial amusement**; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. Any commercial project would also be required to demonstrate compliance with the Land Development Regulations, Division 20, Commercial Design Standards, in addition to the GC development standards and setbacks.*

Policy 4.13A.8.(3) of Chapter 4, Future Land Use Element of the CGMP addresses COR land use designation:

The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet. The FAR shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

The Land Development Regulations implementing the General Commercial future land use designation shall be consistent with the development standards described above. This area is not intended to accommodate businesses, trades or services that generate significant nuisance impacts, including glare, smoke or other air pollutants; noise; vibration; major fire hazards; need for extensive outside storage and display; or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located in the General Commercial land use classification on sites appropriately designated for highway-oriented commercial uses in the Land Development Regulations.

This application requests a zoning change on the property to the GC Zoning district, as one of the Category "A" zoning districts created specifically to implement the CGMP policies for lands designed General Commercial (GC) on the Future Land Use Map of the CGMP. The site is adjacent to SE Federal Highway and meets the locational criteria of being an accessible site adjacent to a major thoroughfare.

*A rezoning to GC will accommodate general retail sales and services; highway-oriented sales and services; **commercial amusement**; and trade and warehousing facilities. The provision of landscape buffers would be required to safeguard existing residential uses from any proposed use on the subject property. Additional standards for specific uses and Architectural/Commercial design standards would also be applied to a development application for the property. All providing enough safeguards to achieve an effective transition between the existing residential and commercial properties within the area.*

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR;

The proposed GC zoning is consistent with provisions of the LDR.

The subject property has an area of approximately 9.00 acres (392,040 s.f.). The property is approximately 516 feet along SE Federal Highway and approximately 901 ft. (east to west) with all the property fronting SE Federal Highway. The lot size is consistent with the minimum development standards governing the requested GC zoning district.

The development will be required to demonstrate full compliance with all applicable Land Development Regulations requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc. at the time when a development application is submitted to the County for the property. The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any approval action taken by the County.

c. Whether the proposed zoning district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use;

As shown in the maps provided the entire frontage of subject property extends along SE Federal Highway, which is a major thoroughfare with ample frontage. The subject site is surrounded by multiple zoning districts including COR-1, R-3A, General Commercial and Conservation. The property on the west side of SE Federal Highway has COR-1 with both built and vacant land; and the R-3A land is vacant and heavily vegetated; the property to the east is part of a PUD with existing single family dwellings; to the south of the subject site is GC Zoning District and to the north is Conservation.

The proposed use is compatible with residential uses in the area as it will allow for a recreational facility to be used by the surrounding residents.

d. Whether and to what extent there are documented changed conditions in the area.

The requested zoning district change to General Commercial is a Category A zoning district that is consistent with the future land use designation. This project is located within the primary urban service district and the infrastructure required to support and provide services to the existing and proposed development in this local area.

The residential properties to the east are separated by an extensive preserve area and submerged lands, while being the subject of a PUD-R zoning district designation. The entire property fronting the adjacent established commercial areas are zoned consistent with the existing land use.

e. Whether and to what extent the proposed amendment would result in demands on the public facilities;

The subject property is located within the Primary Urban Services District of the County. As such, the full range of urban services at service levels established by the CGMP is available or must be made available to support any future use planned for the property. Water and wastewater services to the site will be provided by Martin County Utilities, the regional service provider for this area of Martin County.

f. Whether and to what extent the proposed amendment would result in a logical, timely, and orderly development pattern which conserves the value of existing development and is an appropriate use of the County's resources; and

The land use pattern that has been established in the area and recognized on the Future Land Use Map (FLUM) of the CGMP for development contains a mixture of commercial and residential uses within proximity to the subject property. The rezoning to GC General Commercial would be consistent with the General Commercial FLU provisions and provide the opportunity for a transitional use between the existing residential development to the east and the commercial areas further south and along the entire eastern side of SE Federal Highway.

