

Matthew L. Stahley

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FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 9/14/14 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By Carolyn Timmann D.C.

• Professional Work Experience

Martin County Growth Management Department • Stuart, FL

Principal Planner • June 2021 to present

Senior Planner • August 2018 to June 2021

- Reviews proposed developments for conformance with plans and regulations. Consults with developers, individual landowners, 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 ensure 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)



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

PHQJ-1
County

Agenda Item Summary

File ID: 21-1030

PHQJ-1

Meeting Date: 9/14/2021

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

EXHIBIT #

REQUEST FOR A ZONING DISTRICT CHANGE BY DST HOLDINGS, LLC (D062-001)

EXECUTIVE SUMMARY:

This is an application for a proposed amendment to the County Zoning Atlas for an industrial district classification. A zoning district change from the existing R-2, Single Family Residential District, and A-1, Small Farms District to the LI, Limited Industrial District, or the most appropriate zoning district has been requested. The approximate 1.03-acre undeveloped parcel is located on the east side of SW Old Kansas Avenue approximately 375 feet north of SW Jack James Drive in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: Name: Matt Stahley
Title: Principal Planner

REQUESTED BY: DST Holdings, LLC (Owner), Melissa Corbett, P.E. (Agent)

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is an application for a proposed amendment to the County Zoning Atlas for an industrial district classification (Section 3.2.E, LDR). A zoning district change from the existing R-2, Single Family Residential District, and A-1, Small Farms District to the LI, Limited Industrial District, or the most appropriate zoning district has been requested. The approximate 1.03 acre undeveloped parcel is located on the east side of SW Old Kansas Avenue approximately 375 feet north of SW Jack James Drive in Stuart. The property has a split zoning of R-2, Single Family Residential District, and A-1, Small Farms District which are incompatible with the underlying Industrial future land use designation, therefore this request for a zoning district change is considered mandatory.

There are three (3) standard zoning districts that are available to implement the Industrial land use policies of the Comprehensive Growth Management Plan, which are LI Limited Industrial, GI General Industrial, and HI Heavy Industrial. 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

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CLERK OF CIRCUIT COURT
D.C.

LI Limited Industrial District, which permits the least intensive of industrial uses.

The Martin County Land Development Regulations provide the standards for amendments to the Zoning Atlas in Section 3.2.E.2. of Article 3. A full analysis of the application of these standards to this rezoning request and the specific subject site is provided in the attached Staff Report. Staff recommends that the requested GC, General Commercial District is an appropriate zoning district with respect to the application of the goals objectives and policies of the Comp Plan, LDRs, and County Codes.

This application was considered by the Local Planning Agency on August 19, 2021. The LPA recommended approval of the applicant's request.

The following Supporting Materials are attached to this agenda item:

- Staff Report
- Draft Resolution to Approve
- Application Materials
- Financial Disclosure
- Legal Ad
- Sample Property Owner Notification Letter
- Surrounding Property Owner Certification
- Sign Posting Certification
- Staff Presentation
- Draft Resolution to Deny

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the Agenda item summary and all its attachments including the Staff Report for the record as Exhibit 1.
2. Move that the Board approve the request to amend the Martin County Zoning Atlas to change the zoning district on the subject property from R-2 and A-1 to LI, or the most appropriate zoning district, and adopt the resolution of approval.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the request for approval of the rezoning to a date certain.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$1,000.00 application fee and the \$290.00 completeness review fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

DST HOLDINGS , LLC REZONING

Applicant:	DST Holdings, LLC
Property Owner:	DST Holdings, LLC
Agent for the Applicant:	Melissa Corbett, P.E., The MilCor Group, Inc.
County Project Coordinator:	Matt Stahley, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	D062-001
Application Type and Number:	DEV2021050014
Report Number:	2021_0716_D062-001_DRT_Staff_FINAL.docx
Application Received:	06/09/2021
Transmitted:	06/09/2021
Date of Report:	07/16/2021
LPA Meeting Date:	08/19/2021
BCC Meeting date:	09/14/2021

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B. Project description and analysis

This is an application for a proposed amendment to the County Zoning Atlas for an industrial district designation (Section 3.2.E, LDR). A Zoning District change from the existing R-2, Single Family Residential District, and A-1, Small Farms District to the LI, Limited Industrial District, or the most appropriate zoning district. The approximate 1.03 acre undeveloped parcel is located on the east side of SW Old Kansas Avenue approximately 375 feet north of SW Jack James Drive in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

The properties current split zoning of R-2, Single Family Residential District, and A-1, Small Farms District are incompatible with the underlying Industrial future land use, therefore this request for a zoning district change is considered 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 Industrial, which is a classification that allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District. Industrial development includes

both Limited Impact and Extensive Impact Industries.

There are three (3) standard zoning districts that are available to implement the Industrial land use policies of the CGMP, which are LI Limited Industrial, GI General Industrial, and HI Heavy Industrial 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 LI Limited Industrial District, which permits the least intensive of industrial uses. 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	LI	GI	HI
<i>Residential Uses</i>			
Accessory dwelling units	P	P	P
Apartment hotels			
Mobile homes			
Modular homes			
Multifamily dwellings			
Single-family detached dwellings			
Single-family detached dwellings, if established prior to the effective date of this ordinance			
Townhouse dwellings			
Duplex dwellings			
Zero lot line single-family dwellings			
<i>Agricultural Uses</i>			
Agricultural processing, indoor		P	P
Agricultural processing, outdoor			P
Agricultural veterinary medical services	P	P	
Aquaculture	P	P	P
Crop farms			
Dairies			
Exotic wildlife sanctuaries			
Farmer's markets			
Feed lots			
Fishing and hunting camps			

Orchards and groves			
Plant nurseries and landscape services	P	P	
Ranches			
Silviculture			
Stables, commercial			
Storage of agricultural equipment, supplies and produce			
Wildlife rehabilitation facilities			
<i>Public and Institutional Uses</i>			
Administrative services, not-for-profit	P	P	P
Cemeteries, crematory operations and columbaria	P	P	P
Community centers			
Correctional facilities		P	P
Cultural or civic uses			
Dredge spoil facilities			
Educational institutions	P	P	P
Electrical generating plants			P
Fairgrounds			
Halfway houses			
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance			
Hospitals			
Neighborhood assisted residences with six (6) or fewer residents			
Neighborhood boat launches			
Nonsecure residential drug and alcohol rehabilitation and treatment facilities			
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance			
Places of worship	P	P	
Post offices	P		
Protective and emergency services	P	P	P
Public libraries	P		
Public parks and recreation areas, active	P	P	P
Public parks and recreation areas, passive	P	P	P

Public vehicle storage and maintenance			
Recycling drop-off centers	P	P	P
Residential care facilities			
Solid waste disposal areas			P
Utilities	P	P	P
<i>Commercial and Business Uses</i>			
Adult business	P	P	P
Ancillary retail use			
Bed and breakfast inns			
Business and professional offices	P	P	
Campgrounds			
Commercial amusements, indoor	P		
Commercial amusements, outdoor	P		
Commercial day care	P	P	
Construction industry trades	P	P	P
Construction sales and services	P	P	P
Family day care			
Financial institutions	P	P	
Flea markets	P	P	
Funeral homes			
General retail sales and services	P		
Golf courses			
Golf driving ranges	P		
Hotels, motels, resorts and spas	P	P	
Kennels, commercial	P	P	P
Limited retail sales and services	P		
Marinas, commercial			
Marine education and research			
Medical services	P		
Pain management clinics	P		
Parking lots and garages			
Recreational vehicle parks			
Recreational vehicle parks, limited to the number and			

configuration of units lawfully established prior to the effective date of this ordinance			
Residential storage facilities	P	P	
Restaurants, convenience, with drive-through facilities	P		
Restaurants, convenience, without drive-through facilities			
Restaurants, general	P	P	
Shooting ranges			
Shooting ranges, indoor	P	P	P
Shooting ranges, outdoor			
Trades and skilled services	P	P	P
Vehicular sales and service	P	P	
Vehicular service and maintenance	P	P	P
Veterinary medical services	P	P	P
Wholesale trades and services	P	P	P
<i>Transportation, Communication and Utilities Uses</i>			
Airstrips			
Airports, general aviation		P	P
Truck stop/travel center			P
<i>Industrial Uses</i>			
Biofuel facility		P	P
Composting, where such use was approved or lawfully established prior to March 1, 2003			
Extensive impact industries		P	P
Limited impact industries	P	P	P
Mining			P
Salvage yards		P	P
Yard trash processing			P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002	P	P	
<i>Life Science, Technology and Research (LSTAR) Uses</i>			
Biomedical research	P	P	P
Bioscience research	P	P	P
Computer and electronic components research and assembly	P	P	P

Computer and electronic products research and assembly	P	P	P
Computer programming/software research	P	P	P
Computer system design	P	P	P
Electromedical apparatus research and assembly	P	P	P
Electronic equipment research and assembly	P	P	P
Laser research and assembly	P	P	P
Lens research	P	P	P
Management, scientific and technical services	P	P	P
Marine Research	P	P	P
Medical and dental labs	P	P	P
Medical equipment assembly	P	P	P
Optical equipment assembly	P	P	P
Optical instruments assembly	P	P	P
Optoelectronics assembly	P	P	P
Pharmaceutical products research	P	P	P
Precision instrument assembly	P	P	P
Professional, scientific and technical services	P	P	P
Reproducing magnetic and optical media	P	P	P
Research and development laboratories and facilities, including alternative energy	P	P	P
Scientific and technical consulting services	P	P	P
Simulation training	P	P	P
Technology centers	P	P	P
Telecommunications research	P	P	P
Testing laboratories	P	P	P
<i>Targeted Industries Business (TIB) Uses</i>			
Aviation and aerospace manufacturing	P	P	P
Business-to-business sales and marketing	P	P	P
Chemical manufacturing	P	P	P
Convention centers	P	P	P
Credit bureaus	P	P	P
Credit intermediation and related activities	P	P	P
Customer care centers	P	P	P

Customer support	P	P	P
Data processing services	P	P	P
Electrical equipment and appliance component manufacturing	P	P	P
Electronic flight simulator manufacturing	P	P	P
Fiber optic cable manufacturing	P	P	P
Film, video, audio and electronic media production and postproduction	P	P	P
Food and beverage products manufacturing	P	P	P
Funds, trusts and other financial vehicles	P	P	P
Furniture and related products manufacturing	P	P	P
Health and beauty products manufacturing	P	P	P
Information services and data processing	P	P	P
Insurance carriers	P	P	P
Internet service providers, web search portals	P	P	P
Irradiation apparatus manufacturing	P	P	P
Lens manufacturing	P	P	P
Machinery manufacturing	P	P	P
Management services	P	P	P
Marine and marine related manufacturing	P	P	P
Metal manufacturing	P	P	P
National, international and regional headquarters	P	P	P
Nondepository credit institutions	P	P	P
Offices of bank holding companies	P	P	P
On-line information services	P	P	P
Performing arts centers	P	P	P
Plastics and rubber products manufacturing	P	P	P
Printing and related support activities	P	P	P
Railroad transportation	P	P	P
Reproducing magnetic and optical media manufacturing	P	P	P
Securities, commodity contracts	P	P	P
Semiconductor manufacturing	P	P	P
Simulation training	P	P	P
Spectator sports	P	P	P

Surgical and medical instrument manufacturing	P	P	P
Technical support	P	P	P
Telephonic and on-line business services	P	P	P
Textile mills and apparel manufacturing	P	P	P
Transportation air	P	P	P
Transportation equipment manufacturing	P	P	P
Transportation services	P	P	P
Transaction processing	P	P	P
Trucking and warehousing	P	P	P
Wood and paper product manufacturing	P	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	LI	15,000	100	—	—	40	30 (I)	20	—
A	GI	30,000	125	—	—	50	40	20	
A	HI	1 ac.	125	—	—	60	40	20	—

(I) The maximum building height shall be 40 feet for all commercial and business uses permitted in the LI zoning district as set forth in Table 3.12.1

TABLE 3.12.2 (excerpted)
STRUCTURE SETBACKS

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
C A T	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	LI	15 (c)	15 (c)	15 (c)	15 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)
A	GI	15 (c)	15 (c)	15 (c)	15 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)
A	HI	40	40	40	40	40	40	40	40	40	40	40	40

(c) Where the real property boundary abuts an RE, RS, MH, RM, HR-1, HR-1A, R-1, R-1A, R-1B, R-1C, R-2, R-2B, R-2C, R-2T, RT, TP, E, E-1, WE-1 zoning district, a residential use in a PUD, or the real property boundary of a public school.

these increased setbacks shall apply:

Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)				Corner
1	2	3	4	1	2	3	4	1	2	3	4	
25	25	25	25	20	20	30	40	15	20	20	30	25

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 Industrial land use 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 three (3) standard zoning districts, including LI, GI, and HI, that are available to implement the Industrial 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.(1) of Chapter 4, Future Land Use Element, of the CGMP addresses the Industrial land use designation:

The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District. Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.

