



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

County
EXHIBIT #1

File ID: 22-0108

PHQJ-1

Meeting Date: 10/19/2021

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST FOR A ZONING DISTRICT CHANGE BY AA MARINA, LLLP (A059-004)

EXECUTIVE SUMMARY:

This is an application for a proposed amendment to the county Zoning Atlas for a commercial district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district classification on an approximate 4-acre parcel of land from B-2, Business District and R-3A, Liberal Multi-Family District to WGC, Waterfront General Commercial District or the most appropriate district. The parcel is located on the east side of NE Indian River Drive just south of the intersection with NE Dixie Highway in Jensen Beach. Included with this application is a Request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden, AICP
Title: Principal Planner

REQUESTED BY: Lucido and Associates, Morris A. Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 10/19/21 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

The land use designation for the property on the Future Land Use Map of the County's Comprehensive Growth Management Plan (CGMP) is Commercial Waterfront.

The current zoning districts on the property are B-2, Business District and R-3A, Liberal Multiple Family District, both Category "C" districts in the current Article 3 zoning code. The B-2, Business district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

The R-3A Liberal Family District is consistent with the Commercial Waterfront land use designation however, to ensure consistency with the development standards of the LDRs and to eliminate Category "C" zoning districts whenever possible, the R-3A portion of the site is proposed to be rezoned to WGC, Waterfront General Commercial as well.

The site is the subject of a revised major final site plan application for additions to accommodate dry

boat storage and marina renovations and the associated infrastructure.

There are (2) standard "Category A" zoning districts that are available to implement the Commercial Waterfront land use policies of the CGMP, which is the WGC, Waterfront General Commercial District and the WRC, Waterfront Resort Commercial District. 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 following supporting items are attached:

Staff Report
Resolution to Approve
Application Materials
Disclosure of Interest
Certification of Property Search
Notice to Surrounding Properties
Legal Ad
Sign Affidavit
Resolution to Deny

The application is scheduled for consideration by the Local Planning Agency on October 7, 2021.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a 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 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 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 the R-3A, Liberal Multiple Family District and B-2, Business District to the WGC, Waterfront General Commercial District and adopt the Resolution of approval.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

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

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Other: | <input checked="" type="checkbox"/> Resolution | |

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

FOUR FISH MARINA REZONING

Applicant:	AA Marina, LLLP
Property Owner:	AA Marina, LLLP
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	A059-004
Application Type and Number:	DEV2019080014
Report Number:	2021_0920_A059-004_Staff_Report_Final
Application Received:	09/25/2019
Transmitted:	09/25/2019
Date of Report:	11/22/2019
Revised Report:	09/20/2021
LPA Meeting:	10/07/2021
BCC Meeting:	10/19/2021

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B. Project description and analysis

This is an application for a proposed amendment to the county Zoning Atlas for a commercial district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district on an approximate 4 acre parcel of land from B-2, Business District and R-3A Liberal Multi-Family to WGC, Waterfront General Commercial District or the most appropriate district. The parcel is located on the east side of NE Indian River Drive just south of the intersection with NE Dixie Highway in Jensen Beach. Included with this application is a Request for a Certificate of Facilities Exemption.

The land use designation for the property on the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan (CGMP) is Commercial Waterfront.

The current zoning districts on the property are B-2, Business District and R-3A, Liberal Multiple Family District, both Category "C" districts in the current Article 3 zoning code. The B-2, Business district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

The R-3A Liberal Family District is consistent with the Commercial Waterfront land use however, to ensure consistency with the development standards of the LDRs and to eliminate Category "C" zoning districts whenever possible the R-3A portion of the site will be rezoned to WGC, Waterfront General Commercial as well.

The site is the subject of a revised major final site plan application for additions to accommodate dry boat storage and marina renovations and the associated infrastructure.

There are (2) standard "Category A" zoning districts that are available to implement the Commercial Waterfront land use policies of the CGMP, which is the WGC, Waterfront General Commercial District and the WRC, Waterfront Resort Commercial District. 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 following tables indicate the permitted uses and the development standards for the WGC and WRC, Commercial category "A" Districts (only permitted uses are listed.) The permitted uses for the B-2 District and R-3A District are listed separately as the permitted uses do not directly correspond to the Category "A" table.

PERMITTED USES

Sec. 3.11. - Permitted uses.

Lands zoned in accordance with this Division shall be limited to the uses indicated as permitted in Tables 3.11.1, 3.11.2 and 3.11.3. A "P" indicates that the use is permitted within that zoning district provided that the use can be developed in accordance with the requirements set forth in Divisions 3 and 4 and all other applicable requirements of this Article and the LDR.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002)

**TABLE 3.11.2
PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS**

USE CATEGORY	WGC	WRC
<i>Residential Uses</i>		
Accessory dwelling units	P	P
Apartment hotels	P	P
Modular homes		P
Multifamily dwellings		P
Single-family detached dwellings		P
Townhouse dwellings		P

Duplex dwellings		P
Zero lot line single-family dwellings		P
<i>Agricultural Uses</i>		
Aquaculture	P	
Administrative services, not-for-profit	P	P
Community centers	P	P
Cultural or civic uses	P	P
Educational institutions	P	P
Neighborhood assisted residences with six (6) or fewer residents		P
Protective and emergency services	P	P
Public parks and recreation areas, active	P	P
Public parks and recreation areas, passive	P	P
Recycling drop-off centers	P	P
Utilities	P	
<i>Commercial and Business Uses</i>		
Bed and breakfast inns	P	
Business and professional offices	P	
Commercial amusements, indoor	P	
Commercial amusements, outdoor	P	
Commercial day care	P	
Funeral homes	P	

Hotels, motels, resorts and spas	P	P
Limited retail sales and services	P	P
Marinas, commercial	P	P
Marine education and research	P	P
Recreational vehicle parks	P	P
Restaurants, convenience, without drive-through facilities	P	P
Restaurants, general	P	P
Trades and skilled services	P	
Wholesale trades and services	P	
<i>Transportation, Communication and Utilities Uses</i>		
Extensive impact industries	P	
Limited impact industries	P	
<i>Life Science, Technology and Research (LSTAR) Uses</i>		
Marine Research	P	
<i>Targeted Industries Business (TIB) Uses</i>		
Marine and marine related manufacturing	P	

Sec. 3.12. - Development standards.

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division.

**TABLE 3.12.1
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	WGC	10,000	80	—	20.00	50	40	30	—
A	WRC	10,000	80	10.00	20.00	50	30	30	

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 937, pt. 1, 8-6-2013)

**TABLE 3.12.2.
STRUCTURE SETBACKS**

C A T	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	WGC	25	25	25	25	20	20	20	20	10	10	10	10
A	WRC	25	25	25	25	20	20	20	20	10	10	10	10

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 727, pt. 1, 10-24-2006; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 937, pt. 1, 8-6-2013; Ord. No. 1014, pt. 2, 12-6-2016)

Sec. 3.418. B-2 Business-Wholesale Business District.

3.418.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any uses permitted in the B-1 Business District.

2. Retail, wholesale and distributing businesses, including warehouses and storage yards. Refuse and storage areas shall be screened from the street and abutting property.
 3. Veterinary hospitals, bottling works, repair shops, storage and sale of fertilizer and feeds, laundries, dry cleaning establishments, woodworking shops.
 4. Drive-in theatres.
 5. Boat yards and ways on waterfront lots.
- 3.418.B. *Required lot area, width, front, side and rear yards and building height limits.* Lots or building sites in the B-2 District shall have an area of not less than 7,500 square feet, with a minimum of 60 feet measured along the front line. There shall be no limitation upon height or area covered, so long as the remaining provisions of this chapter are complied with. Where a B-2 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 40 feet of a common property line, and a landscaped buffer strip shall be provided with a 50 percent opaque green hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property.
- 3.418.C. *Minimum yards required.*
1. *Front:* 20 feet.
 2. *Rear:* 20 feet.
 3. *Side:* None.
 4. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 5. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)

Sec. 3.407. - R-3A Liberal Multiple-Family District.

- 3.407.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:
1. Any uses permitted in the R-3 Multiple-Family Residential District.
 2. Restaurants and/or lunchrooms with an enclosed seating capacity of ten persons or more, excluding drive-ins, microbreweries or craft distilleries.
 3. Beauty parlors and barbershops.
 4. Dry cleaning and laundry pickup stations.
 5. Fire stations.
 6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
 7. Mobile home and travel trailer sales.

8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
 9. Professional and business offices.
 10. Retail stores.
- 3.407.B. *Required lot area and width.* Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the building line:
1. *Single-family structures:* The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.
 2. *Two-family structures:* The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.
 3. *Apartment buildings:* There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.
 4. *Triplex structures:* The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.
- 3.407.C. *Minimum yards required.*
1. *Front:*
1 story: 20 feet.
2 stories: 25 feet.
 2. *Sides and rear:*
1 story: 6 feet.
2 stories: 10 feet.
 3. For structures in excess of two stories, five feet shall be added to the required yards per story.
 4. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 5. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
 6. No setback or yard shall be required adjacent to water frontage.
- 3.407.D. *Building height regulations.*
1. The maximum building height in this district shall be four stories or 40 feet.
- 3.407.E. *Percentage of land coverage.*
1. One- to four-story dwelling structures and accessory structures shall not occupy more than 30 percent of the building site required.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-02; Ord. No. 1094, pt. 4, 1-29-2019)

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. provides the following “Standards for amendments to the Zoning Atlas.”