The General Commercial future land use designation for the property and the prior inclusion of the property within the Primary Urban Service District are key determinants regarding the uses that may ultimately occur on the property.

g. Consideration of the facts presented at the public hearings.

The subject application will require two public hearings before the Local Planning Agency that will make a recommendation on the request. The Board of County Commissioners will then take final action on the request. The hearings will provide an opportunity for the public to participate in the review and decision making process.

Conclusion

On behalf of the applicant, 2GHO, Inc. respectfully request review of the Zoning Change at your next Joint Workshop. The project managers at 2GHO will be George G. Gentile, Troy Holloway and Patricia Lentini.



Prepared by and return to:

Kyle S. Felty, Esq.
Law Office of Kyle Felty, P.A.
1983 PGA Blvd., Ste 103
Palm Beach Gardens, FL 33408
561-507-0352

File Number: 21-143

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Warranty Deed

This Warranty Deed made this 25th day of March, 2021 between Jade Holdings LLC, a Delaware Limited Liability Company whose post office address is 1124 Kane Concourse Bay Harbor Islands, FL 33154, grantor, and GETSET & LLC, a Florida Limited Liability Company whose post office address is 29 North Beach Road Hobe Sound, FL 33455, 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:

START AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42°13' 52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 1385.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 42°13' 52" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 516.42 FEET; THENCE RUN NORTH 68°52' 38" EAST A DISTANCE OF 901.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DRAINAGE EASEMENT; THENCE RUN SOUTH 22°27'27" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 481.94 FEET; THENCE RUN SOUTH 68°52'38" WEST A DISTANCE OF 726.37 FEET TO THE POINT OF BEGINNING.

Parcel ID #: 343842000140000906

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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 December 31, 2020.

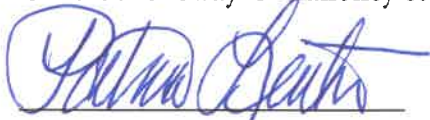
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

WARRANTY DEED

PROPERTY TRANSFER STATEMENT:
GETSET & LLC

THE CURRENT PROPERTY DESCRIPTION REFERENCED ON DOCUMENTS SUBMITTED WITH THE MINOR FINAL SITE PLAN AND CERTIFICATE OF PUBLIC FACILITIES REQUEST IS BASED ON THE WARRANTY DEED RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY ON MARCH 25, 2021. THERE HAVE BEEN NO CONVEYANCES OF PROPERTY SINCE THIS DEED WAS RECORDED.

Gentile Holloway O'Mahoney & Associates, Inc. (2GHO)


Patricia Lentini

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify on the 19TH day of April, 2021, Patricia Lentini, who is personally known to me, to be the person described herein and who executed the forgoing instrument.


Notary Public, State of Florida

Commission Expires: 2/26/2022



LEGAL DESCRIPTION

START AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1385.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 516.42 FEET; THENCE RUN NORTH 68 DEGREES 52 MINUTES 38 SECONDS EAST A DISTANCE OF 901.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A DRAINAGE EASEMENT; THENCE RUN SOUTH 22 DEGREES 27 MINUTES 27 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTAANCE OF 481.94 FEET; THENCE RUN SOUTH 68 DEGREES 52 MINUTES 38 SECONDS WEST A DISTANCE OF 726.37 FEET TO THE POIT OF BEGINNING.

CONTAINING 9.00 ACRES MORE OR LESS.

LOCATION MAP



LAND USE MAP



DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
GETSET6 LLC	29 NORTH BEACH RD HOBE SOUND, FL 33455

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
LYNNE ANDREADES	29 N BEACH RD HOBE SOUND, FL 33455	Managing member 100% owner

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
NONE		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}
NONE				

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

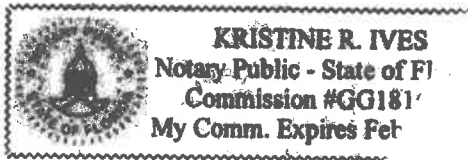

Signature

LYNNE ANDREADES
Print name

STATE OF: FLORIDA

COUNTY OF: MONMOUTH

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 16th day of April 2021, by LYNNE ANDREADES, who is personally known to me or have produced FLORIDA DRIVERS LICENSE as identification.