Private development of airport property shall be subject to an Airport Zoning District or Planned Unit Development (Airport) Zoning District, when such a district is adopted to implement this policy.

The locational criteria require that all development in areas designated Industrial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system, as described in the Sanitary Sewer Services Element and the Potable Water Services Element. Areas of the County where freestanding urban services (i.e., regional utility system) can be provided by a group of industrial users may be considered as independent or freestanding urban service districts. They may be illustrated as such on Figure 4-2 in conjunction with formal amendments to the FLUM as provided in section 1.11, Amendment Procedures. All such freestanding urban service districts must comply with the adopted LOS standards in this Plan and the Capital Improvements Element.

The Seven Js Industrial Area (which covers the same area as the plat of Seven Js Subdivision, recorded in Plat Book 15, Page 97 of the Public Records of Martin County, Florida) is hereby established as a Freestanding Urban Service District. Any package wastewater treatment plants constructed in it shall be fully funded and maintained by the landowner.

The AgTEC future land use category is hereby established as a Freestanding Urban Service District.

Industrially designated areas are not generally adaptive to residential use, and they shall not be located in areas designated for residential development unless planned for a mixed-use development allowed under Goal 4.3 or in a large-scale PUD.

This provision shall not prohibit residences for night watchmen or custodians whose presence on industrial sites is necessary for security purposes. Such a use may be permitted through the Land Development Regulations.

Based on the extensive impacts that industrial development frequently generates, industrial development shall be encouraged to develop under provisions of a PUD zoning district to give the applicant maximum design flexibility and to avoid major unanticipated adverse impacts.

The Land Development Regulations shall be amended to include performance standards for regulating the nuisance impacts sometimes associated with intense commercial and industrial development. Sites acceptable for development by limited impact industries shall contain a minimum of 15,000 square feet, maximum building coverage of 40 percent and maximum building height of 30 feet. Sites better suited for development by extensive impact industries shall have a minimum lot size of 30,000 square feet, maximum building coverage of 50 percent and maximum building height of 40 feet. Minimum open space for either use shall be 20 percent. The FAR shall be governed by the parking standards of the Land Development Regulations. Salvage yards shall be considered an industrial use due to the potential intensity and nature of the use, acreage requirements, aesthetic impact and associated heavy truck traffic.

Residential use shall be permitted in the Industrial future land use designation as part of a mixed-use project, in a Mixed Use Overlay, as allowed under Goal 4.3 in any of the seven CRAs designated in Policy 4.2B.4. Residential densities shall be as provided for in Policy 4.3A.2.

This application requests a rezoning of the property to the LI Zoning District, which is the least intensive district of the Category A zoning districts created specifically to implement the CGMP policies for lands designated Industrial on the Future Land Use Map of the CGMP. The site fronts SW Kanner Highway, a major arterial roadway, and is between the Florida Turnpike and Interstate I-95, therefore meets the locational criteria of being an accessible site adjacent to a major thoroughfare. Furthermore, it is located within a large area of land designated for industrial land use and is not adjacent to residential land use. 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 three (3) standard zoning districts that are available to implement the Industrial future land use policies of the CGMP. The three (3) standard zoning districts include the LI Limited Industrial, GI General Industrial, and HI Heavy Industrial Districts.

The subject property has an area of approximately 1.03 acres, a lot width of approximately 327 linear feet fronting the right-of-way of SW Old Kansas Avenue consistent with the minimum development standards governing the requested LI 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 fronts SW Old Kansas Avenue with quick access to SW Kanner Highway and Interstate 95. The adjacent parcels to the east, west, and south, have the same Industrial land use. 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 concentration of industrial uses within the local lands between the two interstate roadways. The proposed zoning district of LI is the least intensive zoning district for the implementation of the Industrial future land use designation. Existing development within the area consists primarily of industrial and commercial uses, consistent with the location and future land use designation. Therefore, the requested LI 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 LI is the least intensive Category A zoning district that 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 within recent years surrounding the site is in conformance with the industrial land use designated for the area. Any development proposed on the property in conformance with the Industrial future land use designation and LI zoning district will be required to meet the County development standards. Therefore, the proposed LI 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 are already available from Martin County 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 industrial land uses within proximity to the subject parcel. The rezoning to LI, Limited Industrial District, would be consistent with the Industrial Future Land Use provisions and provide the opportunity for the commercial use of a convenience store and fueling for the nearby commercial and industrial employment centers, as well as the public frequenting or commuting through the area. This development pattern is well established adjacent to, and within the vicinity of, the subject parcel and the extension of this pattern to the subject property through the assignment of the requested LI 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 this rezoning petition.

D. Review Board action

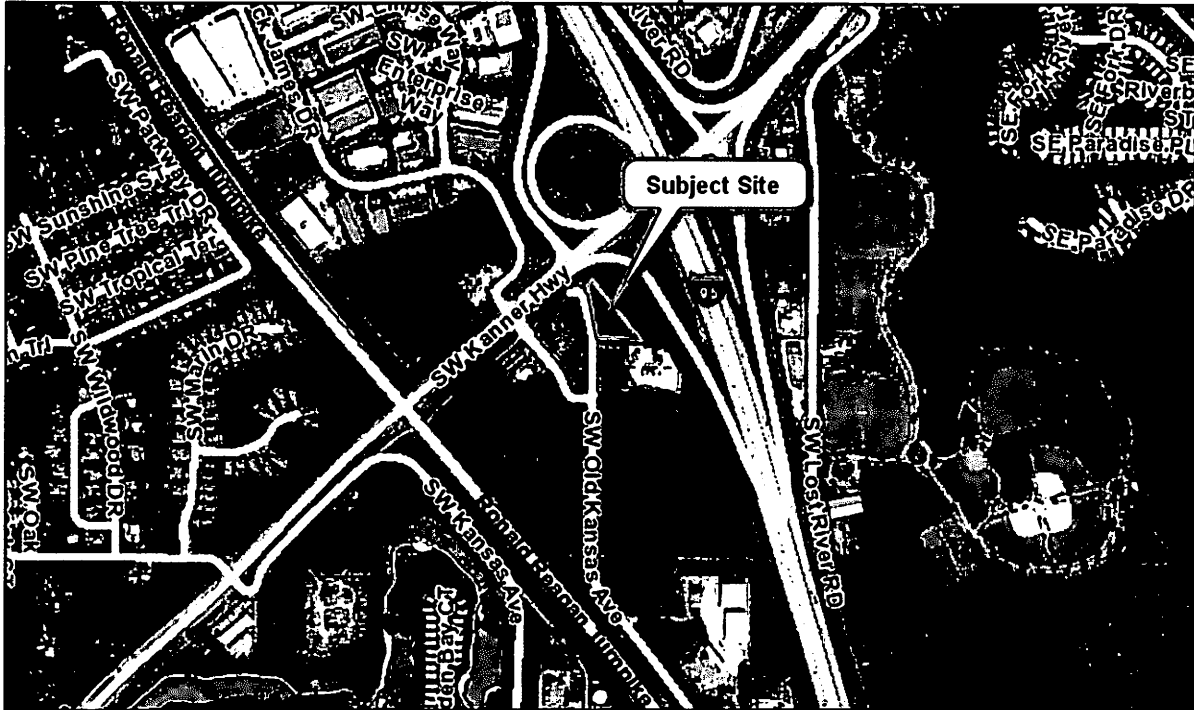
This application is classified as an amendment to the official zoning map. Pursuant to Section 10.3.B., Land Development Regulations (LDR), Martin County, Fla. (2019), a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation 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: 053941000010000705
 Existing Zoning: R-2 and A-1
 Future land use: Industrial

Gross area of site: 1.03 acres

Location Map



Adjacent existing or proposed development:

To the north:	I-95 Interchange off ramp (across SW Kanner Hwy)
To the south:	Existing Concrete Batch Plant
To the east:	I-95 ROW
To the west:	Vacant Industrial

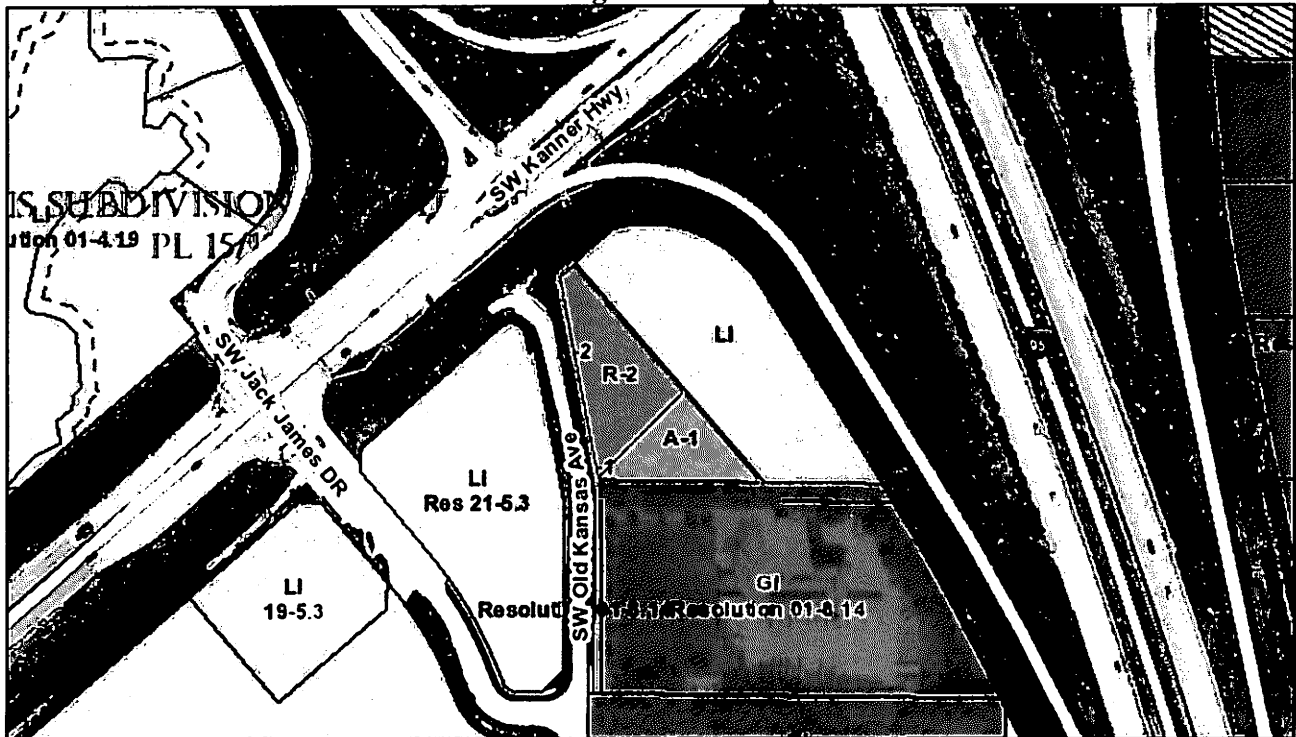
Subject Site 2021 Aerial



Zoning district designations of abutting properties:

To the north: LI, Limited Industrial (across SW Kanner Hwy)
To the south: GI, General Industrial
To the east: LI, Limited Industrial
To the west: LI, Limited Industrial (across SW Old Kansas Ave).