The Future Land Use Map of the CGMP 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.

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

The subject property was designated as Waterfront Commercial on the original Future Land Use Map (FLUM) adopted in 1982. The requested Waterfront General Commercial Zoning District implements the Waterfront Commercial Land Use policies of the CGMP. The granting of a zoning change to the Waterfront General Commercial Zoning District by the County will be consistent with the policies set forth in the CGMP.

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

Zoning implementation policies and requirements are contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code. Pursuant to Article 3 there are 2 “straight” Category A zoning districts available to implement the Waterfront Commercial future land use classification, which are the WGC, Waterfront General Commercial Zoning District and the WRC, Waterfront Resort Commercial Zoning District. Therefore, rezoning the subject property to the WGC, Waterfront General Commercial Zoning District is consistent with the Comprehensive plan. In addition to the “straight” zoning districts, the PUD (Planned Unit Development) District is also available as another option. Pursuant to Section 3.10.B., LDR, the WGC, Waterfront General Commercial District is intended to implement the policies of the CGMP for lands designated Waterfront Commercial on the Future Land Use Map of the CGMP.

Therefore, rezoning the subject property to the Waterfront General Commercial District is consistent with the Land Development Regulations. The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any 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,***

The subject property is located on the Indian River Lagoon, and is an established commercial marina located within the Primary Urban Services corridor.

The property is not in a Community Redevelopment Area. Four Fish Marina is an established commercial marina located on the east side on Indian River Drive, an area with a variety of established uses with a focus on marine based commercial uses and varied residential development.

The requested zoning change to the Waterfront General Commercial Zoning District is compatible with the distribution of uses in the area and implements the future land use on the property.

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

The pattern of development which has focused on commercial and waterfront uses is well established. A review of historical aerials and a comparison of the original future land use map to the current parcel configurations and development of the area indicate that conditions have not substantially changed in the area since the adoption of the County's Future Land Use Map in 1982.

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

The property is located within the Primary Urban Services District. As such, the full range of urban services at service levels established by the CGMP is available for the property. The request to rezone does not increase the intensity or uses of the Future Land Use Designation therefore, the rezoning to WGC, Waterfront General Commercial does not increase the demands on Public Facilities.

- 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 proposed amendment to the zoning atlas is consistent with the Waterfront Commercial designation assigned to the Future Land Use Map in 1982. The permitted uses and Land Development regulations pertaining to the WGC, Waterfront General Commercial Zoning District are well suited for the area and will conserve the value and development pattern that is well established.

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 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 J of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
G	Development Review	Peter Walden	219-4923	Comply
H	County Attorney	Krista Storey	288-5443	Review ongoing
I	Adequate Public Facilities	Peter Walden	219-4923	Exempt

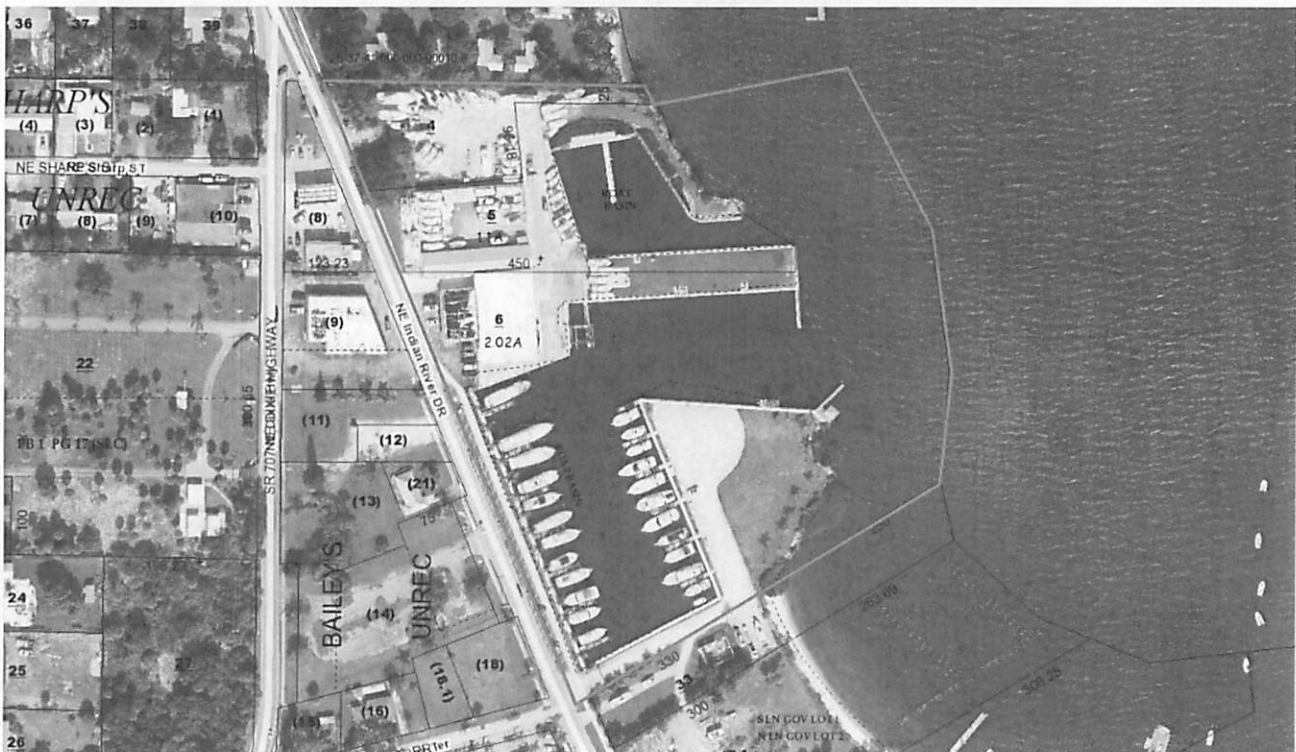
Staff has reviewed this petition for a rezoning of property to the appropriate zoning district designation, has determined that the petition has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. The Board is advised that this application is in order and qualifies for an action of approval.

D. Review Board action

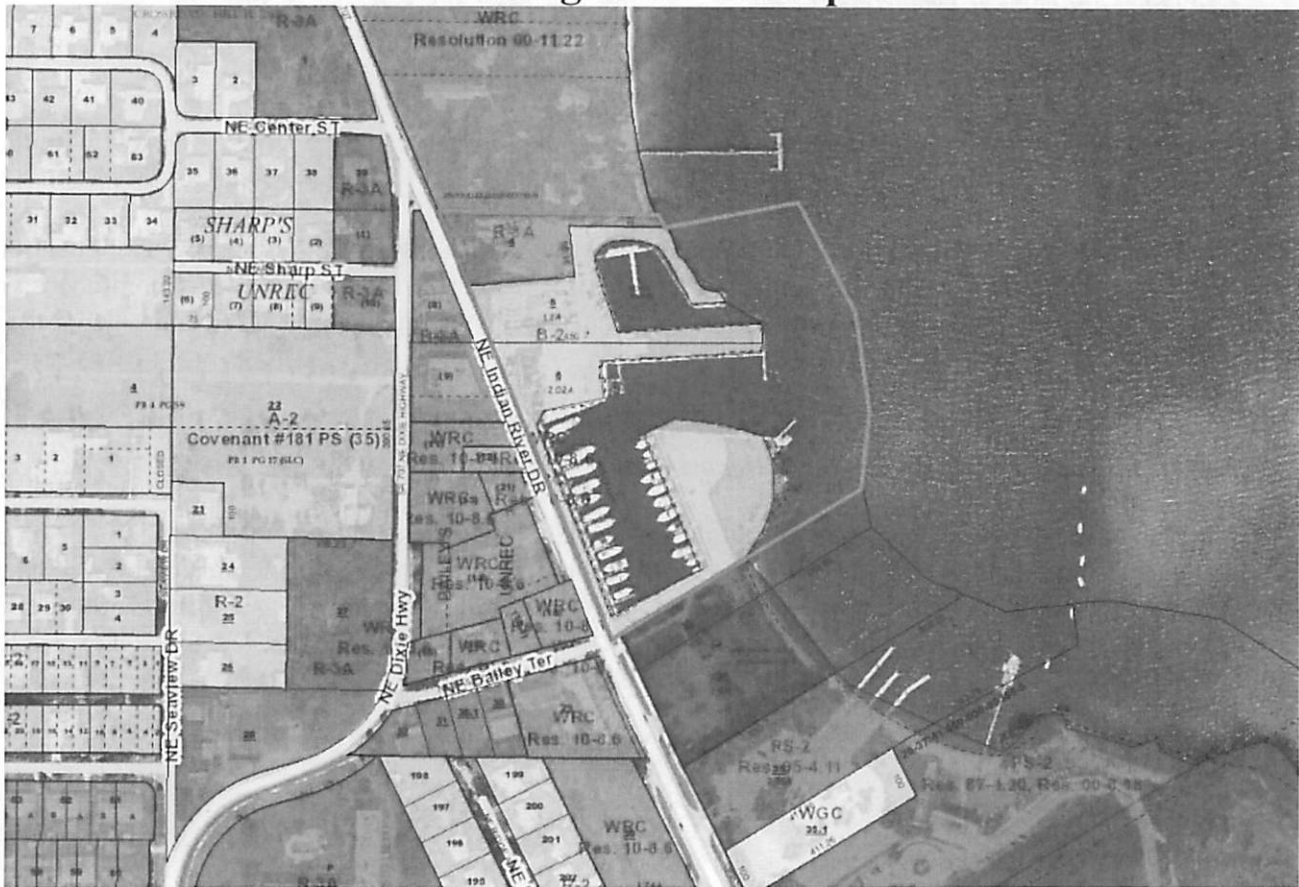
Pursuant to Sections 10.3.B and 10.5.F.9 LDR, Martin County, Fla. (2019), applications for a zoning map change shall be subject to a review and recommendation of the Local Planning Agency (LPA) with final action to be determined by the Board of County Commissioners (BCC). Both the LPA and BCC meetings shall be public hearings in accordance with Section 10.10., LDR, Martin County, Fla. (2019).