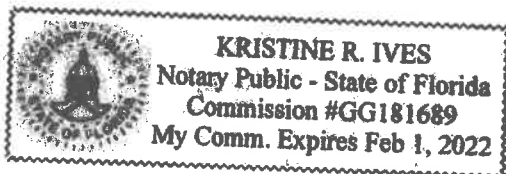


(Notary Seal)


Signature

Notary Public, State of Florida / Martin County
Print Name: Kristine R. Ives

My Commission Expires: 02/01/2022 #66181689

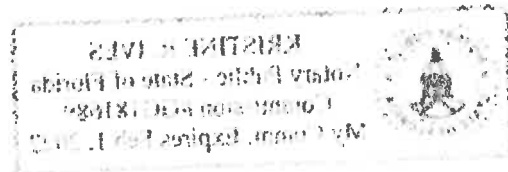
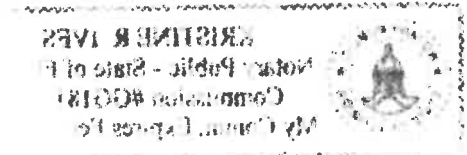


DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A"
(Disclosure of Interest and Affidavit) (Legal Description)

START AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1385.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 516.42 FEET; THENCE RUN NORTH 68 DEGREES 52 MINUTES 38 SECONDS EAST A DISTANCE OF 901.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A DRAINAGE EASEMENT; THENCE RUN SOUTH 22 DEGREES 27 MINUTES 27 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 481.94 FEET; THENCE RUN SOUTH 68 DEGREES 52 MINUTES 38 SECONDS WEST A DISTANCE OF 726.37 FEET TO THE POIT OF BEGINNING.

CONTAINING 9.00 ACRES MORE OR LESS.





May 6, 2021

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

RE: Notice of Rezoning Sign Posting
Project Number: H156-001

Dear Mr. Schilling:

This is to certify that the above referenced sign was installed per Martin County requirements and complies with the standards of the notice provisions of Article 10, Section 10.6: Development Review Procedures.

Please let me know if you have any questions.

Regards,
2GHO, Inc.

Patricia Lentini
Senior Planner

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify on the 4th day of June, 2021, Patricia Lentini personally appeared before me and is personally known to me, to be the person described herein and who executed the foregoing instrument.

Witness my hand and official seal in the state and county, the day and year aforesaid.

Notary
Commission Expires:



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P21-11655/IC

THE ATTACHED REPORT IS ISSUED TO GETSET & LLC. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500 -foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

By:  _____
Iris M. Crews



Recorded in Martin County, FL 3/30/2021 10:03 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50 Deed Tax: \$19,250.00
CFN#2877791 BK 3210 PG 1455 PAGE 1 of 2

Prepared by and return to:

Kyle S. Felty, Esq.
Law Office of Kyle Felty, P.A.
1983 PGA Blvd., Ste 103
Palm Beach Gardens, FL 33408
561-507-0352

File Number: 21-143

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Warranty Deed

This Warranty Deed made this 25th day of March, 2021 between **Jade Holdings LLC, a Delaware Limited Liability Company** whose post office address is 1124 Kane Concourse Bay Harbor Islands, FL 33154, grantor, and **GETSET & LLC, a Florida Limited Liability Company** whose post office address is 29 North Beach Road Hobe Sound, FL 33455, 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:

START AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42°13' 52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 1385.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 42°13' 52" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 516.42 FEET; THENCE RUN NORTH 68°52' 38" EAST A DISTANCE OF 901.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DRAINAGE EASEMENT; THENCE RUN SOUTH 22°27' 27" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 481.94 FEET; THENCE RUN SOUTH 68°52' 38" WEST A DISTANCE OF 726.37 FEET TO THE POINT OF BEGINNING.