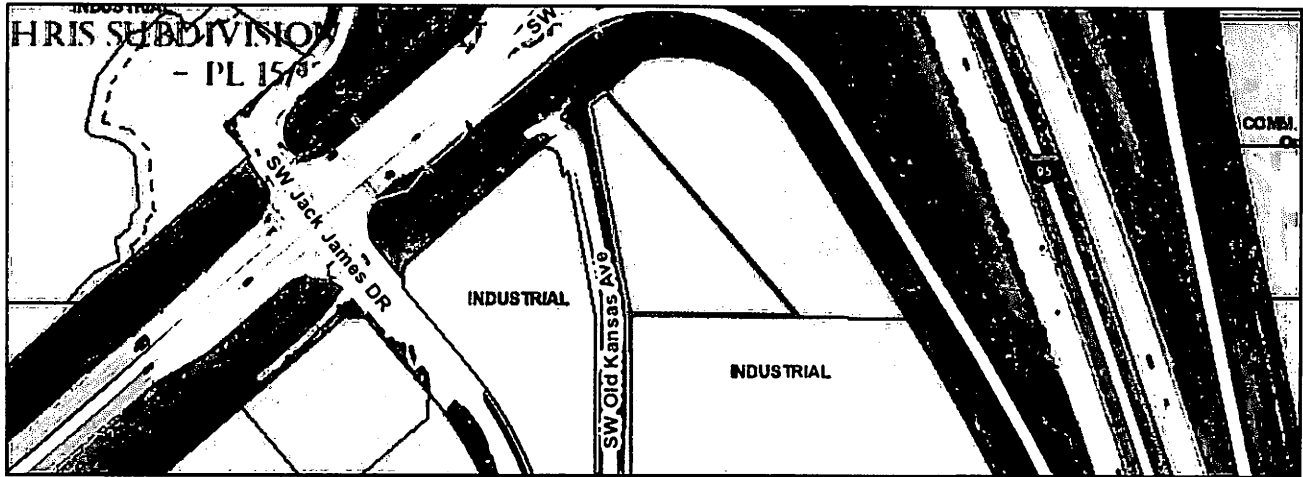
Zoning Atlas Excerpt



Future land use designations of abutting properties:

To the north: Industrial (across SW Kanner Hwy)
To the south: Industrial
To the east: Industrial
To the west: Industrial (across SW Old Kansas Ave)

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:	\$1,000.00	\$1,000.00	\$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: DST Holdings , LLC
2085 S. Congress Ave.
Delray Beach, FL 33445

Agent: The MilCor Group, Inc.
Melissa Corbett P.E.
10975 SE Federal Highway
Stuart, FL 33445

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

O. Attachments

[space above line provided for recording data]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 21-

**REGARDING A CHANGE IN ZONING CLASSIFICATION
FROM R-2, SINGLE FAMILY DISTRICT AND A-1 SMALL FARMS DISTRICT, TO LI,
LIMITED INDUSTRIAL DISTRICT FOR DST HOLDINGS, LLC**

WHEREAS, this Board has made the following determinations of fact:

1. DST Holdings, LLC submitted an application for a change in zoning district classification from the current R-2, Single Family District and A-1, Small Farms District to LI, Limited Industrial District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on August 19, 2021, and recommended approval of the applicant's request.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on September 14, 2021.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
MARTIN COUNTY, FLORIDA, THAT:**

A. The zoning district classification of the property described in Exhibit A is hereby changed from R-2, Single Family District and A-1, Small Farms District to LI, Limited Industrial District.

B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the property described in Exhibit A is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.

D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 14TH DAY OF SEPTEMBER, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER

BY: _____
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit A

SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST

PARCEL NUMBER

05-39-41-000-010-00070-5

1.03 ACRES

LEGAL DESCRIPTION:

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID CORNER BEING ON THE CENTERLINE OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°36'14" WEST 1320.24 FEET; THENCE SOUTH 89°46'49" EAST 40.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°56'19" WEST 352.15 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 76; THENCE NORTH 48°59'31" EAST 2.16 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 41°01'29" EAST 41.20 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE CONTINUE SOUTH 41°01'29" EAST 418.54 FEET; THENCE NORTH 89°46'49" WEST 230.54 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF STUART, MARTIN COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID CORNER BEING ON THE CENTERLINE OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°36'14" WEST 1320.24 FEET; THENCE SOUTH 89°46'49" EAST 20.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°56'19" WEST 336.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 76; THENCE NORTH 48°59'31" EAST 22.89 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 11°56'19" EAST 143.65 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE CONTINUE SOUTH 11°56'19" EAST 208.51 FEET; THENCE NORTH 89°46'49" WEST 20.46 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF STUART, MARTIN COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN GRANT OF EASEMENT AS RECORDED IN O.R. BOOK 1699, PAGE 2443, FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5) TOWNSHIP THIRTY NINE (39) SOUTH, RANGE FORTY ONE (41) EAST, SAID CORNER BEING AN IRON PIPE SET IN THE PAVEMENT OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION FIVE (5), ONE THOUSAND THREE HUNDRED TWENTY AND TWENTY FOURTH HUNDREDTHS (1320.24) FEET NORTH 00°36'14" WEST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; (1) THENCE PROCEED SOUTH 89°46'49" EAST DISTANCE OF TWENTY FEET AND FORTY SEVEN HUNDREDTHS (20.47) FEET; (2) THENCE PROCEED NORTH 11°56'19" WEST A DISTANCE OF THREE HUNDRED NINETY TWO AND SEVENTY HUNDREDTHS (392.70) FEET; (3) THENCE PROCEED SOUTH 48°59'31" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 76, A DISTANCE OF TWENTY AND ELEVEN HUNDREDTHS (20.11) FEET TO A POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD NO. 76 WITH THE CENTERLINE OF THE COUNTY ROAD KNOWN AS KANSAS AVENUE; (5) THENCE PROCEED SOUTH 11°56'19" EAST, ALONG SAID KANSAS AVENUE CENTERLINE, A DISTANCE OF THREE HUNDRED SEVENTY EIGHT AND FIFTY SIX HUNDREDTHS (378.56) FEET TO AN IRON PIPE SAID IRON PIPE BEING THE POINT OR PLACE OF BEGINNING OF THE ABOVE DESCRIBED PARCEL.

**The
MilCor
Group
Inc.**

*Engineering
a Value-Driven
Sustainable
Environment*

June 8, 2021
Via: Hand Delivery

Project Number: S2701

Matthew Stahley, Senior Planner
Martin County Growth Management
2401 SE Monterey Road
Stuart FL, 34996

**Subject: DST Holdings Parcel
Mandatory Zoning Change Application**

Dear Mr. Stahley,

This application is for approval of a mandatory zoning change for parcel #05-39-41-000-010-00070-5 owned by DST Holdings LLC. The property address is 8041 SW Old Kansas Avenue, Stuart and it lies in Section 5, Township 39 South, Range 41 East in unincorporated Martin County. The 1.03-acre property contains two zoning districts, R-2 and A-1, both of which are incompatible with the parcel future land use of Industrial. For this reason, a mandatory rezoning is required. The owner wishes to rezone the entire parcel to LI, Light Industrial, which will match the adjacent parcel.

In response to your Completeness Review letter, we off the following response:

1. APPLICATION: Please do not provide images of check with submittal material.

Response: Understood.

The following items are not applicable to this application and are not submitted:

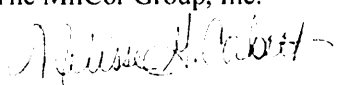
1. Large format plans – none proposed
2. School Impact worksheet – property will not be residential

Please find the attached documents for review:

1. Cover letter with Narrative;
2. Check for \$1,000 application fee;
3. Zoning Application;
4. Digital Affidavit;
5. Power of attorney/Representative Authorization;
6. Recorded deed;
7. No Property Transfer certification;
8. Legal Description with Parcel ID Number;
9. Location Map;
10. Aerial Photo;
11. Assessment Map;
12. Future land Use Map;
13. Certified list of property owners within 500 feet;
14. Disclosure of Interest Affidavit; and
15. Flash drive containing bookmarked pdf of submittal;

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,
The MilCor Group, Inc.


Melissa G. Corbett, P.E.
President

Enclosures

Cc: Dean Scalera

P:\Projects\S27 - Scalera, Dean\S2701 - Old Kansas Ave parcel\permitting\MC Zoning Change\working docs\Zoning full review Cover Letter with Narrative.docx

10975
Southeast
Federal
Highway
Hobe Sound
Florida
33455

725
Southeast
Port St. Lucie
Boulevard
#104
Port St. Lucie
Florida
34984

Phone
772-223-8850
Fax
772-223-8851

Email
marketing@
themilcorgroup.
com

Web
www.
themilcorgroup.
com



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: DTS Parcel

Brief Project Description:

Parcel contains two zoning districts, R-2 and A-1, both of which are incompatible with the parcel FLU of Industrial. A mandatory rezoning to LI, Light Industrial, is requested. This will match the adjacent parcel.

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

05-39-41-000-010-00070-5

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): DST Holdings, LLC

Company Representative: Dean Scalera

Address: 2085 S. Congress Ave.

City: Delray Beach, State: FL Zip: 33445

Phone: _____ Email: deanscalera@gmail.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): DST Holdings, LLC

Company Representative: Dean Scalera

Address: 2085 S. Congress Ave.

City: Delray Beach, State: FL Zip: 33445

Phone: _____ Email: deanscalera@gmail.com

Agent (Name or Company): The MilCor Group, Inc.

Company Representative: Melissa Corbett, P.E.

Address: 10975 SE Federal Highway

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-223-8850 Email: melissac@themilcorgroup.com

Contract Purchaser (Name or Company): NA

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): NA

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): NA

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): The MilCor Group, Inc.

Company Representative: Melissa Corbett, P.E.

Address: 10975 SE Federal Highway

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-223-8850 Email: melissac@themilcorgroup.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): NA

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): NA

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): NA

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): NA

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): NA

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:

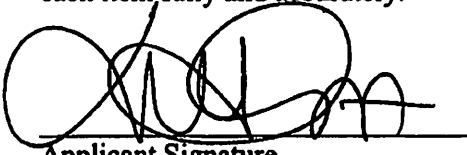
When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the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

5-18-2021
Date

Melissa G Corbett
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FL COUNTY OF: Martin

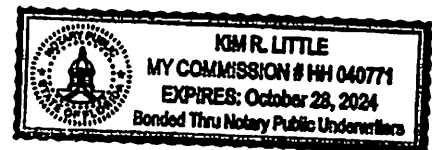
I hereby certify that the foregoing instrument was acknowledged before me this 18 day of May, 20 21, by Melissa G Corbett.

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


Notary Public Signature

Kim Little
Printed name

STATE OF: Florida at-large



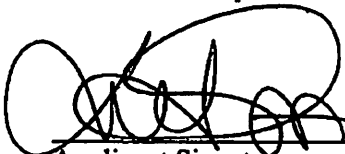


**Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us**

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Digital Submittal Affidavit

I, Melissa G. Corbett, attest that the electronic version included for the project DTS parcel 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

5-18-2021
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

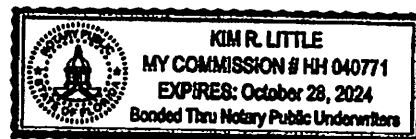
I hereby certify that the foregoing instrument was acknowledged before me this 18 day of May, 20 21, by Melissa G Corbett

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


Notary Public Signature

Kim Little
Printed name

STATE OF: Florida at-large



REPRESENTATIVE AUTHORIZATION

Martin County
2401 SE Monterey Road
Stuart, Florida 34996

Re: **DST Parcel Rezoning**

Please be advised that the undersigned has authorized the following person(s) to act on their behalf in seeking approval for the above referenced application:

Melissa G. Corvett, P.E.
The MilCor Group, Inc.
10975 SE Federal Highway
Hobe Sound, FL 33455
(772) 223-8850

Witnesses:

[Signature]

Barry A. Ahren
Print Name

Debra Steiner

Debra Steiner
Print Name

DST Holdings, LLC

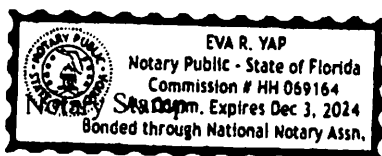
By: [Signature]

as Dean Scalera, Manager Dean Scalera
Print Name

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me this 11 day of May,
2021, by Dean Scalera, and ☒ is personally
known to me or ☐ has produced _____ as
identification.



[Signature]
Notary Public

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000182705

Entity Name: DST HOLDINGS, LLC**Current Principal Place of Business:**2085 S. CONGRESS AVENUE
DELRAY BEACH, FL 33445**Current Mailing Address:**2085 S. CONGRESS AVENUE
DELRAY BEACH, FL 33445**FEI Number:** APPLIED FOR**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**AHRON, BARRY
7284 W. PALMETTO PARK ROAD
SUITE 205
BOCA RATON FL 33433 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**_____
Electronic Signature of Registered Agent_____
Date**Authorized Person(s) Detail :**

Title	MGR
Name	SCALERA, DEAN
Address	2085 S. CONGRESS AVENUE
City-State-Zip:	DELRAY BEACH FL 33445

Title	MGR
Name	SCALERA, SAM
Address	2085 S. CONGRESS AVENUE
City-State-Zip:	DELRAY BEACH FL 33445

Title	MGR
Name	SCALERA, THOMAS
Address	2085 S. CONGRESS AVENUE
City-State-Zip:	DELRAY BEACH FL 33445

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DEAN SCALERA

MGR

04/14/2021

Electronic Signature of Signing Authorized Person(s) Detail_____
Date



This instrument prepared by:
Law Office of Rick Kozell
and when recorded return to:
Law Office of Rick Kozell
616 SE Dixie Highway
Stuart, FL. 34994
772-287-3100
File Number: 19-150

Folio Number: 05-39-41-000-010-00070-5000

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed by **GKC INTERNATIONAL INC.**, a Florida corporation ("Grantor") whose address is 689 SW Bittern St., Palm City, FL 34990, and is delivered to **DST HOLDINGS, LLC**, a Florida limited liability company ("Grantee"), whose address is 2085 S. Congress Avenue, Delray Beach, FL 33445.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Martin County, Florida, described in Exhibit "A" attached hereto and made a part hereof (the "Property");

Together with all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto.