E. Location and site information

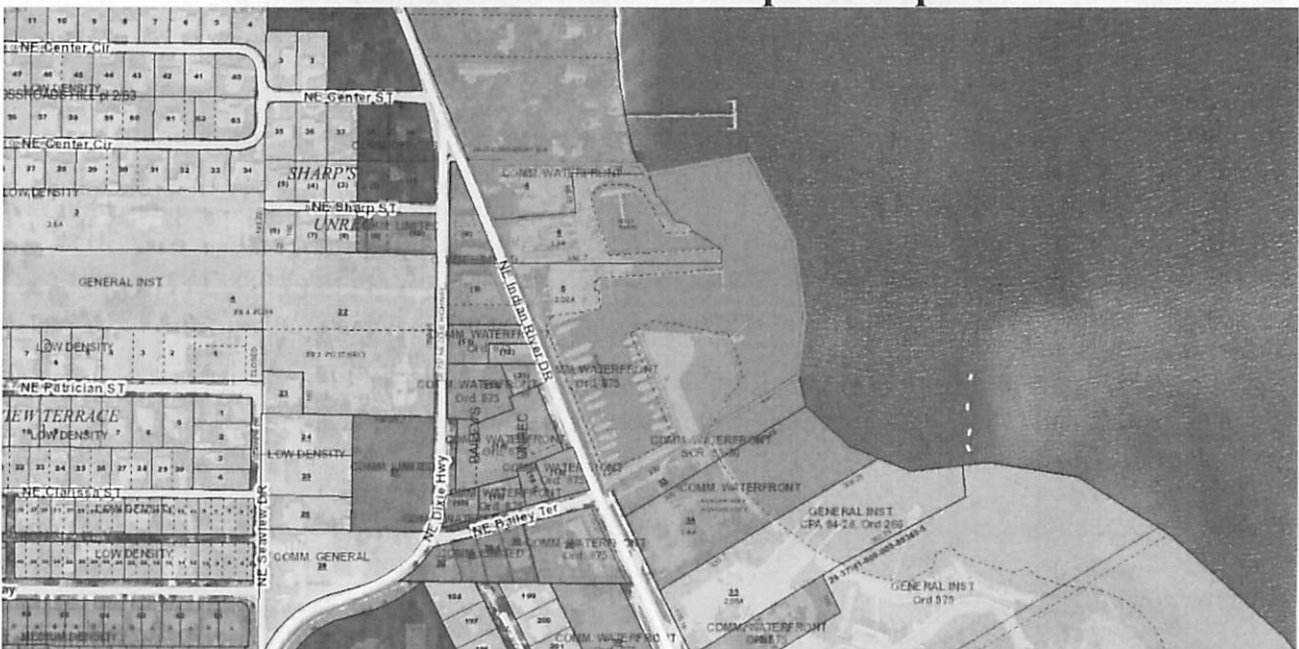
Parcel number(s) and address: 26-37-41-000-000-00060-8
 Existing Zoning: B-1, Business District, R-3A Liberal Multi-family District
 Future land use: Waterfront Commercial
 Commission district: 1



Zoning Atlas Excerpt



Future Land Use Map Excerpt



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

Findings of Compliance:

Zoning Conditions

Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations. MARTIN COUNTY, FLA., CGMP POLICY 4.4A.1 (2016)

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. MARTIN COUNTY, FLA., CGMP POLICY 4.4A.1. (2016)

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

The Growth Management Department Development Review Division staff has reviewed the application and, pursuant to the analysis provided in Section B of this report, finds this application in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application. MARTIN COUNTY, FLA., LDR SECTION 3.2.E. (2016)

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 10.12) 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.

Information #2:

Notice(s) of public hearings regarding development applications shall be published by the County 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.3) 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. MARTIN COUNTY, FLA., LDR SECTION 10.6.D. (2019)

Information #3:

Based upon the staff findings of compliance, this application will be scheduled for the LPA meeting on October 7, 2021 and following that hearing will be scheduled for the BCC meeting on October 19, 2021.

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. Exempted development will be treated as committed development for which the County assures concurrency.

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. 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.

L. General application information

Applicant: AA Marina, LLLP
Alex Muxo
7900 Glades Road, suite 402
Boca Raton, FL 33434

Agent: Lucido and Associates
Morris A. Crady, AICP
701 SE Ocean Boulevard
Stuart, Fl. 34994

M. 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

lucido&associates

August 15, 2019

HAND DELIVERY

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Four Fish Marina – Mandatory Rezoning Application with Certificate of Public Facilities Exemption (Our ref. #18-1100)

Dear Nicki:

On behalf of the property owner, AA Marina, LLLP, we are pleased to submit this application for a mandatory rezoning from B-2 and R-3A to WGC as discussed at the pre-application workshop on February 28, 2019.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials:

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The owner's notarized power of attorney for representation by Lucido & Associates;
5. The Disclosure of Interest Affidavit;
6. The recorded deeds documenting ownership by AA Marina, LLLP;
7. The no transfer statement;
8. The legal description;
9. Aerial map;
10. Parcel assessment map;
11. Future land use map; and
12. Zoning map.

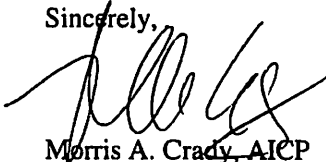
The following standard application materials are not provided for the reasons indicated:

- **School Impact Worksheet** - Not applicable to commercial projects.
- **Surrounding property owners list** – To be provided prior to the public hearing.

Upon a determination of completeness, we will submit the mandatory application fee in the amount of \$1,100.00.

Please feel free to contact me or my assistant, Shirley Lyders, if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP
Senior Vice President



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

DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: Four Fish Marina

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 2-28-19

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: Not known

Previous Project Name if applicable: _____

Parcel Control Number(s)

26-37-41-000-000-00040-3

26-37-41-000-000-00050-0

26-37-41-000-000-00060-8

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): AAA Marina, LLLP

Company Representative: Alex Muxo

Address: 7900 Glades Road, Suite 402

City: Boca Raton, State: FL Zip: 33434

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS**Applicant (Name or Company):** Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & AssociatesCompany Representative: Morris A. CradyAddress: 701 SE Ocean BoulevardCity: Stuart, State: FL Zip: 34994Phone: 772-220-2100 Email: mcrady@lucidodesign.com**Contract Purchaser (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): GCY, Inc.Company Representative: Peter AndersenAddress: P.O. Box 1469City: Palm City, State: FL Zip: 34991Phone: 772-286-8083 Email: PeteA@gcyinc.com**Civil Engineer (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED**Traffic Engineer (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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

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



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

8-14-19
Date

Morris A. Crady
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA **COUNTY OF:** MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 14th day of August, 2019, by Morris A. Crady.

He X is personally known to me or ___ has produced _____ as
identification.

Shirley Lyders
Notary Public Signature



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, Morris A. Crady, attest that the electronic version included for the project Four Fish Marina Mandatory Rezoning application 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

8-14-19
 Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 14th day of August, 20 19, by MORRIS A. CRADY.

He X is personally known to me or has produced as identification.


 Notary Public Signature



Printed name

STATE OF: FLORIDA at-large



PROJECT NARRATIVE

Four Fish Marina Rezoning from B-2 and R-3A to WGC August 13, 2019

Existing Property Characteristics

The subject property is approximately 4 acres (not including submerged lands) and consists of an existing, fully developed commercial marina located on NE Indian River Drive, immediately adjacent to, and north of the county's public boat ramp park. The Four Fish Marina, which was known for decades as Bailey's Boatyard, was originally developed in the early 1960s and consists of a marina basin, boat service and repair yard, fueling stations, utility/repair buildings, boat lift, stabilized access and parking, and paved parking along Indian River Drive. All of the shoreline has been stabilized with vertical sea walls or rip rap. Except for mangroves along the shoreline that have been protected, no native wetland or upland habitat exists on the subject property.

The property has a Commercial Waterfront future land use and is zoned R-3A and B-2, which are category "C" zoning districts.