Parcel ID #: 343842000140000906

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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 **December 31, 2020**.

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

WARRANTY DEED

File No.: 21-143

Page 1 of 2

Exhibit A

Jade Holdings LLC, a Delaware Limited Liability Company

By: Justin Angel
Justin Angel, Authorized Signor

Charles Morgan
WITNESS
Charles Morgan
Witness #1 Print Name

Dillon Julien
WITNESS
Dillon Julien
Witness#2 Print Name

STATE OF FLORIDA

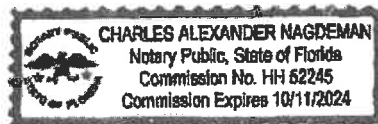
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 25th day of March, 2021 by Justin Angel Authorized Signor of Jade Holdings LLC, a DE Limited Liability Company, on behalf of the Limited Liability Company.

Charles
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ✓
OR Produced Identification: _____

Type of Identification Produced: _____



WARRANTY DEED

File No.: 21-143

Page 2 of 2

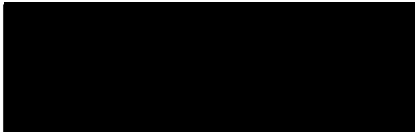
LEGAL DESCRIPTION

START AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1385.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 516.42 FEET; THENCE RUN NORTH 68 DEGREES 52 MINUTES 38 SECONDS EAST A DISTANCE OF 901.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A DRAINAGE EASEMENT; THENCE RUN SOUTH 22 DEGREES 27 MINUTES 27 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTAANCE OF 481.94 FEET; THENCE RUN SOUTH 68 DEGREES 52 MINUTES 38 SECONDS WEST A DISTANCE OF 726.37 FEET TO THE POIT OF BEGINNING.

CONTAINING 9.00 ACRES MORE OR LESS.

LETTER TO SURROUNDING PROPERTY OWNERS

June 17, 2021



Subject and Location: This is a request by GET SET & LLC (H156-001) for a zoning district change from the B-1, Business District to the General Commercial (GC) Zoning District, or the most appropriate zoning district. The approximate 9.0 acre undeveloped site is located on the east side of SE Federal Highway approximately 400 feet north of SE Constitution Boulevard in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Exemption.

Dear *(property owner)*:

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, Thursday, July 15, 2021

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, August 10, 2021

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. 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 meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed on the Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

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 ensure 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.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Paul Schilling, Growth Management Director, (e-mail: pschilli@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. 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.

Sincerely,

Gentile Holloway O'Mahoney & Associates, Inc. (LA530)

Attachment: Location Map

Classifieds

To Advertise, visit: **classifieds.tcpalm.com**

■ Classifieds Phone: **772.283.5252**
 ■ Classifieds Email: **tcpalmclass@gannett.com**
 ■ Hours: **Monday - Friday 8:00am - 5:30pm**

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Treasure Coast reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Treasure Coast shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

Your Source Public Notices

for the latest...

Bids and Proposals

REQUEST FOR BID (RFB)

2021-3340

Martin County Board of County Commissioners
 Attn: Purchasing Division
 2401 S.E. Monterey Road
 Stuart, Florida 34996
 pur_div@martin.fl.us
 www.martin.fl.us

The Board of County Commissioners, Martin County, Florida, will receive sealed bids for:

YARD TRASH PROCESSING, TRANSPORT & MANAGEMENT (RE-BID)