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

The conveyance of the property is made subject to all of the Permitted Exceptions described in Exhibit "B" attached hereto and made a part hereof but this conveyance shall not serve to reimpose same.

Grantor covenants with Grantee that at the time of delivery of this Special Warranty Deed, except for the Permitted Exceptions, the Property is free of any encumbrance made by Grantor, and Grantor specially warrants the title to the Property, and will defend it against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Grantor has duly executed this instrument as of 8/18, 2020.

Signed, sealed and delivered in the presence of:

[Signature]
Signature of Witness 1
Alejandro Ramirez
Print Name of Witness 1

[Signature]
Signature of Witness 2
MaryEllen Dean
Print Name of Witness 2

GKC INTERNATIONAL, INC., a Florida corporation

By: [Signature]
Gary Hillert
Title: President and Sole Shareholder

STATE OF New York

COUNTY OF Warren

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August, 2020, by Gary Hillert. He/she is (check one) ☐ personally known to me or ☒ has produced driver's license as identification.

[Notary Seal]

BRIANNA HAMMOND
Notary Public, State of New York
Saratoga #01HA6406659
Commission Expires April 6, 2024

[Signature]
Notary Public Signature

Print Name Brianna Hammond

My Commission Expires: April 6th 2024

Exhibit A

Parcel 1:

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 41 East, said corner being on the centerline of Kansas Avenue on the West line of the Southwest quarter of said Section 5; Thence North 00°36'14" West 1320.24 feet; Thence South 89°46'49" East 40.99 feet to the Point of Beginning; Thence North 11°56'19" West 352.15 feet to a point on the South Right of Way line of State Road No. 76; Thence North 48°59'31" East 2.16 feet along said Right of Way line; Thence South 41°01'29" East 41.20 feet to a point of intersection with the West line of the Southeast Quarter; Thence continue South 41°01'29" East 418.54 feet; Thence North 89°46'49" West 230.54 feet to the Point of Beginning. Said lands lying in the Town of Stuart, Martin County, Florida.

Together with the following described Parcel:

Parcel 2:

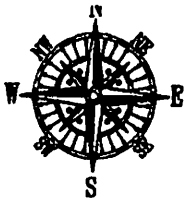
Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 41 East, said corner being on the centerline of Kansas Avenue on the West line of the Southwest quarter of said Section 5; Thence North 00°36'14" West 1320.24 feet; Thence South 89°46'49" East 20.46 feet to the Point of Beginning; Thence North 11°56'19" West 336.73 feet to a point on the South Right of Way line of State Road No. 76; Thence North 48°59'31" East 22.89 feet along said Right of Way line; Thence South 11°56'19" East 143.65 feet to a Point of Intersection with the West line of the Southeast Quarter; Thence continue South 11°56'19" East 208.51 feet; Thence North 89°46'49" West 20.46 feet to the Point of Beginning. Said lands lying in the Town of Stuart, Martin County, Florida.

Together with that certain Grant of Easement as recorded in O. R. Book 1699, page 2443, for ingress and egress, more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southeast quarter of Section Five (5) Township Thirty Nine (39) South, Range Forty One (41) East, said corner being an iron pipe set in the pavement of Kansas Avenue on the West line of the Southeast quarter of said Section Five (5), one thousand three hundred twenty and twenty fourth hundredths (1320.24) feet North 00°36'14" West of the Southwest corner of said Southeast quarter; (1) thence proceed South 89°46'49" East distance of twenty feet and forty seven hundredths (20.47) feet; (2) thence proceed North 11°56'19" West a distance of three hundred ninety two and seventy hundredths (392.70) feet; (3) thence proceed South 48°59'31" West along said centerline of State Road No. 76, a distance of twenty and eleven hundredths (20.11) feet to a point of intersection of the centerline of State Road No. 76 with the centerline of the county road known as Kansas Avenue; (5) thence proceed South 11°56'19" East, along said Kansas Avenue centerline, a distance of three hundred seventy eight and fifty six hundredths (378.56) feet to an iron pipe said iron pipe being the point or place of beginning of the above described parcel.

Exhibit B

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
2. The terms and conditions of that certain Easement recorded in O.R. Book 1699, Page 2443, Public Records of Martin County, Florida.
3. Restriction as set forth in instrument recorded in O.R. Book 1061, page 2562, and O.R. Book 657, Page 1855, Public Records of Martin County, Florida. (as to Parcel 2).
4. Zoning and other governmental regulatory laws and ordinances affecting the property.

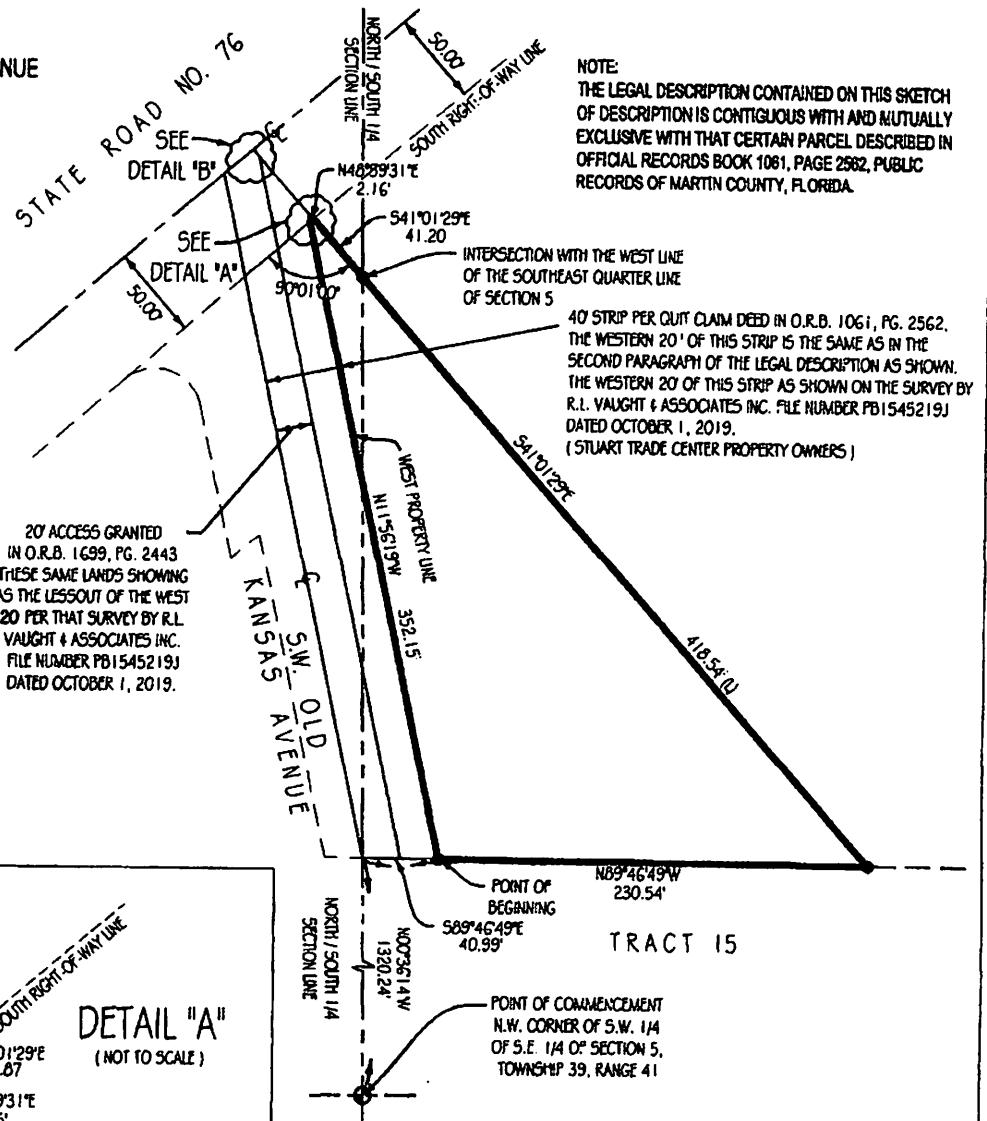


SCALE: 1"=100'

PROPERTY ADDRESS:
8041 S.W. OLD KANSAS AVENUE
STUART, FLORIDA 34997
ORDER NUMBER 104903-SE
DATE: 07/17/2020

DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID CORNER BEING ON THE CENTERLINE OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N. 00° 36' 14" W. 1320.24'; THENCE S. 89° 46' 49" E. 40.99' TO THE POINT OF BEGINNING; THENCE N. 11° 56' 19" W. 352.15' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 76; THENCE N. 48° 59' 31" E. 2.16' ALONG SAID RIGHT-OF-WAY LINE; THENCE S. 41° 01' 29" E. 41.20' TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE CONTINUE S. 41° 01' 29" E. 418.54'; THENCE N. 89° 46' 49" W. 230.54' TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF STUART, MARTIN COUNTY, FLORIDA AND CONTAINING 40178.91 SQUARE FEET, 0.9223 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

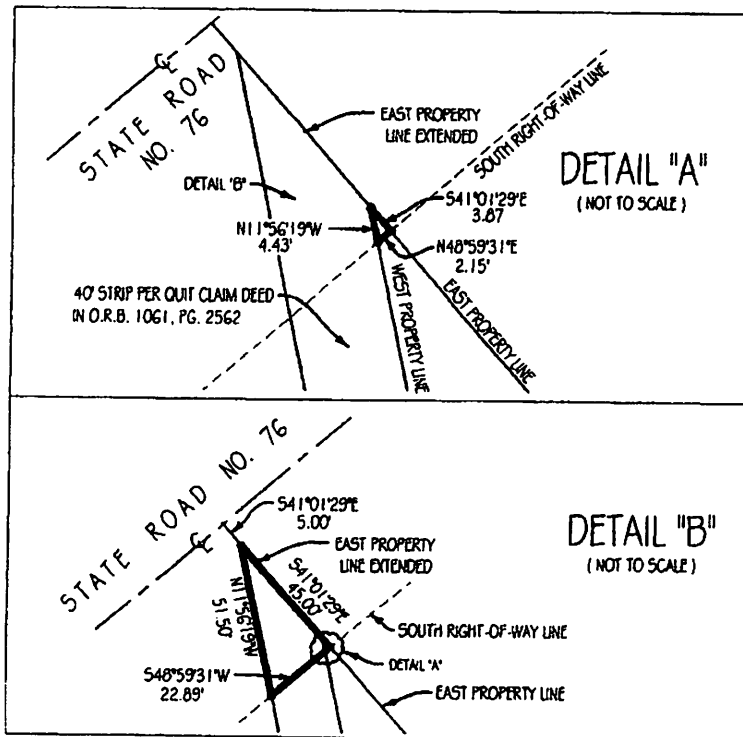


Digitally signed by Andrew Snyder
DN: c=US, o=Landtec Surveying Inc,
ou=A01410D0000016C242483F500002A
58, cn=Andrew Snyder
Date: 2020.07.24 14:02:54 -04'00'
Adobe Acrobat version: 2020.009.20074

SIGNED:

DATE: 07-24-2020

ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND
MAPPER SHOWN ABOVE)



Landtec Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtecSurveying.com for up to date information about our locations and coverage area.

This survey has been issued by the following Landtec Surveying office:

481 E. Hillsboro Blvd. Ste 100-A

Deerfield Beach, FL 33441

Office: (561) 367-3587 Fax: (561) 465-3145

www.LandtecSurveying.com

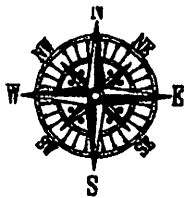
LB # 6007

LEGEND:

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK
P.G. - PAGE
B.C.R. - BROWARD COUNTY RECORDS

LANDTEC
SURVEYING
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... measurably better.



SCALE: 1"=80'

SKETCH OF DESCRIPTION

DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID CORNER BEING ON THE CENTERLINE OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N. 00° 36' 14" W. 1320.24'; THENCE S. 89° 46' 49" E. 20.46' TO THE POINT OF BEGINNING; THENCE N. 11° 56' 19" W. 336.73' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 76; THENCE N. 48° 59' 31" E. 22.89' ALONG SAID RIGHT-OF-WAY LINE; THENCE S. 11° 56' 19" E. 143.65' TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE CONTINUE S. 11° 56' 19" E. 208.51'; THENCE N. 89° 46' 49" W. 20.46' TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF STUART, MARTIN COUNTY, FLORIDA AND CONTAINING 6888.97 SQUARE FEET, 0.1581 ACRES MORE OR LESS.