The owner's intent is to redevelop and improve the marina by adding additional boat slips, constructing a boat storage building and by improving parking, access, pedestrian circulation and marina services.

Proposed Rezoning

As per a pre-application workshop conducted on February 28, 2019, before the property can be redeveloped, a mandatory zoning district change to WGC is required for that portion of the property zoned B-2. To consolidate the zoning on the entire property and redevelop in accordance with the Category "A" WGC zoning district, the mandatory zoning change to WGC has been expanded to include the portion of the site currently zoned R-3A.

AA Marina, LLLP
4200 N. Flagler Drive
West Palm Beach, Florida 33407

August 6, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Four Fish Marina
26-37-41-000-000-00040-3
26-37-41-000-000-00050-0
26-37-41-000-000-00060-8

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent AA Marina, LLLP during the governmental review process of the applications.

Sincerely,

AA MARINA, LLP, a Florida limited
liability partnership

By: H MARINA PROPERTIES, LLC
a Florida limited liability company
Its General Partner

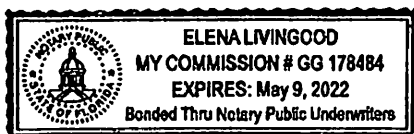
By: 
Alex Muxo, Vice President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing was acknowledged before me this 8th day of AUGUST, 2019,
by Alex Muxo, Vice President of H MARINA PROPERTIES, LLC, a Florida limited
liability company, General Partner of AA MARINA, LLLP, a Florida limited liability partnership.
He ☒ is personally known to me or ☐ has produced _____ as
identification.

(Notarial Seal)


NOTARY PUBLIC
My Commission Expires: May 9, 2022



Prepared by and Return to:
Paul K. Hines, Esq.
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Commons Blvd., Ste. 200
Stuart, Florida 34996
(561) 288-1980

INSTR # 1676158
OR BK 01791 PG 0892
RECORDED 07/21/2003 11:25:43 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 28,000.00
RECORDED BY T Copus (asst mgr)

Parcel Identification No.: 26-37-41-009-000-0013
26-37-41-009-000-0012
26-37-41-009-000-0021
26-37-41-009-000-0011
26-37-41-000-000-0005
26-37-41-000-000-0006

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 18 day of July 2003, by MARCUS'S FIELDBROOK, INC., an Ohio corporation ("Grantor"), whose office address is: 2225 NE Indian River Drive, Jensen Beach, Florida 34957 to AA MARINA, LLLP, a Florida limited liability limited partnership ("Grantee"), whose office address is: 450 E. Las Olas Boulevard, Suite 1500, Fort Lauderdale, Florida 33301.

WITNESSETH:

That Grantor for and in consideration of the sum of TEN AND NO/100 U.S. DOLLARS (U.S. \$10.00) paid to Grantor and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONVEY, and CONFIRM unto Grantee, in fee simple, that certain land located in Marin County, Florida, legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (the "Property").


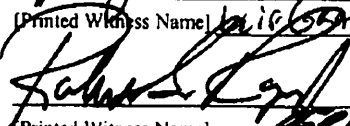
TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or anyway appertaining, and other embellishments owned by Grantor and appurtenant to the Property.

SUBJECT TO covenants, restrictions, and public utility easements of record, the provisions of which are not reimposed hereby; taxes and assessments for the year 2003 and all subsequent years.


TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors and assigns forever. And Grantor hereby covenants with Grantee that at the time of the delivery of this Special Warranty Deed, the Property is free from all encumbrances other than as described above and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in the presence of:


 (Printed Witness Name) Michael

 (Printed Witness Name) Robert S. Haynes Jr.

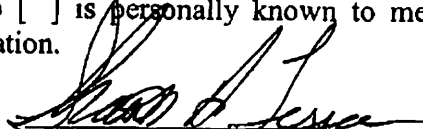
MARCUS'S FIELDBROOK, INC., an Ohio corporation

By:  Pres
 CHARLES SHOUP, President

[Corporate Seal]

STATE OF FLORIDA)
)
 COUNTY OF MARTIN)

The foregoing Special Warranty Deed was acknowledged before me this ____ day of July 2003, by CHARLES SHOUP, President of MARCUS'S FIELDBROOK, INC., an Ohio corporation, on behalf of said corporation, who [] is personally known to me or [] has produced a Florida's Driver's License as identification.


 Notary Public - State of Florida

(Notary Seal)

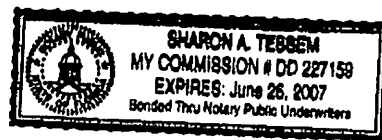


EXHIBIT APARCEL 1

Start at the S.W. corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, thence run S 89°34' E to the Easterly R/W of State Road 707, a distance of 454.30 feet; Thence run N 00°18' E along said Easterly R/W of State Road 707, a distance of 200 feet for a point of beginning; Thence continue to run N 00°18' E along said Easterly R/W of State Road 707 a distance of 121.83 feet; Thence run N 88°51' E a distance of 135.37 feet; Thence run S 12°32' E a distance of 71.54 feet; Thence run S 67°21' W a distance of 10 feet; Thence run S 22°39' E a distance of 30 feet; Thence run S 67°21' W a distance of 85.46 feet; Thence run N 00°18' E a distance of 9.35 feet; Thence run N 89°42' W to the aforesaid Easterly R/W of State Road 707 a distance of 75 feet to the Point of Beginning.

Tax I.D. No. 26-37-41-009-000-00130

Parcel 2

Start at the S.W. corner of Government Lot 1, Section 26, Township 37 South, Range 41 East; thence run S 89° 34' E to the Easterly R/W of State Road 707, a distance of 454.30 feet; Thence run N 00°18' E along said Easterly R/W of State Road 707, a distance of 321.83 feet; Thence run N 88°51' E a distance of 100 feet for a point of beginning; Thence continue to run N 88° 51' E to the Westerly right-of-way of Sewalls Point Rd., a distance of 119.34 feet; Thence run N 21°55' 05" W along the Westerly R/W of Sewalls Point Road, a distance of 51 feet; Thence run S 89°30' 26" W a distance of 100 feet; Thence run S 00°19' W for a distance of 48.84 feet to the Point of Beginning.

Tax I.D. No. 26-37-41-009-000-00120

Parcel 3

Start at the Southwest corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, thence run South 89° 34' East to the Easterly right-of-way of State Road No. 707, a distance of 454.30 feet; thence run North 00° 18' East along the easterly right-of-way of State Road No. 707 a distance of 321.83 feet; thence run North 88° 51' East a distance of 135.37 feet for a point of beginning; thence continue to run North 88° 51' East to the Westerly right-of-way of Sewall's Point Road a distance of 83.97 feet; thence run South 21° 39' East along said Westerly right-of-way of Sewall's Point Road a distance of 39.65 feet; thence run South 67° 21' West a distance of 90.00 feet; thence run North 12° 32' West a distance of 71.54 feet to the point of beginning.

Tax I.D. No. 26-37-41-009-000-00210

Parcel 4

The Northerly 93.27 feet of the South 415 feet of Government Lot 1, Section 26, Township 37 South, Range 41 East, lying between State Road 707 and Sewalls Point Road, less and excepting the following described parcel:

Start at the S.W. corner of Government Lot 1, Section 26, Township 37 South, Range 41 East; thence run S 89° 34' E to the Easterly R/W of State Road 707, a distance of 454.30 feet; Thence run N 00° 18' E along said Easterly R/W of State Road 707, a distance of 321.83 feet; Thence run N 88° 51' E a distance of 100 feet for a point of beginning; Thence continue to run N 88° 51' E to the Westerly right-of-way of Sewalls Point Rd., a distance of 119.34 feet; Thence run N 21° 55' 05" W along the Westerly R/W of Sewalls Point Road, a distance of 51 feet; Thence run S 89° 30' 26" W a distance of 100 feet; Thence run S 00° 19' W for a distance of 48.84 feet to the Point of Beginning.

Tax I.D. No. 26-37-41-009-000-00110

Parcels 5 and 6

All that property in Government Lot 1, Section 26, Township 37 South, Range 41 East, Martin County, Florida, lying South of the North line of Lot 3 of Racey's Subdivision of Government Lot 1, Section 26, Township 37 South, Range 41 East, as set out in Plat Book V, page 700, of the Public Records of Brevard County, Florida, and lying East of Sewalls Point Road and North of the North line of the A.J. Milazzo tract, said North line being established by a boundary line agreement recorded in Official Record Book 97, page 115, of the Public Records of Martin County, Florida and West of the channel of the intracoastal waterway of the Indian River; excepting the tract set out in Deed Book 64, page 206, of the Public Records of Martin County, Florida, deeded by W.L. Bailey, joined by his wife Marion Bailey to C.R. Konst and Velma N. Konst, his wife.

TOGETHER WITH riparian rights and submerged land rights thereunto appertaining, which submerged lands were deeded to Walter L. Bailey and wife by deed recorded in Official Record Book 49, page 226, of the Public Records of Martin County, Florida.