The County is seeking bids from qualified vendors that wish to receive, process, transport, and beneficially reuse Yard Trash for the County, subject to the terms and conditions contained in the Agreement and Lease for Yard Trash Processing Services (Agreement) that is attached to the County's Request For Bids (RFB). Sealed bids will be received by the Information Desk on the 1st Floor at the address above until **2:30 PM** local time, on **Wednesday, July 28, 2021**. Bids received after the designated time and date will not be considered. A non-mandatory pre-bid meeting will be held virtually by videoconference call (via Zoom) at 11:00 AM on July 6, 2021. Anyone wishing to participate in the videoconference call should contact the Purchasing Division at pur_div@martin.fl.us for additional information. All interested vendors are invited, but not required, to inspect the Martin County Transfer Station and Recycling Center located at 9101 SW Busch Street in Palm City, Florida 34990 at 2:00 PM on July 6, 2021. The complete bid document may be downloaded from www.demandstar.com (online bidding site). Martin County is an equal opportunity/affirmative action employer. By order of the Board of County Commissioners of Martin County, Florida. June 23, 2021
 TCN4784704

REQUEST FOR BID (RFB)

2021-3339

Martin County Board of County Commissioners
 Attn: Purchasing Division
 2401 S.E. Monterey Road
 Stuart, Florida 34996
 pur_div@martin.fl.us
 www.martin.fl.us

The Board of County Commissioners, Martin County, Florida, will receive sealed bids for:

TRANSPORTING RECYCLABLE MATERIALS

Sealed bids will be received by the Information Desk on the 1st Floor at the address above or via DemandStar until **2:30 PM** local time, on **Wednesday, July 28, 2021**. A non-mandatory pre-bid meeting will be held virtually by videoconference call (via Zoom) at 10:00 AM on July 6, 2021. Anyone wishing to participate in the videoconference call should contact the County's Purchasing Division at pur_div@martin.fl.us for additional information. All interested vendors are invited, but not required, to inspect the Martin County Transfer Station and Recycling Center located at 9101 S.W. Busch Street in Palm City, Florida 34990 at 1:00 PM on July 6, 2021. The complete bid document may be downloaded from www.demandstar.com (online bidding site). Martin County is an equal opportunity/affirmative action employer. By order of the Board of County Commissioners of Martin County, Florida. June 23, 2021
 TCN4784381

Notice To Creditors

IN THE CIRCUIT COURT IN AND FOR
MARTIN COUNTY, FLORIDA
 PROBATE DIVISION
CASE NO. 21-604 CP
 IN RE: ESTATE OF
BESS PAPANDON,
 Deceased. /

NOTICE TO CREDITORS

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the Estate of Bess Papandon, deceased, whose date of death was April 23, 2021, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is Post Office Box 9016, Stuart, Florida 34995.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF

Notice To Creditors

THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is June 23, 2021.

STEPHEN N. PAPANDON

Personal Representative
 172 Edgewood Avenue
 Oakdale, NY 11769

JORDAN FIELDS, ESQUIRE

Attorney for Personal Representative
 Jordan Bar No. 205745
 JORDAN FIELDS PA
 416 Cortez Avenue
 Stuart, FL 34994
 Phone: (772) 286-0890
 Fax: (772) 288-1728
 Primary e-mail:
 jordan@jfpalaw.com
 Secondary e-mail:
 chris@jfpalaw.com
 Pub: June 23, 30, 2021
 TCN4786526

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA. PROBATE DIVISION
 IN RE: ESTATE OF File No. 21000451CPAXMX
 DOROTHY J WISNEWSKI
 Division Probate Deceased.

NOTICE TO CREDITORS
 The administration of the estate of Dorothy J. Wisniewski, deceased, whose date of death was April 6, 2021, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which

is 100 SE Ocean Boulevard, Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is

Attorney for Personal Representative.
 Zachary Phillips, Esq.
 E-Mail Addresses: ciosa@kelkphillips.com
 Florida No. 107538
 Keik Phillips, P.A.
 12773 Forest Hill Blvd., Ste 106
 Wellington, Florida 33414
 Telephone: (561) 515-0838

Personal Representative:
 Diane Gross
 21809 Chisholm Place
 Santa Clarita, CA 91390

Personal Representative:
 April Davis
 325 Beach Road
 Unit 108
 Tequesta, FL 33469
 Pub June 30 2021
 TCN4801191

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
 File No. 21000584CPAXMX
 PROBATE DIVISION
 IN RE: ESTATE OF
 JOANNE UTTER A/K/A
 JOANNE C. UTTER
 Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOANNE UTTER A/K/A JOANNE C. UTTER, deceased, whose date of death was January 18, 2021, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 SE Ocean Boulevard, Stuart, Florida 34994. The names and addresses of the

Notice To Creditors

personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 30, 2021.