PROPERTY ADDRESS:

8041 S.W. OLD KANSAS AVENUE
STUART, FLORIDA 34997
ORDER NUMBER 104903-SE
DATE: 07/17/2020

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Andrew Snyder
DN: c=US, o=Landtec Surveying Inc,
ou=A01410D0000016C242483F50
0002A58, cn=Andrew Snyder
Date: 2020.07.20 09:07:35 -04'00'
Adobe Acrobat version:
2020.009.20074

SIGNED:

DATE: 07-20-2020

ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND
MAPPER SHOWN ABOVE)

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtecSurvey.com for up to date information about our locations and coverage area.

This survey has been issued by the following Landtec Surveying office:

481 E. Hillsboro Blvd. Ste 100-A

Deerfield Beach, FL 33441

Office: (561) 367-3587 Fax: (561) 465-3145

www.LandtecSurvey.com

LB # 8007

LEGEND:

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

P.B. - PLAT BOOK

P.G. - PAGE

B.C.R. - BROWARD COUNTY RECORDS

LANDTEC

SURVEYING

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... measurably better!

SURVEYOR AFFIDAVIT

1. I am a licensed surveyor (#5639) in the State of Florida
2. I have reviewed the following legal description ("Legal Description") pertaining to the property located at 8041 SW Old Kansas Avenue, Stuart, FL 34997 ("Property"):

Parcel 1:

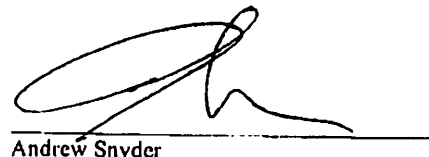
Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 41 East, said corner being on the centerline of Kansas Avenue on the West line of the Southwest quarter of said Section 5; Thence North 00°36'14" West 1320.24 feet; Thence South 89°46'49" East 40.99 feet to the Point of Beginning; Thence North 11°56'19" West 352.15 feet to a point on the South Right of Way line of State Road No. 76; Thence North 48°59'31" East 2.16 feet along said Right of Way line; Thence South 41°01'29" East 41.20 feet to a point of intersection with the West line of the Southeast Quarter; Thence continue South 41°01'29" East 418.54 feet; Thence North 89°46'49" West 230.54 feet to the Point of Beginning. Said lands lying in the Town of Stuart, Martin County, Florida.

Together with the following described Parcel:

Parcel 2:

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 41 East, said corner being on the centerline of Kansas Avenue on the West line of the Southwest quarter of said Section 5; Thence North 00°36'14" West 1320.24 feet; Thence South 89°46'49" East 20.46 feet to the Point of Beginning; Thence North 11°56'19" West 336.73 feet to a point on the South Right of Way line of State Road No. 76; Thence North 48°59'31" East 22.89 feet along said Right of Way line; Thence South 11°56'19" East 143.65 feet to a Point of Intersection with the West line of the Southeast Quarter; Thence continue South 11°56'19" East 208.51 feet; Thence North 89°46'49" West 20.46 feet to the Point of Beginning. Said lands lying in the Town of Stuart, Martin County, Florida.

3. The Legal Description as set forth above is one and the same as the previous legal description ("Prior Legal") contained in the document recorded in the official records of Martin County, Florida at Book 3057, Page 906, plus the East 20' of that certain parcel set forth in that certain Quit Claim Deed recorded in the official records of Martin County, Florida at Book 1061, Page 2562.
4. The Legal Description set forth above is mutually exclusive and contiguous with the easement parcel identified in Exhibit A of that certain Grant of Easement recorded at OR Book 1699 Page 2443, of the Public Records of Martin County, Florida.


Andrew Snyder

State of FLORIDA

County of BROWARD

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August, 2020 by Andrew Snyder who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Courtney F. Terrell
Comm. #GG907354
Expires: August 25, 2023
Bonded Thru Aaron Notary


Notary Public

Printed Name: COURTNEY TERRELL

My Commission Expires: AUGUST 25, 2023

R. L. VAUGHT & ASSOCIATES, INC.

9075 S.E. BRIDGE ROAD, HOBE SOUND, FL 33455 (772) 546-8086 FAX: (772) 546-8087

Surveyor's Affidavit

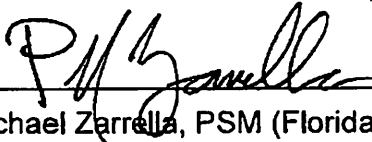
STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary for the State of Florida, personally appeared Michael Zarrella, Professional Surveyor & Mapper, for R.L. Vaught & Associates, Inc., who after first being duly sworn, stated:

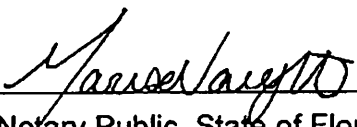
1. I completed a Boundary Survey, dated 08/26/2020, for the property located at 8041 SW Old Kansas Road; Stuart, FL, based on the legal description in Schedule A of that Old Republic National Title Insurance Company Commitment No. 775723, dated 07/21/19.
2. I have examined the legal descriptions contained in O.R. Book 3057, Page 906 and O.R. Book 1061, Page 2562, of the Public Records of Martin County, Florida.
3. In accordance with generally accepted surveying principles, the provisions of Ch. 472, Florida Statutes, and the Standards of Practice for Land Surveying, Ch. 5J-17 F.A.C., I can confirm the legal as set forth in Schedule A of the above mentioned Old Republic National Title Insurance Company Commitment describes the same property as in O.R. Book 3057, Page 906 and that portion of the East 20' of the property described in O.R. Book 1061, Page 2562, lying within Tracts 10 & 11, Section 5, Township 39 South, Range 41 East, Tropical Fruit Farms, according to the plat thereof recorded in Plat Book 3, Page 6, of the Public Records of Palm Beach (now Martin) County, Florida.
4. In accordance with generally accepted surveying principles, the provisions of Ch. 472, Florida Statutes, and the Standards of Practice for Land Surveying, Ch. 5J-17 F.A.C., I can confirm Parcel 1 & Parcel 2 are contiguous to one another without gap, gore or hiatus.
5. In accordance with generally accepted surveying principles, the provisions of Ch. 472, Florida Statutes, and the Standards of Practice for Land Surveying, Ch. 5J-17 F.A.C., I did perform research of records with sufficient scope and depth to determine no gaps, gores, or overlaps exist between the descriptions for the subject property and adjacent properties, and further that:
 - a) The west line of Parcel 2 is coincident with the east line of that access, ingress, drainage, and utilities easement recorded in O.R. Book 1699, Page 2443.

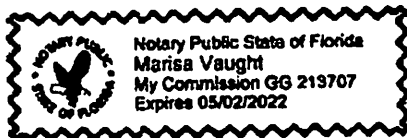
b) The east line of Parcel 1 is coincident with the west line of that adjacent property located to the east.

Dated this 28TH day of AUGUST, 2020


Michael Zarrella, PSM (Florida Registration No. 6736)
R.L. Vaught & Associates, Inc.

The foregoing instrument was acknowledged before me by means of physical presence, this 28 day of AUGUST, 2020, by Michael Zarrella, PSM, of R.L. Vaught & Associates, Inc., who is personally known to me.

 My Commission Expires 05/02/2022
Notary Public, State of Florida



PROPERTY TRANSFER STATEMENT

Martin County
2401 SE Monterey Road
Stuart, Florida 34996

Re: **DST Parcel Rezoning**
PCN 05-39-41-000-010-00070-5

I hereby declare that there has been no transfer of ownership of the subject property since the property was deeded to DST Holdings, LLC.

DST Holding, LLC

By: 

DS Dean Scalera, Manager Dean Scalera
Print Name

SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST
 PARCEL NUMBER
 05-39-41-000-010-00070-5
 1.03 ACRES

LEGAL DESCRIPTION:

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID CORNER BEING ON THE CENTERLINE OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°36'14" WEST 1320.24 FEET; THENCE SOUTH 89°46'49" EAST 40.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°56'19" WEST 352.15 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 76; THENCE NORTH 48°59'31" EAST 2.16 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 41°01'29" EAST 41.20 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE CONTINUE SOUTH 41°01'29" EAST 418.54 FEET; THENCE NORTH 89°46'49" WEST 230.54 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF STUART, MARTIN COUNTY, FLORIDA.


TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID CORNER BEING ON THE CENTERLINE OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°36'14" WEST 1320.24 FEET; THENCE SOUTH 89°46'49" EAST 20.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°56'19" WEST 336.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 76; THENCE NORTH 48°59'31" EAST 22.89 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 11°56'19" EAST 143.65 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE CONTINUE SOUTH 11°56'19" EAST 208.51 FEET; THENCE NORTH 89°46'49" WEST 20.46 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF STUART, MARTIN COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN GRANT OF EASEMENT AS RECORDED IN O.R. BOOK 1699, PAGE 2443, FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5) TOWNSHIP THIRTY NINE (39) SOUTH, RANGE FORTY ONE (41) EAST, SAID CORNER BEING AN IRON PIPE SET IN THE PAVEMENT OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION FIVE (5), ONE THOUSAND THREE HUNDRED TWENTY AND TWENTY FOURTH HUNDREDTHS (1320.24) FEET NORTH 00°36'14" WEST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; (1) THENCE PROCEED SOUTH 89°46'49" EAST DISTANCE OF TWENTY FEET AND FORTY SEVEN HUNDREDTHS (20.47) FEET; (2) THENCE PROCEED NORTH 11°56'19" WEST A DISTANCE OF THREE HUNDRED NINETY TWO AND SEVENTY HUNDREDTHS (392.70) FEET; (3) THENCE PROCEED SOUTH 48°59'31" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 76, A DISTANCE OF TWENTY AND ELEVEN HUNDREDTHS (20.11) FEET TO A POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD NO. 76 WITH THE CENTERLINE OF THE COUNTY ROAD KNOWN AS KANSAS AVENUE; (5) THENCE PROCEED SOUTH 11°56'19" EAST, ALONG SAID KANSAS AVENUE CENTERLINE, A DISTANCE OF THREE HUNDRED SEVENTY EIGHT AND FIFTY SIX HUNDREDTHS (378.56) FEET TO AN IRON PIPE SAID IRON PIPE BEING THE POINT OR PLACE OF BEGINNING OF THE ABOVE DESCRIBED PARCEL.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
8041 SW OLD KANSAS AVENUE STUART, FLORIDA 34987		 THE MILCOR GROUP, INC. CIVIL ENGINEERS 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455 PH: (772) 223-8850 FAX: (772) 223-8851 WWW.THEMILCORGROUP.COM CERTIFICATE OF AUTHORIZATION: 28246																																																																																																	
LEGAL DESCRIPTION	DTS PARCEL																																																																																																		
STUART, FLORIDA																																																																																																			
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J:\327 - Sudora Dean\32701 - Old Kansas Ave Parcel\DWG\DESIGN\EXHIBITS\EXHIBIT MAPS.dwg, PRINTED ON Thu, May 20 2021

1.03 ACRES

PROJECT LOCATION

15

SW Jack James Dr

SN Old
804-
Kansas Ave

8041 SW Old
Kansas Ave

Old Kansas Ave

[illegible]