Tax I.D. No. 26-37-41-000-000-00050 and
Tax I.D. No. 26-37-41-000-000-00060

27. 00
Prepared By and Return To:
Janice L. Russell, Esq.
Akerman Senterfitt
One Southeast Third Avenue, 28th Floor
Miami, Florida 33131

INSTR # 1780971
OR BK 01940 PG 2580
RECORDED 09/21/2004 10:52:59 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 5,950.00
RECORDED BY L Wood

Folio No's.: 2637410000000004030000

WARRANTY DEED

THIS WARRANTY DEED is made and executed as of the 14th day of September, 2004, by JOHN R. SCOTT, Successor Trustee of The Velma Konst Revocable Trust dated the 5th day of October 2000, ("Grantor"), whose mailing address is 416 CORTEZ, STUART, FL 33494, to AA MARINA, LLLP, a Florida limited liability limited partnership ("Grantee"), whose mailing address is 450 East Las Olas Boulevard, Suite 1500, Ft. Lauderdale, Florida 33301.

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, the following described property:

See Exhibit "A" attached to and incorporated in this instrument ("Land").

Said Land is not now nor has it ever been the homestead of the Grantor. Grantors residence address is 416 Cortez, Stuart, FL 33494.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Land, if any;

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is made subject to easements, covenants, restrictions and limitations of record, none of which shall be deemed to be reimposed by this instrument; and taxes and assessments for the year 2004 and subsequent years, which are not yet due and payable.

Subject to the matters described above, Grantor specially warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever.

GRANTOR has caused this instrument to be duly executed as of the day and year first written above.

Signed in the presence of these witnesses:

Witness: [Signature]
 Print Name: Jean Gilboy - F. 126

Witness: [Signature]
 Print Name: TERA PENNENTI

By: [Signature]
 JOHN R. SCOTT, s Successor Trustee of
 The Velma Konst Revocable Trust dated
 the 5th day of October 2000

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 16th day of September, 2004, by JOHN R. SCOTT, as Successor Trustee of The Velma Konst Revocable Trust dated the 5th day of October 2000. He is personally known to me or has produced FL. DR. LIC. as identification.

[Signature]
 NOTARY PUBLIC - State of Florida
 Name: Jordan Fields
 Commission No: _____
 Expiration: _____



[NOTARY SEAL]

{M2076018;1}

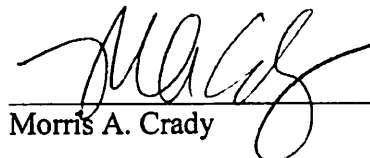
EXHIBIT "A"**LEGAL DESCRIPTION**

Begin at the Northwest corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, Martin County, Florida, thence run South 00 degrees 35 minutes 38 seconds West, along the West line of said Lot 1, 506.88 feet to the Northwest corner of Lot 3 of Racey's Subdivision of said Government Lot 1, Deed Book V, Page 700, Public Records of Brevard County, Florida; thence run South 89 degrees 23 minutes East, along the North line of said Lot 3, 447.1 feet to a concrete monument located on the Easterly right of way line of Sewall's Point Road, for the Point of Beginning; thence run South 24 degrees 02 minutes East, along said right of way, 151.63 feet to a concrete monument; thence run North 84 degrees 09 minutes East, 201.84 feet to a concrete monument; thence run North 5 degrees 53 minutes West 96.18 feet to a concrete monument that is located on a line that is parallel to and 25 feet Southerly of, the said North line of Lot 3; thence run South 89 degrees 23 minutes East, along said line parallel to the North line of Lot 3, 163.8 feet to the Westerly shore line of the Indian River; thence meander said shore line Northerly 25 feet, more or less, to the point of intersection with the said North line of Lot 3; thence run North 89 degrees 23 minutes West along said North line of Lot 3, 403.3 feet to the Point of Beginning.

{M2155293;1}

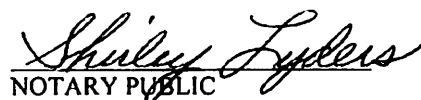
To the best of my knowledge and belief, there has been no transfer of the subject property since the deeds into AA Marina, LLLP were recorded in the Martin County Public Records.

DATED THIS 14th DAY OF August, 2019.


Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF August, 2019 BY MORRIS A. CRADY, WHO [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



EXHIBIT A
FOUR FISH MARINA

LEGAL DESCRIPTION

P.I.=26-37-41-000-000-00040-3
P.I.=26-37-41-000-000-00050-0
P.I.=26-37-41-000-000-00060-8

Official Record Book 1870, Page 0251

Parcels 5 and 6

All that property in Government Lot 1, Section 26, Township 37 South, Range 41 East, Martin County, Florida, lying South of the North line of Lot 3 of Racey's Subdivision of Government Lot 1, Section 26, Township 37 South, Range 41 East, as set out in Plat Book V, page 700 of the Public Records of Brevard County, Florida, and lying East of Sewalls Point Road and North of the North line of the A.J. Milazzo tract, said North line being established by a boundary line agreement recorded in Official Record Book 97, page 115, of the Public Records of Martin County, Florida and West of the channel of the intracoastal waterway of the Indian River; excepting the tract set out in Deed Book 64, page 206, of the Public Records of Martin County, Florida, deeded by W.L. Bailey, joined by his wife Marion Bailey to C.R. Konst and Velma N. Konst, his wife.

TOGETHER WITH riparian rights and submerged land rights thereunto appertaining, which submerged lands were deeded to Walter L. Bailey and wife by deed recorded in Official Record Book 49, page 226, of the Public Records of Martin County, Florida.

Source of Legal Description based on boundary survey by Aslan, Inc. for J. Michael Stetson, on trustee, Anchor's Aweigh Marina, dated 9/13/2004, Job Number: 1175.01.01

Begin at the Northwest corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, Martin County, Florida, thence run South 00 degrees 35 minutes 38 seconds West, along the West line of said Lot 1, 506.88 feet to the Northwest corner of Lot 3 of Racey's Subdivision of Government Lot 1, Deed Book V, Page 700, Public Records of Brevard County, Florida; thence run South 89 degrees 23 minutes East, along the North Line of said Lot 3, 447.1 feet to a concrete monument located on the Easterly right of way lone of Sewall's Point Road, for the Point of Beginning; thence run South 24 degrees 02 minutes East, along said right of way 151.63 feet to a concrete monument; thence run North 84 degrees 09 minutes East, 201.84 feet to a concrete monument; thence run North 5 degrees 53 minutes West 96.18 feet to a concrete monument that is located on a line that is parallel to and 25 feet Southerly of the said North line of Lot 3; thence run South 89 degrees 23 minutes East, along said line

parallel to the North line of Lot 3, 163.8 feet to the Westerly shore line of the Indian River, thence meander said shore line Northerly 25 feet, more or less, to the point of intersection with the said North line of Lot 3, thence run North 89 degrees 23 minutes West along said North line of Lot 3, 403.3 feet to the Point of Beginning

Source of Legal Description based on boundary survey by Aslan, Inc. for AA Marina, LLLP, Regatta Grill, dated 3/18/2004, Job Number: 1154.01.01

(Official Records Book 49, Page 226)

Submerged Land Parcel

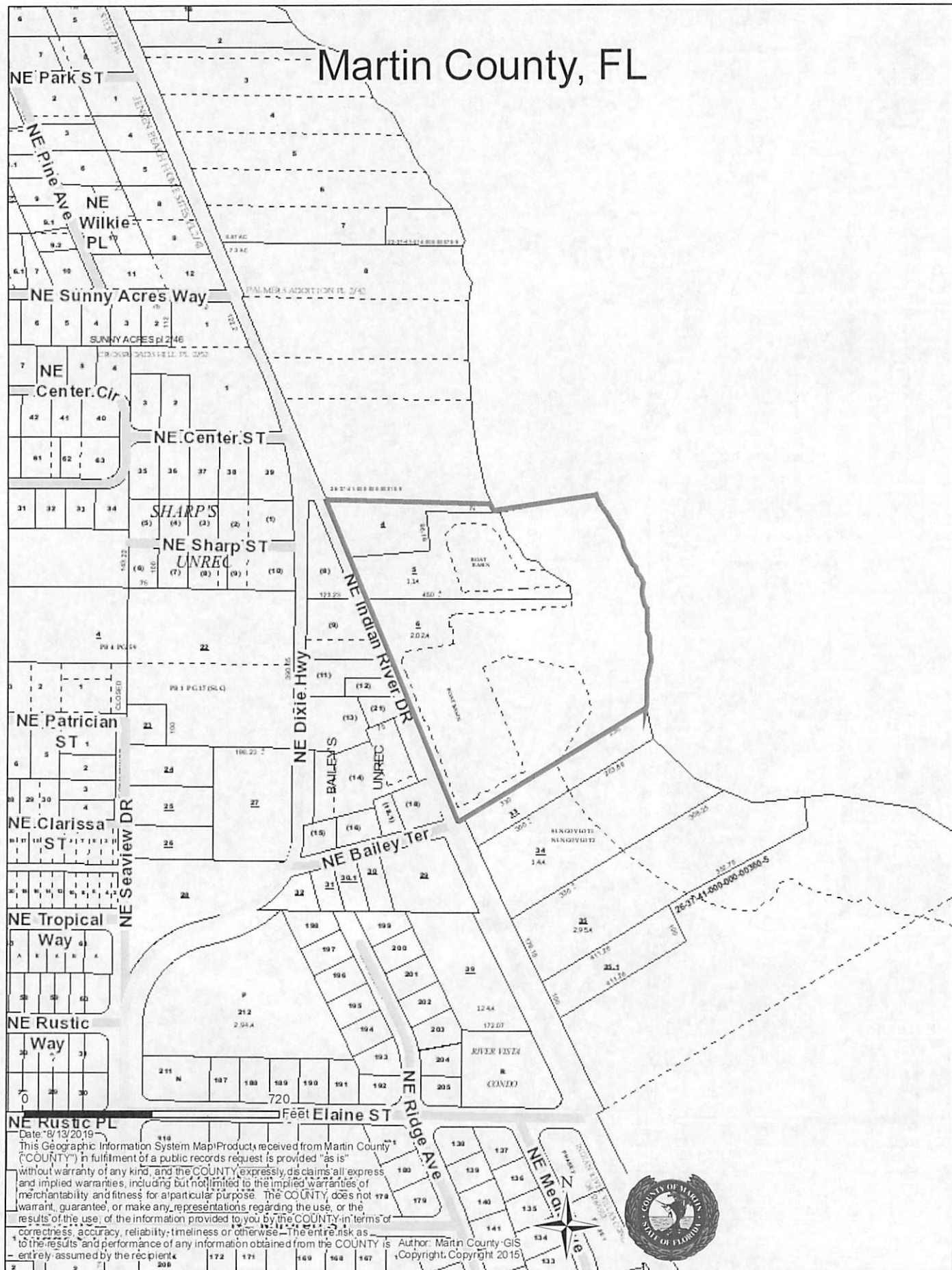
A parcel of submerged land in the Indian River in Section 26, Township 37 South, Range 41 East, Martin County, Florida, more particularly described as follows:

From the Southwest corner of Government Lot 1 of said Section 26, thence run South 89°34' East a distance of 828.45 feet to the centerline of Sewall's Point Road; thence run North 22°57' West along the said centerline of Sewall's Point Road a distance of 10.75 feet; thence run North 57°02' East a distance of 330.55 feet, more or less, to the Westerly shoreline of the Indian River for the **POINT OF BEGINNING**; thence continue North 57°02' East a distance of 250 feet; thence run North 3°02'21" West a distance of 157.83 feet; thence run North 13°29'30" West a distance of 176.66 feet; thence run North 29°44'19" West a distance of 227.64 feet; thence run South 75°17' West a distance of 250 feet to the aforesaid Westerly shoreline of the Indian River; thence meander said Westerly shoreline South 28°14' East a distance of 240 feet; thence South 13°47' East a distance of 225 feet; thence South 3°36' East a distance of 169.94 feet to the POINT OF BEGINNING.

Martin County, FL



Martin County, FL



Martin County, FL

NE Park ST
NE Pine Ave
NE Wilkie PL
NE Sunny Acres Way
NE Center Cir
NE Center ST
NE Sharp ST
NE Dixon Hwy
NE Bailey Ter
NE Elaine ST
NE Ridge Ave
NE Mead

LOW DENSITY
COMM. LIMITED
MOBILE HOME
GENERAL INST.
COMM. WATERFRONT
HIGH DENSITY
COMM. GENERAL
COMM. LIMITED
COMM. WATERFRONT
GENERAL INST.

DATE: 7/8/13/2019
This Geographic Information System Map Product received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
Copyright: Copyright 2015

COUNTY OF MARTIN
STATE OF FLORIDA

[illegible]

[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-3A, LIBERAL MULTIPLE FAMILY DISTRICT AND B-2, BUSINESS-
WHOLESALE DISTRICT, TO WGC, WATERFRONT GENERAL COMMERCIAL
DISTRICT FOR AA MARINA, LLLP**

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

1. AA Marina, LLLP submitted an application for a change in zoning district classification from the current R-3A, Liberal Multiple Family District and B-2, Business-Wholesale District to WGC, Waterfront General Commercial District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on October 7, 2021, and its recommendation was forwarded to the Board of County Commissioners.
3. This Board has considered such recommendation.
4. Upon proper notice of hearing this Board held a public hearing on the application on October 19, 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-3A, Liberal Multiple Family District and B-2, Business-Wholesale District to WGC, Waterfront General Commercial 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 19TH DAY OF OCTOBER 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

FOUR FISH MARINA

LEGAL DESCRIPTION

P.I.=26-37-41-000-000-00040-3

P.I.=26-37-41-000-000-00050-0

P.I.=26-37-41-000-000-00060-8

Official Record Book 1870, Page 0251

Parcels 5 and 6

All that property in Government Lot 1, Section 26, Township 37 South, Range 41 East, Martin County, Florida, lying South of the North line of Lot 3 of Racey's Subdivision of Government Lot 1, Section 26, Township 37 South, Range 41 East, as set out in Plat Book V, page 700 of the Public Records of Brevard County, Florida, and lying East of Sewalls Point Road and North of the North line of the A.J. Milazzo tract, said North line being established by a boundary line agreement recorded in Official Record Book 97, page 115, of the Public Records of Martin County, Florida and West of the channel of the intracoastal waterway of the Indian River; excepting the tract set out in Deed Book 64, page 206, of the Public Records of Martin County, Florida, deeded by W.L. Bailey, joined by his wife Marion Bailey to C.R. Konst and Velma N. Konst, his wife.

TOGETHER WITH riparian rights and submerged land rights thereunto appertaining, which submerged lands were deeded to Walter L. Bailey and wife by deed recorded in Official Record Book 49, page 226, of the Public Records of Martin County, Florida.

Source of Legal Description based on boundary survey by Aslan, Inc. for J. Michael Stetson, on trustee, Anchor's Aweigh Marina, dated 9/13/2004, Job Number: 1175.01.01

Begin at the Northwest corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, Martin County, Florida, thence run South 00 degrees 35 minutes 38 seconds West, along the West line of said Lot 1, 506.88 feet to the Northwest corner of Lot 3 of Racey's Subdivision of Government Lot 1, Deed Book V, Page 700, Public Records of Brevard County, Florida; thence run South 89 degrees 23 minutes East, along the North Line of said Lot 3, 447.1 feet to a concrete monument located on the Easterly right of way lone of Sewall's Point Road, for the Point of Beginning; thence run South 24 degrees 02 minutes East, along said right of way 151.63 feet to a concrete monument; thence run North 84 degrees 09 minutes East, 201.84 feet to a concrete monument; thence run North 5 degrees 53 minutes West 96.18 feet to a concrete monument that is located on a line that is parallel to and 25 feet Southerly of the said North line of Lot 3; thence run South 89 degrees 23 minutes East, along said line

Exhibit A Continued

parallel to the North line of Lot 3, 163.8 feet to the Westerly shore line of the Indian River, thence meander said shore line Northerly 25 feet, more or less, to the point of intersection with the said North line of Lot 3, thence run North 89 degrees 23 minutes West along said North line of Lot 3, 403.3 feet to the Point of Beginning

Source of Legal Description based on boundary survey by Aslan, Inc. for AA Marina, LLLP, Regatta Grill, dated 3/18/2004, Job Number: 1154.01.01

(Official Records Book 49, Page 226)

Submerged Land Parcel

A parcel of submerged land in the Indian River in Section 26, Township 37 South, Range 41 East, Martin County, Florida, more particularly described as follows:

From the Southwest corner of Government Lot 1 of said Section 26, thence run South 89°34' East a distance of 828.45 feet to the centerline of Sewall's Point Road; thence run North 22°57' West along the said centerline of Sewall's Point Road a distance of 10.75 feet; thence run North 57°02' East a distance of 330.55 feet, more or less, to the Westerly shoreline of the Indian River for the **POINT OF BEGINNING**; thence continue North 57°02' East a distance of 250 feet; thence run North 3°02'21" West a distance of 157.83 feet; thence run North 13°29'30" West a distance of 176.66 feet; thence run North 29°44'19" West a distance of 227.64 feet; thence run South 75°17' West a distance of 250 feet to the aforesaid Westerly shoreline of the Indian River; thence meander said Westerly shoreline South 28°14' East a distance of 240 feet; thence South 13°47' East a distance of 225 feet; thence South 3°36' East a distance of 169.94 feet to the **POINT OF BEGINNING**.

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
AA Marina, LLLP	4200 N. Flagler Drive West Palm Beach, FL 33407

(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
<i>Pamela Huizenga-Alexander</i>	<i>13054 NW Gilson Rd Palm City, FL 34990</i>	<i>50%</i>
<i>Robert Ray Huizenga</i>	<i>1233 N Rio Vista Blvd Ft Lauderdale, FL 33301</i>	<i>50%</i>

(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
	N/A	

(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 *
None				

(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.

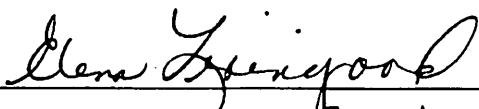
AFFIANT



Alex Muxo

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 8th day of AUGUST 2019, by ALEX MUXO, who is personally known to me or have produced _____ as identification.