Personal Representative:
 Terri Peifer
 4 Randall Drive
 Bloomington, Illinois 61701

Attorney for Personal Representative:
 Lynne W. Spraker, Esquire
 Attorney
 Florida Bar Number: 0865699
 P.O. Box 1138
 Stuart, Florida 34995
 Telephone: (772) 220-0212
 Fax: (772) 220-0422
 E-MAIL: LYNNEsprakerlaw@GMAIL.COM
 2nd E-Mail:
 sprakerandprnz@gmail.com
 Publish: June 30, July 7, 2021
 TCN4799618

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR THE 19TH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
 PROBATE DIVISION
 FILE NO.: 2021-CP-217
 IN RE: ESTATE OF MATTHEW HOWARD CROAK, Deceased.
 The administration of the Estate of Matthew Howard Croak, deceased, File #2021-CP-217, is pending in the Probate Division in the Nineteenth Judicial Circuit Court for St. Lucie County, Probate Division, the address of which is Saint Lucie County Courthouse, 218 S. 2nd Street, Fort Pierce, Florida 34950. The name and address of the Personal Representative and the Personal Representative's attorney is set forth below.

All creditors of decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court within the later of three months after the date of first publication of this notice or thirty days after the date of service of a copy of this notice on them.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER DECEDENT'S DEATH IS BARRED.

The date of first publication of this notice is June 30, 2021.
 Name of Personal Representative: Matthew Croak
 Address: 236 17th Street, Unit 4A, Brooklyn, New York 11215
 Name of Personal Representative's Attorney: Jared Rosen, Esq.
 Address & Telephone: 500 Village Square Crossing, Suite 101, Palm Beach Gardens, Florida 33410
 /s/Matthew Croak, Personal Representative
 Pub June 30, July 7 2021
 TCN4797443

Public Notices

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARINGS

Subject: GET SET & LLC (H156-001) for a zoning district change from the B-1, Business District to the General Commercial (GC) Zoning District, or the most appropriate zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption.

Location: The approximate 9.0 acre undeveloped site is located on the east side of SE Federal Highway approximately 400 feet north of SE Constitution Boulevard in Hobe Sound.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**
 Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, July 15, 2021

Public hearing: **BOARD OF COUNTY COMMISSIONERS**

Public Notices

(BCC)

Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, August 10, 2021

Place: Martin County Administrative Center
 2401 SE Monterey Road
 Stuart, Florida

All interested persons are invited to attend and be heard.

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) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who 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 ensure 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.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Matt Stahley, Senior Planner, mstahley@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 1st DAY OF JULY 2021
 Pub: June 30, 2021
 TCN4788690

NOTICE
 Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting beginning at 6:30 p.m. or as closely thereafter as business permits, on July 12, 2021, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

ORDINANCE 21-57
 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING CH. 111, ART. II, BUSINESS TAX REGULATIONS OF THE CODE OF ORDINANCES TO PROVIDE ADJUSTMENTS IN FEES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

ORDINANCE 21-58
 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, ABANDONING A PORTION OF A TWENTY (20) FOOT WIDE UTILITY AND DRAINAGE EASEMENT AFFECTING LOT 24, BLOCK 2182, PORT ST. LUCIE SECTION THIRTY-THREE, RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A TO 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE 21-59
 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING 0.74 ACRES OF PROPERTY, LOCATED AT THE NORTHWEST CORNER OF SW CONANT AVENUE AND SW DOMINA ROAD, FROM SINGLE-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT TO WAREHOUSE INDUSTRIAL (WI) FOR PROPERTY LEGALLY DESCRIBED AS PORT ST. LUCIE