8041 SW OLD KANSAS AVENUE
STUART, FLORIDA 34997



**THE
MILCOR
GROUP,
INC.**

CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

PM (772) 223-8850
FAX (772) 223-8851

WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION 28245

LOCATION MAP

DTS PARCEL

STUART, FLORIDA

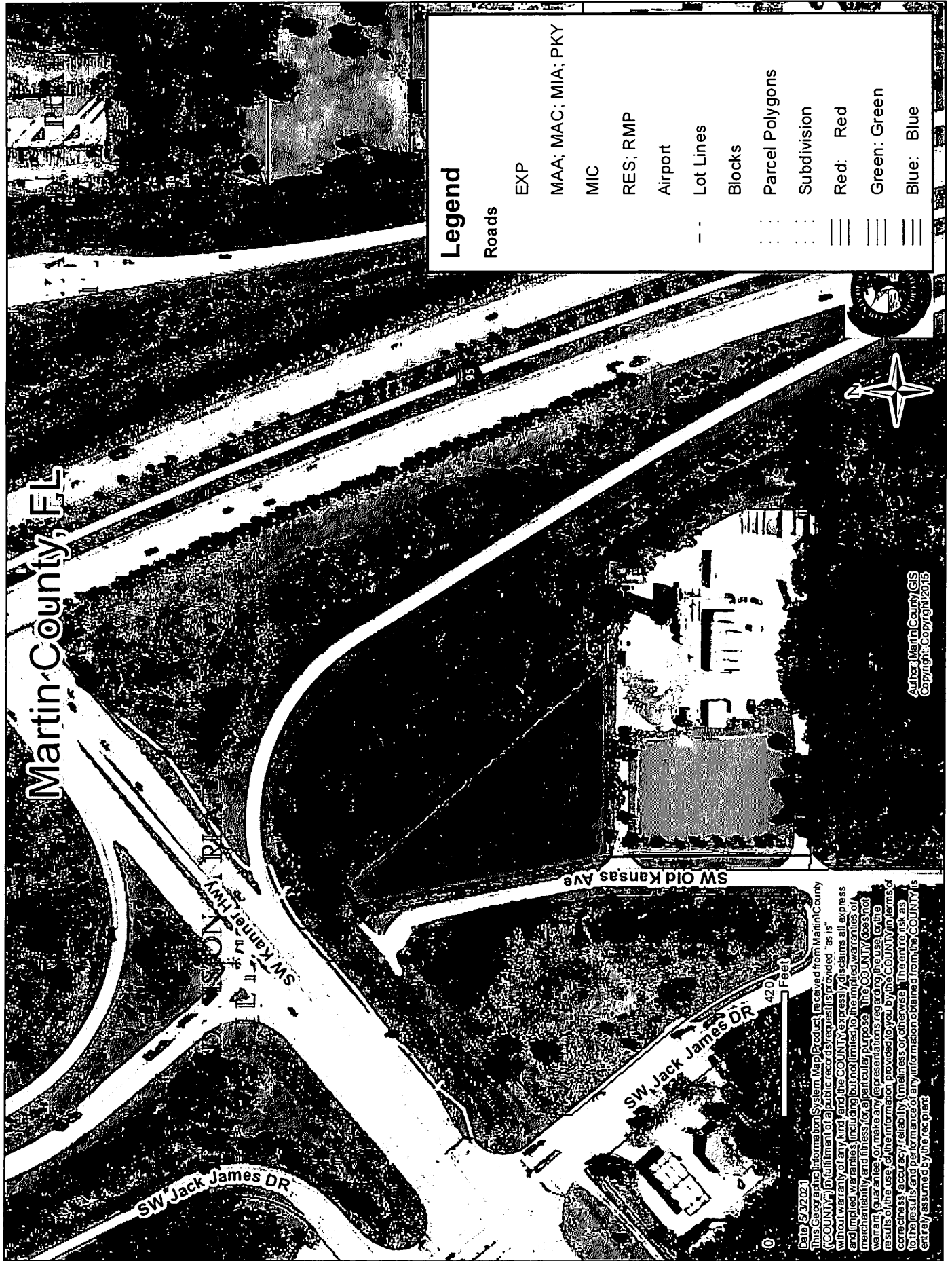
EXHIBIT

B

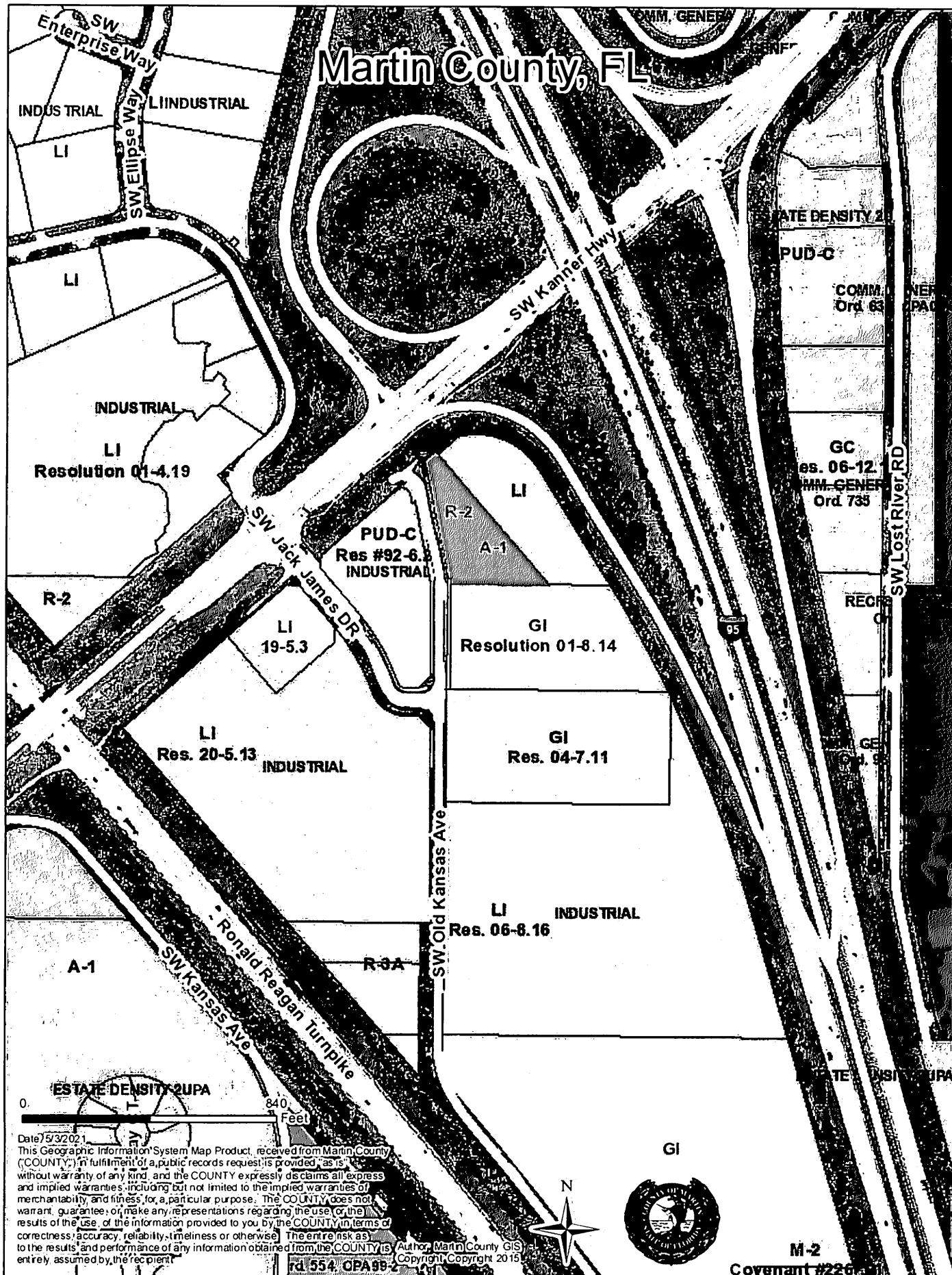


STUDY DESIGN

C



Martin County, FL



M-2
Covenant #226

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
DST Holdings, LLC	2085 S. Congress Avenue Delray Beach, FL 33445

(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
Dean Scalera	2085 S. Congress Avenue Delray Beach, FL 33445	33.4
Sam Scalera	2085 S. Congress Avenue Delray Beach, FL 33445	33.3
Thomas Scalera	2085 S. Congress Avenue Delray Beach, FL 33445	33.3

(If more space is needed attach separate sheet)

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
NA		

(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*
NA				

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

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.

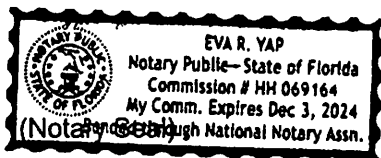
FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]

STATE OF Florida
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 11 day of May 2021, by Dean Scalera, who is personally known to me or have produced _____ as identification.



[Signature]
Notary Public, State of Florida
Print Name: EVA R. YAP
My Commission Expires: Dec. 3, 2024



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

OWNERSHIP REPORT

SEARCH NO. P21-11660/IC

THE ATTACHED REPORT IS ISSUED TO THE MILCORP GROUP, INC. 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

A handwritten signature in dark ink, appearing to read 'Iris M. Crews', is written over a horizontal line. The signature is fluid and cursive.



Prepared by and return to:
Deborah Flowers
Legal Assistant
Law Office of Rick Kozell
616 SE Dixie Hwy.
Stuart, FL 34994
772-287-3100
File Number: 19-083

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 30th day of April, 2019 between Joel Prince, a married man, whose post office address is 12330 Vista Brook Lane, Knoxville, TN 37934, and Gary Hillert, a single man, whose post office address is 689 SW Bittern Street, Palm City, FL 34990, grantor, and GKC International, Inc., a Florida Corporation, whose post office address is 689 SW Bittern Street, Palm City, FL 34990, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Martin County, Florida to-wit:

Beginning at the Northwest corner of the Southwest quarter of the Southeast quarter of Section Five (5), Township Thirty-nine (39) South, Range Forty-one (41) East, said corner being an iron pipe set in the pavement of Kansas Avenue on the West line of the Southeast quarter of said Section Five (5), One thousand three hundred twenty and twenty-four hundredths (1,320.24) feet North 0° 36' 14" West of the Southwest corner of said Southeast Quarter, (1) thence proceed South 89° 46' 49" East a distance of Two hundred seventy-one and fifty three hundredths (271.53) feet to a concrete marker, (2) thence proceed North 41° 01' 29" West a distance of Four hundred eighteen and fifty-four hundredths (418.54) feet to an iron pipe on the West line of said Southeast quarter; (3) thence continue North 41° 01' 29" West, along previous line, a distance of Ninety-one and twenty hundredths (91.20) feet to the centerline of State Rd No. 76; (4) thence proceed South 48° 59' 31" West, along said centerline of State Road No. 76, a distance of Twenty and eleven hundredths (20.11) feet to a point of intersection of the centerline of State Road No. 76 with the centerline of County Road known as Kansas Avenue; (5) thence proceed South 11° 56' 19" East, along said Kansas Avenue centerline, a distance of Three hundred seventy-eight and fifty-six hundredth (378.56) feet to an iron pipe, said iron pipe being the Point or Place of Beginning of the above described parcel.

LESS AND EXCEPT the West 20' thereof, road right of way of State Road 76 and all other right of ways, as they are now established.

Parcel Identification Number: 05-39-41-000-010-00070-5

Grantor Joel Prince, warrants that at the time of this conveyance, the subject vacant property was not the Grantor's homestead or the homestead of his spouse within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. The residence and homestead address of Joel Prince and his spouse is: 12330 Vista Brook Lane, Knoxville, TN 37934.

Exhibit 'A'
page 1 of 3

Grantor Gary Hillert, warrants that at the time of this conveyance, the subject vacant property was not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. The residence and homestead address of Gary Hillert is: 689 SW Bittern Street, Palm City, FL 34990.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Melanie J. Brown
Witness Name: Melanie J. Brown

Brandon Sykes
Witness Name: Brandon Sykes

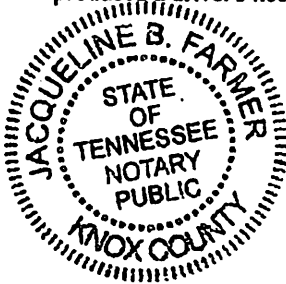
Joel Prince (Seal)
Joel Prince

State of TN

County of Knox

The foregoing instrument was acknowledged before me this 30th day of April, 2019 by Joel Prince, who ☒ is personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



Jacqueline Farmer
Notary Public

Printed Name: Jacqueline Farmer

My Commission Expires: Sept. 5, 2022

Signed, sealed and delivered in our presence:

Cindy Devereaux
Witness Name: Cindy Devereaux
Deborah Flowers
Witness Name: Deborah Flowers

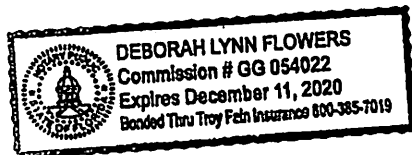
Gary Hillert (Seal)
Gary Hillert

State of Florida

County of Martin

The foregoing instrument was acknowledged before me this 1st day of May, 2019 by Gary Hillert, who ☐ is personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Deborah Lynn Flowers
Notary Public

Printed Name: _____

My Commission Expires: _____

**The
MilCor
Group
Inc.**

*Engineering
a Value-Driven
Sustainable
Environment*

July 30, 2021

Via: US Mail First Class

**RE: NOTICE OF HEARINGS TO SURROUNDING PROPERTY OWNERS
WITHIN 500 FEET**

Subject and Location: This is a request by DST Holdings, LLC (D062-001) for a zoning district change from the R-2, Single Family Residential District, and A-1, Small Farms District to the LI, Limited Industrial District, or the most appropriate zoning district. The approximate 1.03-acre undeveloped parcel is located on the east side of SW Old Kansas Avenue approximately 375 feet north of SW Jack James Drive in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

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:

10975
Southeast
Federal
Highway
Hobe Sound
Florida
33455

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, Thursday, August 19, 2021

725
Southeast
Port St. Lucie
Boulevard
#104
Port St. Lucie
Florida
34984

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, September 14, 2021

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

Phone
772-223-8850
Fax
772-223-8851

Email
marketing@
themilcorgroup.
com

Web
www.
themilcorgroup.
com

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

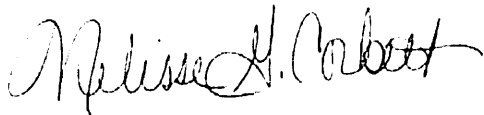
P:\Projects\S27 - Scalera, Dean\S2701 - Old Kansas Ave parcel\permitting\MC Zoning Change\hearing notification letters\DST LPA & BOCC notification template letter.docx

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 Matt Stahley, Principal Planner, (e-mail: mstahley@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,
The MilCor Group, Inc.