Notary Public, State of FLORIDA

(Notary Seal)

Print Name: Elena Livingood

My Commission Expires: May 9, 2022

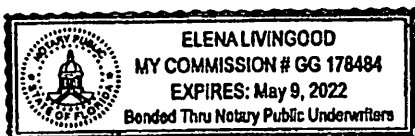


Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

EXHIBIT A

FOUR FISH MARINA

LEGAL DESCRIPTION

P.I.=26-37-41-000-000-00040-3

P.I.=26-37-41-000-000-00050-0

P.I.=26-37-41-000-000-00060-8

Official Record Book 1870, Page 0251

Parcels 5 and 6

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TOGETHER WITH riparian rights and submerged land rights thereunto appertaining, which submerged lands were deeded to Walter L. Bailey and wife by deed recorded in Official Record Book 49, page 226, of the Public Records of Martin County, Florida.

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(Official Records Book 49, Page 226)

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September 23, 2021

Subject and Location: **AA Marina, LLLP, Mandatory Rezoning (A059-004)** Request by AA Marina, LLLP, for approval of an amendment to the zoning atlas to change the zoning from the existing B-2 (Business District) and R-3A (Liberal Multi-family District) to WGC (Waterfront General Commercial District), or the most appropriate zoning district, for approximately 4 acres located on NE Indian River Drive, immediately adjacent to, and north of the County's public boat ramp park, in Jensen Beach. Included is a request for a Certificate of Public Facilities Exemption.

Dear Property Owner:

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

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

Time and Date: **LOCAL PLANNING AGENCY**

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, October 7, 2021

Time and Date: **BOARD OF COUNTY COMMISSIONERS**

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, October 19, 2021

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

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

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 days prior to the meeting. No fee will be

assessed on 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.

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

For further information, please feel free to contact me or call the Growth Management Department at 772-288-5495. All written comments should be sent to Pete Walden, Principal Planner, pwalden@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,

Morris A. Crady, AICP
Senior Vice President

Attachment: Location-Aerial Map



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

May 5, 2021

Ownership Search

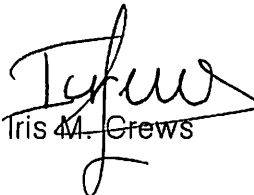
Prepared for LUCIDO & ASSOCIATES:

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

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

TAX ID: See Exhibit "B" attached hereto
 OWNER: & made a part hereof.
 ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).


 Tris M. Crews

PT Prestige title agency, inc.

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

SEARCH NO. P21-11656/IC

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. 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.

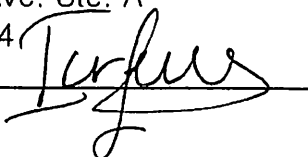
PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

By: _____

Iris M. Crews





Prepared by and Return to:
Paul K. Hines, Esq.
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Commons Blvd., Ste. 200
Stuart, Florida 34996
(561) 288-1980

INSTR # 1676158
OR BK 01791 PG 0892
RECORDED 07/21/2003 11:25:43 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 28,000.00
RECORDED BY T Copus (asst mgr)

Parcel Identification No.: 26-37-41-009-000-0013
26-37-41-009-000-0012
26-37-41-009-000-0021
26-37-41-009-000-0011
26-37-41-000-000-0005
26-37-41-000-000-0006

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 18 day of July 2003, by MARCUS'S FIELDBROOK, INC., an Ohio corporation ("Grantor"), whose office address is: 2225 NE Indian River Drive, Jensen Beach, Florida 34957 to AA MARINA, LLLP, a Florida limited liability limited partnership ("Grantee"), whose office address is: 450 E. Las Olas Boulevard, Suite 1500, Fort Lauderdale, Florida 33301.

WITNESSETH:

That Grantor for and in consideration of the sum of TEN AND NO/100 U.S. DOLLARS (U.S. \$10.00) paid to Grantor and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONVEY, and CONFIRM unto Grantee, in fee simple, that certain land located in Marin County, Florida, legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (the "Property").

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or anyway appertaining, and other embellishments owned by Grantor and appurtenant to the Property.


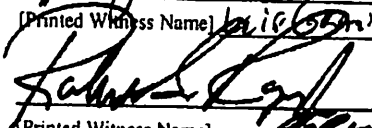
SUBJECT TO covenants, restrictions, and public utility easements of record, the provisions of which are not reimposed hereby; taxes and assessments for the year 2003 and all subsequent years.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors and assigns forever. And Grantor hereby covenants with Grantee that at the time of the delivery of this Special Warranty Deed, the Property is free from all encumbrances other than as described above and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.


Exhibit A-1
page 1 of 5

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in the presence of:


 (Printed Witness Name) Robert S. Haynes Jr.

 (Printed Witness Name) Robert S. Haynes Jr.

MARCUS'S FIELDBROOK, INC., an Ohio corporation

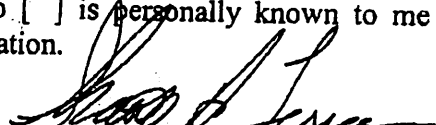
By: 
 CHARLES SHOUP, President P, r s

[Corporate Seal]

STATE OF FLORIDA)

COUNTY OF MARTIN)

The foregoing Special Warranty Deed was acknowledged before me this ____ day of July 2003, by CHARLES SHOUP, President of MARCUS'S FIELDBROOK, INC., an Ohio corporation, on behalf of said corporation, who [] is personally known to me or [] has produced a Florida's Driver's License as identification.


 Notary Public - State of Florida

(Notary Seal)

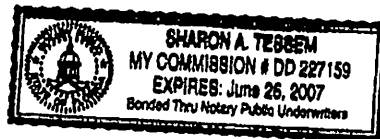


Exhibit 'A' (1)
 page 2 of 5

EXHIBIT APARCEL 1

Start at the S.W. corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, thence run S 89°34' E to the Easterly R/W of State Road 707, a distance of 454.30 feet; Thence run N 00°18' E along said Easterly R/W of State Road 707, a distance of 200 feet for a point of beginning; Thence continue to run N 00°18' E along said Easterly R/W of State Road 707 a distance of 121.83 feet; Thence run N 88°51' E a distance of 135.37 feet; Thence run S 12°32' E a distance of 71.54 feet; Thence run S 67°21' W a distance of 10 feet; Thence run S 22°39' E a distance of 30 feet; Thence run S 67°21' W a distance of 85.46 feet; Thence run N 00°18' E a distance of 9.35 feet; Thence run N 89°42' W to the aforesaid Easterly R/W of State Road 707 a distance of 75 feet to the Point of Beginning.

Tax I.D. No. 26-37-41-009-000-00130

Parcel 2

Start at the S.W. corner of Government Lot 1, Section 26, Township 37 South, Range 41 East; thence run S 89° 34' E to the Easterly R/W of State Road 707, a distance of 454.30 feet; Thence run N 00°18' E along said Easterly R/W of State Road 707, a distance of 321.83 feet; Thence run N 88°51' E a distance of 100 feet for a point of beginning; Thence continue to run N 88° 51' E to the Westerly right-of-way of Sewalls Point Rd., a distance of 119.34 feet; Thence run N 21°55' 05" W along the Westerly R/W of Sewalls Point Road, a distance of 51 feet; Thence run S 89°30' 26" W a distance of 100 feet; Thence run S 00°19' W for a distance of 48.84 feet to the Point of Beginning.

Tax I.D. No. 26-37-41-009-000-00120

Parcel 3

Start at the Southwest corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, thence run South 89° 34' East to the Easterly right-of-way of State Road No. 707, a distance of 454.30 feet; thence run North 00° 18' East along the easterly right-of-way of State Road No. 707 a distance of 321.83 feet; thence run North 88° 51' East a distance of 135.37 feet for a point of beginning; thence continue to run North 88° 51' East to the Westerly right-of-way of Sewall's Point Road a distance of 83.97 feet; thence run South 21° 39' East along said Westerly right-of-way of Sewall's Point Road a distance of 39.65 feet; thence run South 67° 21' West a distance of 90.00 feet; thence run North 12° 32' West a distance of 71.54 feet to the point of beginning.

Tax I.D. No. 26-37-41-009-000-00210

Exhibit 'A' (1)
Page 3 of 5

Parcel 4

The Northerly 93.27 feet of the South 415 feet of Government Lot 1, Section 26, Township 37 South, Range 41 East, lying between State Road 707 and Sewalls Point Road, less and excepting the following described parcel:

Start at the S.W. corner of Government Lot 1, Section 26, Township 37 South, Range 41 East; thence run S 89° 34' E to the Easterly R/W of State Road 707, a distance of 454.30 feet; Thence run N 00° 18' E along said Easterly R/W of State Road 707, a distance of 321.83 feet; Thence run N 88° 51' E a distance of 100 feet for a point of beginning; Thence continue to run N 88° 51' E to the Westerly right-of-way of Sewalls Point Rd., a distance of 119.34 feet; Thence run N 21° 55' 05" W along the Westerly R/W of Sewalls Point Road, a distance of 51 feet; Thence run S 89° 30' 26" W a distance of 100 feet; Thence run S 00° 19' W for a distance of 48.84 feet to the Point of Beginning.