Public Notices

SECTION 31, BLOCK 1711, LOTS 23, 24, AND 25 (P21-083); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 21-60

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AUTHORIZING THE CONVEYANCE OF A PORTION REAL PROPERTY DESCRIBED AS LOT 10, BLOCK 783, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE FLORESTA DRIVE IMPROVEMENT PROJECT FROM SOUTHBEND TO PRIMA VISTA BOULEVARD, AND AUTHORIZING THE MAYOR, THE CITY MANAGER, OR THEIR DESIGNEE, TO EXECUTE THE DEED TRANSFERRING SAID REAL PROPERTY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

ORDINANCE 21-61
 AN ORDINANCE MOVING THE SPECIAL ELECTION TO FILL COUNCIL DISTRICT SEAT THREE TO RUN CONCURRENTLY WITH THE ADMINISTRATION OF THE SPECIAL ELECTION FOR THE VACANT MAYOR'S SEAT; SETTING THE DATE FOR A PRIMARY ELECTION; SETTING THE DATE FOR THE GENERAL ELECTION; ESTABLISHING THE QUALIFYING PERIOD; ADJUSTING CANVASSING AS REQUIRED BY STATE LAW; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

Sally Walsh, City Clerk
 Pub June 30 2021
 TCN4795670

Public Notices

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE COUNTY, FLORIDA
 CASE NO.: 562020CA001564
 HARBOUR RIDGE PROPERTY OWNERS ASSOCIATION, INC., HARBOUR RIDGE YACHT & COUNTRY CLUB, INC., and CONDOMINIUM ASSOCIATION OF PALMETTO VILLAGE, INC.,

Plaintiffs,
 v.
 ASSET TRANSFER CORP., a dissolved Florida corporation, and EDWIN GONZALEZ,
 Defendants.

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure and Damages dated May 26, 2021, and entered in Case No. 562020CA001564 of the Nineteenth Judicial Circuit in and for St. Lucie County, Florida, wherein HARBOUR RIDGE PROPERTY OWNERS ASSOCIATION, INC., HARBOUR RIDGE YACHT & COUNTRY CLUB, INC., and CONDOMINIUM ASSOCIATION OF PALMETTO VILLAGE, INC. are Plaintiffs, and ASSET TRANSFER CORP. and EDWIN GONZALEZ are the Defendants, Michelle R. Miller, St. Lucie County Clerk of Court, will sell to the highest and best bidder for cash: [X] <https://stlucieclerk.com/auctions> at 8:00 AM

on the 20th day of July, 2021 the following described property as set forth in said Final Judgment, to wit:
Unit No. 1-3A (the "Unit") of PALMETTO VILLAGE, a Condominium (the "Condominium") according to The Declaration of Condominium thereof, recorded in O.R. Book 446, Page(s) 1900, of the Public Records of St. Lucie County, Florida, and any amendments thereto (the "Declaration of Condominium"), together with an undivided share in the common elements.

A/K/A: 13406 Harbour Ridge Blvd., Unit 3A, Palm City, FL 34990

A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE. I HEREBY CERTIFY a copy of the foregoing was served by first class United States mail to Asset Transfer Corp. and Edwin Gonzalez, 10169 Brookerville Lane, Boca Raton, FL 33428, on this 3rd day of June, 2021.
 BECKER & POLIAKOFF, P.A.
 Attorneys for Plaintiffs
 Royal Palm Financial Center
 759 SW Federal Highway,
 Suite 213
 Stuart, FL 34994
 Phone: (772) 286-2990 / Fax: (772) 286-2996
 Primary: hgooge@beckerlawyers.com