A handwritten signature in black ink, appearing to read "Melissa G. Corbett". The signature is fluid and cursive, with the first name "Melissa" being more prominent than the last name "Corbett".

Melissa G. Corbett, P.E.
President

Attachment: Location Map

1.03 ACRES

PROJECT LOCATION

15

2.

SW Jack James Dr

8041 SW Old Kansas Ave

Old Kansas Ave

1-95

1.95

1-95

[illegible]

Notice To Creditors

Gregory Lombardi
PO Box 855
Apopka, FL 32703
Pub July 30, Aug. 6 2021
TCN484098

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA PROBATE DIVISION
IN RE ESTATE OF JOHN ANTHONY PARMA, Deceased.
File No. 2021CP000961

NOTICE TO CREDITORS

The administration of the estate of John Anthony Parma, deceased, whose date of death was May 11, 2021, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, of which I am 201 South Indian River Drive, 2nd Floor, Fort Pierce, FL 34950. 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 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 July 22, 2021. Attorney for Personal Representative: Lawrence V. Leonard, Esq. 1000 18th Avenue, Vero Beach, Florida 32960. 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.

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA PROBATE DIVISION
IN RE ESTATE OF CARLA LOUISE LAUVE, Deceased.
File No. 2021CP000818

NOTICE TO CREDITORS

The administration of the estate of Carla Louise Lauve, deceased, whose date of death was March 7, 2021, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, of which I am 201 South Indian River Drive, 2nd Floor, Fort Pierce, FL 34950. 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 3 MONTHS AFTER THE DATE 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Public Notices

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
NOTICE OF PUBLIC HEARINGS
Subject: This is a request by DST Holdings, LLC (D562-03) for a zoning district change from the current R-1 Single Residential District to A-1 Small Farms District in the Limited Individual District of SW Jack Kansas Drive in Stuart. Location: The approximate 1.03 acre undeveloped parcel is located on the east side of SW Jack Kansas Drive approximately 175 feet north of SW Jack Kansas Drive in Stuart. Public hearing LOCAL PLANNING AGENCY (LPA) Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, August 19, 2021. Public hearing BOARD OF COUNTY COMMISSIONERS (BOC) Time and Date: 9:00 A.M. or as soon as it can be heard on Thursday, September 16, 2021. Place: Martin County Administration 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 you, 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) 288-5400 or the Office of the County Administrator at (772) 288-5400, 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

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 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.

Public Notices

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 312021CP000710
IN RE ESTATE OF MARIA B. MAGILL, Deceased.
File No. 2021CP000710
Pub July 30, August 6, 2021
TCN4843107

NOTICE TO CREDITORS

The administration of the estate of Maria B. Magill, deceased, whose date of death was May 5, 2021, is pending in the Circuit Court for Indian River County, Florida, Probate Division, of which I am 2000 18th Avenue, Vero Beach, Florida 32960. 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.

Public Notices

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CASE NO. 562321CC001066
JUDGEMENT
HARBOR ISLE AT HUTCHINSON ISLAND WEST CONDOMINIUM ASSOCIATION, INC.
Plaintiff,
vs.
GREGORY B. NORRIS, AMANDA K. NORRIS, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2
Defendants.

NOTICE OF ACTION

TO: GREGORY B. NORRIS AND AMANDA K. NORRIS, Last Known Address: 6 Halsdon Ct., Palm Beach Gardens, FL 33418. YOU ARE NOTIFIED that an action for foreclosure of a mortgage on the following property in Saint Lucie County, Florida has been filed against you in the Circuit Court for Saint Lucie County, Florida, Case No. 562321CC001066. The property is located at: UNIT 101, BUILDING 12, HARBOR ISLE AT HUTCHINSON ISLAND WEST, a Condominium Unit as set forth in the DECLARATION OF CONDOMINIUM AND EXHIBITS ANNEXED THERETO AND FORMING A PART THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2388, PAGE 1288, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE ABOVE DESCRIBED PROPERTY IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND EXHIBITS ANNEXED THERETO AND FORMING A PART THEREOF, INCLUDING THE UNDIVIDED INTEREST IN THE CONDOMINIUM UNIT OF SAID CONDOMINIUM.

Public Notices

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 312021CP000582
IN RE ESTATE OF MICHAEL W. YOUNG, Deceased.
File No. 2021CP000582
Pub July 30, August 6, 2021
TCN484492

NOTICE TO CREDITORS

The administration of the estate of Michael W. Young, deceased, whose date of death was April 21, 2021, is pending in the Circuit Court for Indian River County, Florida, Probate Division, of which I am 2000 18th Avenue, Vero Beach, Florida 32960. 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Public Notices

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA
CASE NO. 2100037CAGAXXX
REVERSE MORTGAGE FUNDING
Plaintiff
vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MARIE H. BREWSTER, DECEASED.
Defendants.

Public Notices

provide testimony in order to be an Intervenor, a person must file a written motion in accordance with the Rules of Civil Procedure, in the Circuit Court for St. Lucie County, Florida, Case No. 2021CP000961.

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.

Public Notices

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 312021CP000710
IN RE ESTATE OF MARIA B. MAGILL, Deceased.
File No. 2021CP000710
Pub July 30, August 6, 2021
TCN4843107

NOTICE TO CREDITORS

The administration of the estate of Maria B. Magill, deceased, whose date of death was May 5, 2021, is pending in the Circuit Court for Indian River County, Florida, Probate Division, of which I am 2000 18th Avenue, Vero Beach, Florida 32960. 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.

Public Notices

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA
CASE NO. 2100037CAGAXXX
REVERSE MORTGAGE FUNDING
Plaintiff
vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MARIE H. BREWSTER, DECEASED.
Defendants.

Public Notices

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 312021CP000582
IN RE ESTATE OF MICHAEL W. YOUNG, Deceased.
File No. 2021CP000582
Pub July 30, August 6, 2021
TCN484492

NOTICE TO CREDITORS

The administration of the estate of Michael W. Young, deceased, whose date of death was April 21, 2021, is pending in the Circuit Court for Indian River County, Florida, Probate Division, of which I am 2000 18th Avenue, Vero Beach, Florida 32960. 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Public Notices

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA
CASE NO. 2100037CAGAXXX
REVERSE MORTGAGE FUNDING
Plaintiff
vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MARIE H. BREWSTER, DECEASED.
Defendants.

Public Notices

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 312021CP000582
IN RE ESTATE OF MICHAEL W. YOUNG, Deceased.
File No. 2021CP000582
Pub July 30, August 6, 2021
TCN484492

NOTICE TO CREDITORS

The administration of the estate of Michael W. Young, deceased, whose date of death was April 21, 2021, is pending in the Circuit Court for Indian River County, Florida, Probate Division, of which I am 2000 18th Avenue, Vero Beach, Florida 32960. 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Public Notices

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA
CASE NO. 2100037CAGAXXX
REVERSE MORTGAGE FUNDING
Plaintiff
vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MARIE H. BREWSTER, DECEASED.
Defendants.

Public Notices

NOTICE OF ACTION TO UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MARIE H. BREWSTER, DECEASED.

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Public Notices

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 312021CP000710
IN RE ESTATE OF MARIA B. MAGILL, Deceased.
File No. 2021CP000710
Pub July 30, August 6, 2021
TCN4843107

NOTICE TO CREDITORS

The administration of the estate of Maria B. Magill, deceased, whose date of death was May 5, 2021, is pending in the Circuit Court for Indian River County, Florida, Probate Division, of which I am 2000 18th Avenue, Vero Beach, Florida 32960. 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.

Public Notices

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA
CASE NO. 2100037CAGAXXX
REVERSE MORTGAGE FUNDING
Plaintiff
vs.
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FILE NO. 312021CP000582
IN RE ESTATE OF MICHAEL W. YOUNG, Deceased.
File No. 2021CP000582
Pub July 30, August 6, 2021
TCN484492

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TCN4843107

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File No. 2021CP000710
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TCN4843107

NOTICE TO CREDITORS

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Public Notices

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

June 1, 2021

MHC Group
10775 SE Federal Hwy.
Fort Lauderdale, FL 33455

REDAUX Holdings Rezoning
Project ID 062-001

Attest:


This letter is to certify that the above referenced sign(s) were installed per Martin County requirements. This sign was posted according to and complies with the standards of the latest provisions of Article 10, Section 10-6 Development Review Procedures.


Kurt G. Larsen


Date 6/3/21

State of Florida
County of Martin

Kurt G. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 6/3/21







**Board of County
Commissioners
Meeting**

September 14, 2021

**Matt Stahley,
Principal Planner**

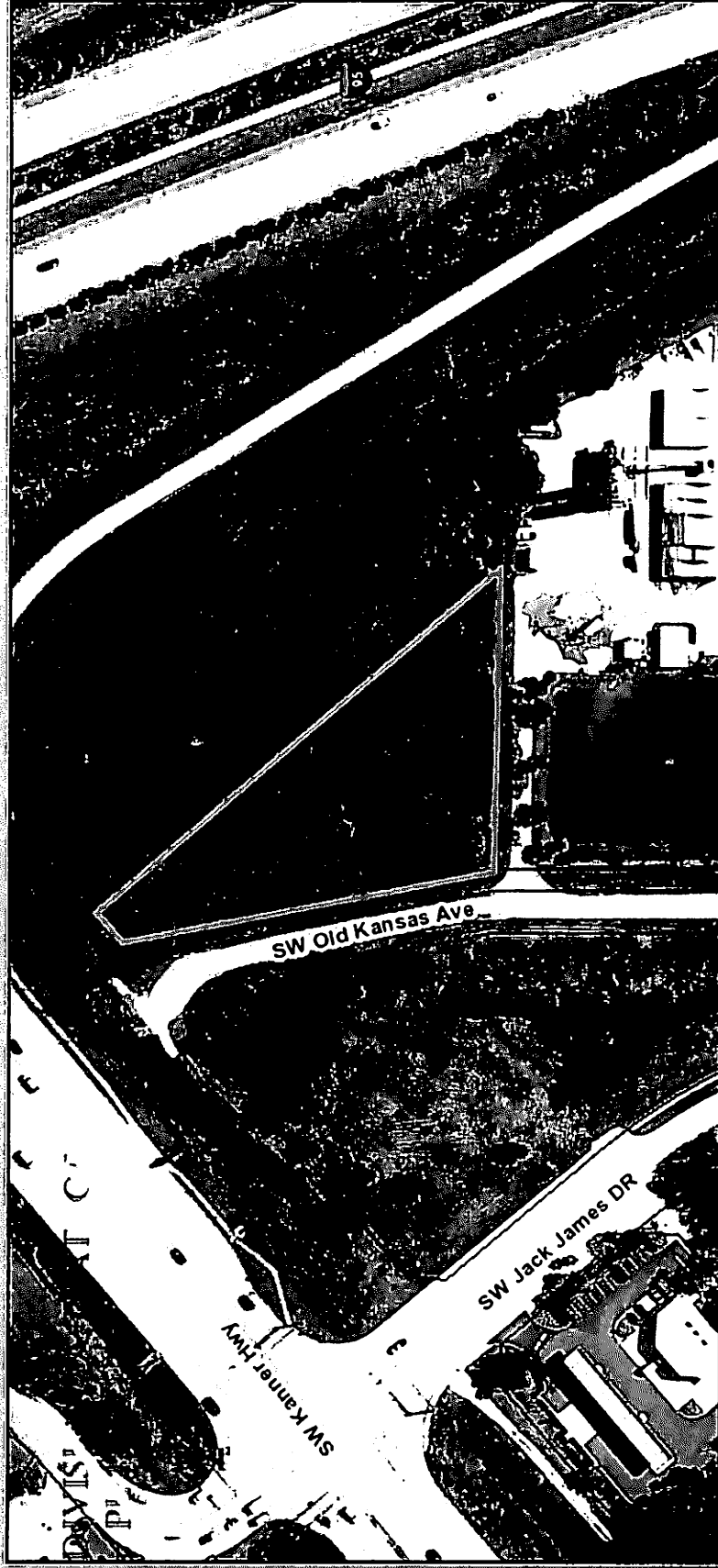
DST HOLDINGS , LLC REZONING (D062-001)

► This is a request by DST Holdings , LLC for a proposed amendment to the County Zoning Atlas for an industrial district designation (Section 3.2.E, LDR). A Zoning District change from the existing R-2, Single Family Residential District, and A-1, Small Farms District to the LI, Limited Industrial District, or the most appropriate zoning district. The approximate 1.03-acre undeveloped parcel is located on the east side of SW Old Kansas Avenue approximately 375 feet north of SW Jack James Drive in Stuart.

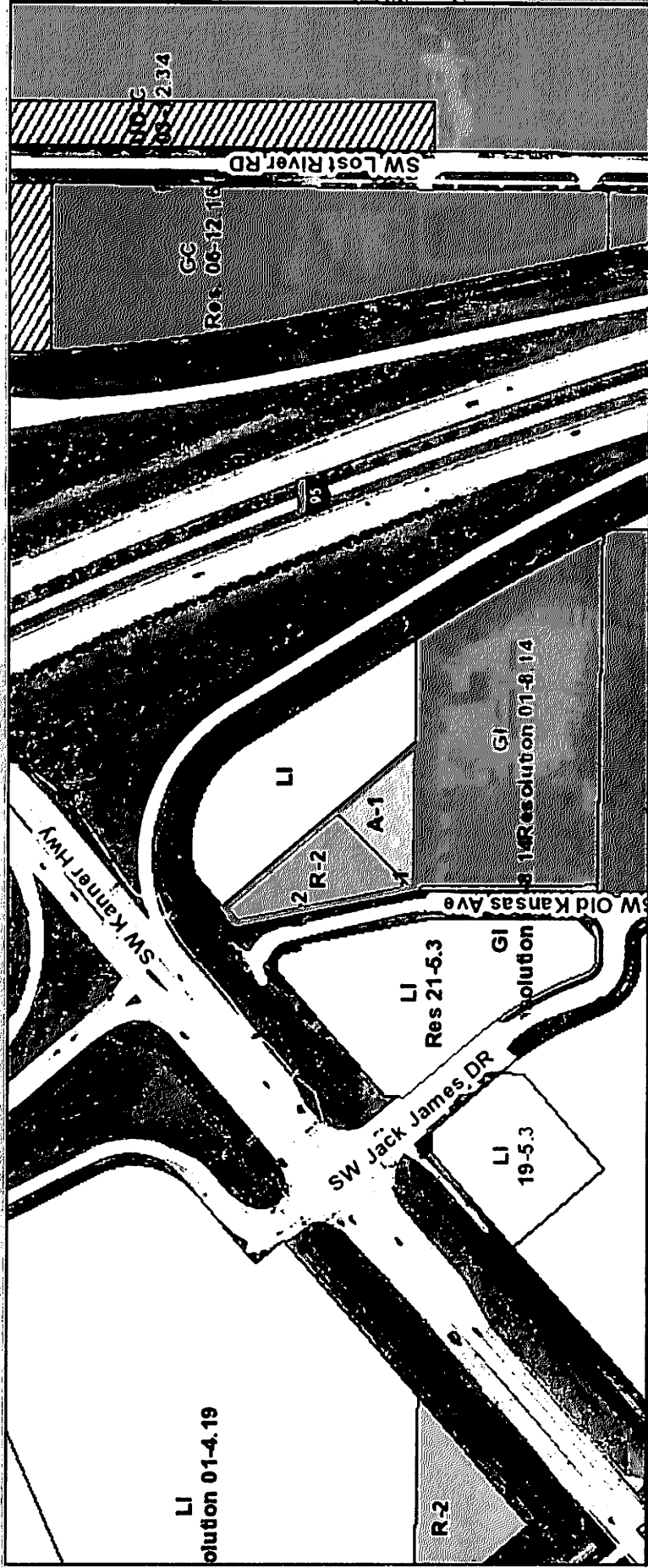
LOCATION MAP



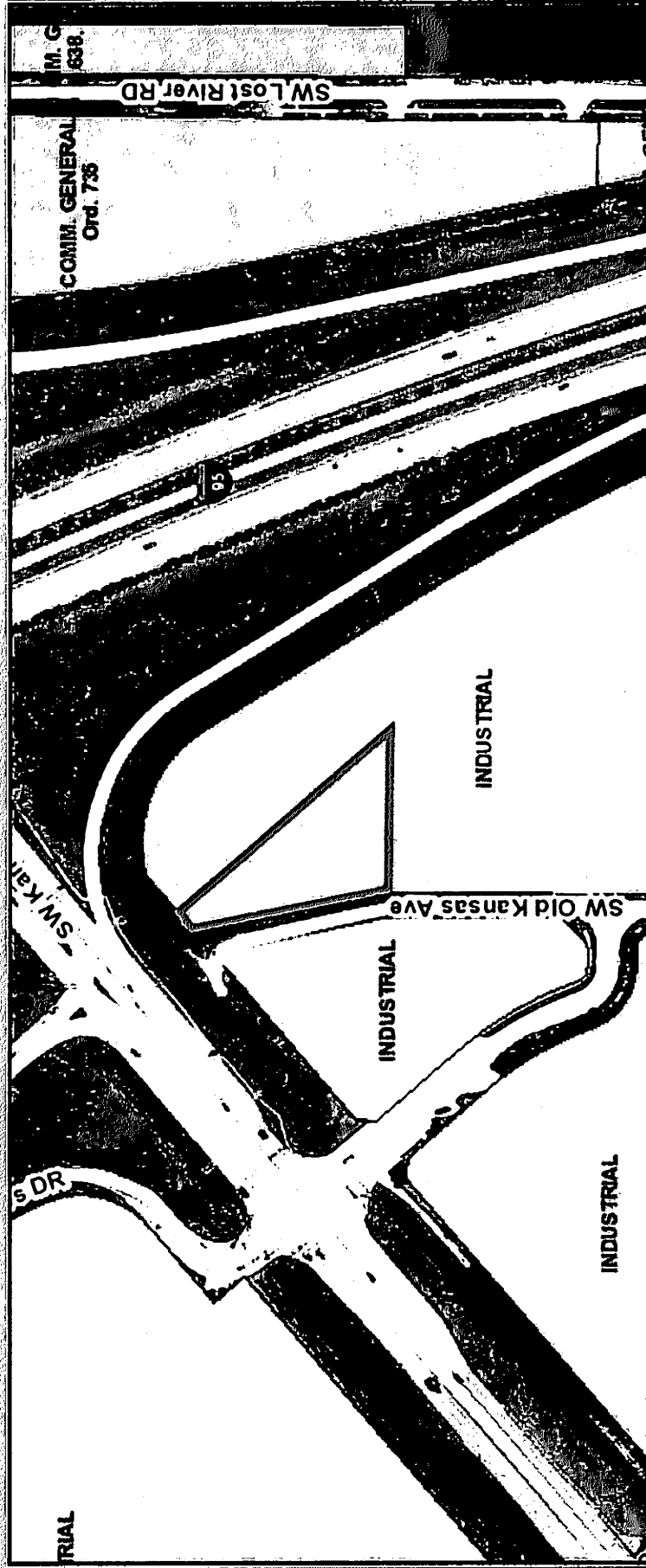
2021 SUBJECT SITE AERIAL PHOTOGRAPH



ZONING MAP



FUTURE LAND USE MAP



The property has a split zoning of R-2, Single Family Residential District, and A-1, Small Farms District which are incompatible with the underlying Industrial future land use, therefore this request for a zoning district change is considered mandatory.

There are three (3) standard zoning districts that are available to implement the Industrial land use policies of the CGMP which are

- ▶ ((LI)) Limited Industrial
- ▶ ((GI)) General Industrial
- ▶ ((HI)) Heavy Industrial
- PUD Zoning is also an option

TABLE 3.12.1 (excerpted) DEVELOPMENT STANDARDS

C	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	LI	15,000	100	—	—	40	30 (I)	20	—
A	GI	30,000	125	—	—	50	40	20	—
A	HI	1 ac.	125	—	—	60	40	20	—

(d) The maximum building height shall be 40 feet for all commercial and business uses permitted in the LI zoning district as set forth in Table 3.12.1

TABLE 3.12.2 (excerpted) STRUCTURE SETBACKS

	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
LI	15 (c)	15 (c)	15 (c)	15 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)
GI	15 (c)	15 (c)	15 (c)	15 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)
HI	40	40	40	40	40	40	40	40	40	40	40	40

(c) Where the real property boundary abuts an RE, RS, MH, RM, HR-1, HR-1A, R-1, R-1A, R-1B, R-1C, R-2, R-2B, R-2C, R-2T, RT, TP, E, E-1, VE-1 zoning district, a residential use in a PUD, or the real property boundary of a public school, these increased setbacks shall apply:

	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
1	2	3	4	1	2	3	4	1	2	3	4	Cover
25	25	25	25	20	20	30	40	15	20	20	30	25

STAFF RECOMMENDATION

- ▶ Staff recommends that the requested LI, Limited Industrial District is an appropriate zoning district with respect to the application of the goals objectives and policies of the Comp Plan, LDRs, and County Codes.

Prepared By:
Martin County
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[space above line provided for recording data]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 21-__

[REGARDING DENIAL OF CHANGE IN ZONING CLASSIFICATION FROM R-2, SINGLE FAMILY DISTRICT AND A-1 SMALL FARMS DISTRICT, TO LI, LIMITED INDUSTRIAL DISTRICT FOR DST HOLDINGS, LLC]

WHEREAS, this Board has made the following determinations of fact:

1. DST Holdings, LLC submitted an application for a change in zoning district classification from the current R-2, Single Family District and A-1, Small Farms District to LI, Limited Industrial District, for the property described in Exhibit A, attached hereto
2. The Local Planning Agency was scheduled to hear the application at a public hearing on August 19, 2021. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on September 14, 2021.
5. At the public hearing, all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The request by DST Holdings, LLC for a change in zoning district classification from the current R-2, Single Family District and A-1, Small Farms District to LI, Limited Industrial District is hereby denied because XXXX.

B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 14TH DAY OF SEPTEMBER, 2021.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

BY: _____
CAROLYN TIMMANN, CLERK OF
CIRCUIT COURT AND
COMPTROLLER

BY: _____
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit A
SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST
PARCEL NUMBER
05-39-41-000-010-00070-5
1.03 ACRES

LEGAL DESCRIPTION:

PARCEL L:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID CORNER BEING ON THE CENTERLINE OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°36'14" WEST 1320.24 FEET; THENCE SOUTH 89°46'49" EAST 40.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°56'19" WEST 352.15 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 76; THENCE NORTH 48°59'31" EAST 2.16 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 41°01'29" EAST 41.20 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE CONTINUE SOUTH 41°01'29" EAST 418.54 FEET; THENCE NORTH 89°46'49" WEST 230.54 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF STUART, MARTIN COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL2:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID CORNER BEING ON THE CENTERLINE OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°36'14" WEST 1320.24 FEET; THENCE SOUTH 89°46'49" EAST 20.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°56'19" WEST 336.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 76; THENCE NORTH 48°59'31" EAST 22.89 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 11°56'19" EAST 143.65 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE CONTINUE SOUTH 11°56'19" EAST 208.51 FEET; THENCE NORTH 89°46'49" WEST 20.46 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF STUART, MARTIN COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN GRANT OF EASEMENT AS RECORDED IN O.R. BOOK 1699, PAGE 2443, FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5) TOWNSHIP THIRTY NINE (39) SOUTH, RANGE FORTY ONE (41) EAST, SAID CORNER BEING AN IRON PIPE SET IN THE PAVEMENT OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION FIVE (5), ONE THOUSAND THREE HUNDRED TWENTY AND TWENTY FOURTH HUNDREDTHS (1320.24) FEET NORTH 00°36'14" WEST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; (1) THENCE PROCEED SOUTH 89°46'49" EAST DISTANCE OF TWENTY FEET AND FORTY SEVEN HUNDREDTHS (20.47) FEET; (2) THENCE PROCEED NORTH 11°56'19" WEST A DISTANCE OF THREE HUNDRED NINETY TWO AND SEVENTY HUNDREDTHS (392.70) FEET; (3) THENCE PROCEED SOUTH 48°59'31" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 76, A DISTANCE OF TWENTY AND ELEVEN HUNDREDTHS (20.11) FEET TO A POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD NO. 76 WITH THE CENTERLINE OF THE COUNTY ROAD KNOWN AS KANSAS AVENUE; (5) THENCE PROCEED SOUTH 11°56'19" EAST, ALONG SAID KANSAS AVENUE CENTERLINE, A DISTANCE OF THREE HUNDRED SEVENTY EIGHT AND FIFTY SIX HUNDREDTHS (378.56) FEET TO AN IRON PIPE SAID IRON PIPE BEING THE POINT OR PLACE OF BEGINNING OF THE ABOVE DESCRIBED PARCEL.