Public Notices

BY: _____
 Howard E. Googe, Jr., Esq.
 Florida Bar #389757
 Pub: June 23, 30, 2021
 TCN4768775

PUBLIC NOTICE CITY OF SEBASTIAN INDIAN RIVER COUNTY FLORIDA

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAS SCHEDULED A QUASI-JUDICIAL PUBLIC HEARING IN THE CITY COUNCIL CHAMBERS, 1225 MAIN STREET, SEBASTIAN, AT A REGULAR MEETING TO BE HELD ON THURSDAY, JULY 15TH, 2021, AT 6:00 P.M., TO CONSIDER APPROVING A SITE PLAN MODIFICATION FOR THE SQUID LIPS RESTAURANT AND FINS MARINA SITE LOCATED AT 1660 INDIAN RIVER DRIVE FOR THE ADDITIONS OF A NEW 8,400 SF OVER-THE-WATER RESTAURANT, A NEW 2100 SF MARINA OFFICE COMPLEX, AND A NEW 2,300 SMOKEHOUSE RESTAURANT ALONG WITH IMPROVEMENTS TO ASSOCIATED PARKING, DRAINAGE, AND LANDSCAPING, IN ADDITION TO TWO (2) WAIVER REQUESTS FROM THE RIVERFRONT OVERLAY DISTRICT IN REGARDS TO ROOF PITCH AND FOUNDATION LANDSCAPING. TAX PARCEL ID IS 30393100000001000002.0. THE PROPERTY IS ZONED CWR (COMMERCIAL WATERFRONT RESIDENTIAL) WITH A FUTURE LAND USE DESIGNATION OF RMU (RIVERFRONT MIXED USE).

ALL INTERESTED PARTIES MAY APPEAR AT THE HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED SITE PLAN. THE SITE PLAN IS AVAILABLE FOR REVIEW IN THE COMMUNITY DEVELOPMENT DEPARTMENT, OR AT (772)-388-8232 FOR QUESTIONS.

JOEL ROTH, VICE-CHAIRMAN
 PLANNING AND ZONING COMMISSION
 CITY OF SEBASTIAN, FLORIDA

Due to health concerns regarding coronavirus, alternative methods are still in place for the public to provide input regarding this site plan. Interested parties may contact the City at 772-388-8226 or email questions at COSTV@COSTV.CITYOFSEBASTIAN.ORG or visit the City's website at <http://www.cityofsebastian.org/public-input-methods>.

No stenographic record by a certified court reporter will be made of the foregoing meeting. Any person who decides to appeal any decision made by the Council with respect to any matter considered at this meeting will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be heard. (F.S.286.0105)

In compliance with the Americans with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation for this meeting should contact the City's ADA Coordinator at 772-388-8226 at least 48 hours in advance of the meeting.
 Pub June 30, 2021
 TCN4799248

The Gardens of Port St. Lucie Skilled Nursing Unit, located in Port St. Lucie, Florida, announces with regret that it has notified the Agency of Health Care Administration and the Centers for Medicare & Medicaid Services Regional Office of its decision to close its skilled nursing unit and to voluntarily terminate its participation in the Medicare program.

The Gardens of Port St. Lucie Skilled Nursing Unit has taken all appropriate steps to notify residents, families and staff of the closure and, guided by state and federal guidelines, is working closely with residents and family members to ensure the transition of each resident to an appropriate alternative care location. The safety and security of residents is our foremost priority.

The skilled nursing unit will remain open until all residents are transferred, and it is no longer accepting new residents. Residents may obtain copies of their records from The Gardens of Port St. Lucie by contacting Patricia Foster at 1699 SE Lyngate Drive, Port St. Lucie, Florida 34952 or 772-335-9990.

The Gardens of Port St. Lucie Assisted Living will remain open and is taking admissions at this time.
 Pub: Jun. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31
 Jul. 1, 2, 3, 4, 5, 6, 7, 8, 9, 2021
 TCN4774706