Tax I.D. No. 26-37-41-009-000-00110

Parcels 5 and 6

All that property in Government Lot 1, Section 26, Township 37 South, Range 41 East, Martin County, Florida, lying South of the North line of Lot 3 of Racey's Subdivision of Government Lot 1, Section 26, Township 37 South, Range 41 East, as set out in Plat Book V, page 700, of the Public Records of Brevard County, Florida, and lying East of Sewalls Point Road and North of the North line of the A.J. Milazzo tract, said North line being established by a boundary line agreement recorded in Official Record Book 97, page 115, of the Public Records of Martin County, Florida and West of the channel of the intracoastal waterway of the Indian River; excepting the tract set out in Deed Book 64, page 206, of the Public Records of Martin County, Florida, deeded by W.L. Bailey, joined by his wife Marion Bailey to C.R. Konat and Velma N. Konat, his wife.

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Tax I.D. No. 26-37-41-000-000-00050 and
Tax I.D. No. 26-37-41-000-000-00060

Exhibit A* (1)
page 4 of 5

Exhibit A - Legal Description

Official Record Book 1868 Page 0544

Parcel 1

Beginning at a point 823.78 feet East of an 1316.31 feet South of the Northwest corner of Section 26, Township 37 South, Range 41 East; (1) thence on what is hereby called the "North Line" run North 56°26'00" East a distance of 338 feet more or less to the waters of the Indian River; (2) thence run South along the waters of the Indian River to a point where a line (parallel to and 75 feet Southeasterly measured at right angle from said North Line) intersects the waters on the West shore of the Indian River; (3) thence run South 56°26'00" West 292 feet on said line which is 75 feet Southeasterly of and parallel to said "North Line" to a point (4) thence run North 26°19'00" West 75.6 feet to the point of beginning. Together with all riparian rights thereunto appertaining. LESS AND EXCEPTING the following described parcel as recorded in O.R. Book 148, Page 363, Public Records of Martin County Florida.

The West 25 feet of the following described property:

Beginning at a point 823.78' East of and 1316.31' South of the Northwest corner of Section 26, Township 37 South, Range 41 East; (1) thence on what is hereby called the "North Line", run North 56°26' East, a distance of 338' more or less, to the waters of the Indian River; (2) thence run South along the waters of the Indian River to a point where a line (parallel to and 75' Southeasterly, measured at a right angle from said North line) intersects the waters on the West shore of the Indian River; (3) thence run South 56°26' West 292' on said line which is 75' Southeasterly of and parallel to said "North Line" to a point; (4) thence run North 26°19' West, 75.6' to the point of beginning.

Parcel 2

ALSO: a parcel of submerged land in the Indian River in Section 26, Township 37 South, Range 41 East, more particularly described as follows: Start at the SW corner of Government Lot 1 of said Section 26; thence run South 89°34'00" East along the South line of said Lot 1 828.45 feet to the centerline of Sewall's Point Road; thence run North 22°57'00" West along said centerline a distance of 10.75 feet thence run North 57°02'00" East a distance of 330.15 feet to the shore line of the Indian River for the point of beginning; thence continue to run North 57°02'00" East a distance of 250 feet thence run South 12°26'23" East a distance of 80.05 feet thence run South 57°02'00" West a distance of 250 feet to the aforesaid shoreline of the Indian River, thence meandering said shoreline northerly, run North 11°10'00" West a distance of 80.78 feet to the point of beginning; lying and being in Martin County, Florida

Parcel I.D. Numbers: 26-37-41-000-000-00040-3
 26-37-41-000-000-00050-0
 26-37-41-000-000-00060-8

Exhibit A⁷ (1)
 page 5 of 5



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

262

Basic Info

PIN 26-37-41-000-000-00040-3	AIN 3708	Situs Address 2275 NE INDIAN RIVER DR JENSEN BEACH FL	Website Updated 5/4/21
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General Information

Property Owners AA MARINA LLLP	Parcel ID 26-37-41-000-000-00040-3	Use Code/Property Class 1000 - 1000 Vacant Commercial
Mailing Address 7900 GLADES RD STE 402 BOCA RATON FL 33434	Account Number 3708	Neighborhood 20200 Indian River Drive
Tax District 6006 - DISTRICT ONE MSTU	Property Address 2275 NE INDIAN RIVER DR JENSEN BEACH FL	Legal Acres .7760
	Legal Description BEG 506.88' S OF NW COR OF GOV LOT 1, RUN E ALG N/LN OF LOT 3 RACEYS S/D TO E/LN OF S PT RD FOR BEG, SELY ALG RD 151.63', N 89 DEG 09' E 201.84', N 5 DEG 53' W 96.18', E TO RIVER TO PT PARALLEL & 25' S OF N/LN OF SD LOT 3, MEANDER NLY TO SD LN & W TO BEG	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2020	\$ 632,150	\$ 5,780	\$ 637,930	\$ 0	\$ 637,930	\$ 0	\$ 637,930

Exhibit "B" (1)
page 1 of 2

Sale Date

9/21/04

Grantor (Seller)

KONST, VELMA (TR) DEC'D

Doc Num

1780971

Sale Price

\$ 850,000

Deed Type

SUCCESSOR TRUSTEE

Book & Page1940 2580

Full Legal Description

BEG 506.88' S OF NW COR OF GOV LOT 1, RUN E ALG N/LN OF LOT 3 RACEYS S/D TO E/LN OF S PT RD FOR BEG, SELY ALG RD 151.63', N 89 DEG 09' E 201.84', N 5 DEG 53' W 96.18', E TO RIVER TO PT PARALLEL & 25' S OF N/LN OF SD LOT 3, MEANDER NLY TO SD LN & W TO BEG

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Exhibit 'B' (1)
page 2 of 2



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

264

Basic Info

PIN 26-37-41-000-000-00060-8	AIN 3710	Situs Address 2225 NE INDIAN RIVER DR JENSEN BEACH FL	Website Updated 5/4/21
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General Information

Property Owners AA MARINA LLLP	Parcel ID 26-37-41-000-000-00060-8	Use Code/Property Class 2000 - 2000 Marina/air/bus terminals
Mailing Address 7900 GLADES RD STE 402 BOCA RATON FL 33434	Account Number 3710	Neighborhood 20200 Indian River Drive
Tax District 6006 - DISTRICT ONE MSTU	Property Address 2225 NE INDIAN RIVER DR JENSEN BEACH FL	Legal Acres 7.2710
	Legal Description S 565.1' OF GOV LOT 1 LYING BTWN RIVER & E/LN OF S PT RD (LESS TR TO MICHAELSON AS IN DB 65/296) & SUBMERGED TR DB OR 49/226	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2020	\$ 1,373,520	\$ 655,720	\$ 2,029,240	\$ 0	\$ 2,029,240	\$ 0	\$ 2,029,240

Current Sale

Sale Date
7/18/03

Grantor (Seller)
MARCUS'S FIELDBROOK, INC.

Doc Num
1676158

Exhibit B (1)
page 1 of 2

Sale Price
\$ 4,000,000

Deed Type
SW

Book & Page
1791 0892

265

Full Legal Description

S 565.1' OF GOV LOT 1 LYING BTWN RIVER & E/LN OF S PT RD (LESS TR TO MICHAELSON AS IN DB 65/296) & SUBMERGED TR DB OR 49/226

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Exhibit "B" (1)
page 2 of 2

Prepared By and Return To:
 Janice L. Russell, Esq.
 Akerman Senterfitt
 One Southeast Third Avenue, 28th Floor
 Miami, Florida 33131

INSTR # 1780971
 OR BK 01940 PG 2580
 RECORDED 09/21/2004 10:52:59 AM
 MARSHA EWING
 CLERK OF MARTIN COUNTY FLORIDA
 DEED DOC TAX 5,950.00
 RECORDED BY L Wood

Folio No's.: 2637410000000004030000

WARRANTY DEED

THIS WARRANTY DEED is made and executed as of the 14th day of September, 2004, by JOHN R. SCOTT, Successor Trustee of The Velma Konst Revocable Trust dated the 5th day of October 2000, ("Grantor"), whose mailing address is 416 CORTEZ, STUART, FL 33494, to AA MARINA, LLLP, a Florida limited liability limited partnership ("Grantee"), whose mailing address is 450 East Las Olas Boulevard, Suite 1500, Ft. Lauderdale, Florida 33301.

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, the following described property:

See Exhibit "A" attached to and incorporated in this instrument ("Land").

Said Land is not now nor has it ever been the homestead of the Grantor. Grantors residence address is 416 Cortez, Stuart, FL 33494.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Land, if any;

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is made subject to easements, covenants, restrictions and limitations of record, none of which shall be deemed to be reimposed by this instrument; and taxes and assessments for the year 2004 and subsequent years, which are not yet due and payable.

Subject to the matters described above, Grantor specially warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever.

GRANTOR has caused this instrument to be duly executed as of the day and year first written above.

Exhibit A' (2)
 page 1 of 3.

Signed in the presence of these witnesses:

Witness: [Signature]
 Print Name: Jean M. Boyl - Field

Witness: [Signature]
 Print Name: TERA PENNENTI

By: [Signature]
 JOHN R. SCOTT, s Successor Trustee of
 The Velma Konst Revocable Trust dated
 the 5th day of October 2000

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 16th day of September, 2004, by JOHN R. SCOTT, as Successor Trustee of The Velma Konst Revocable Trust dated the 5th day of October 2000. He is personally known to me or has produced FL. DR. LIC. as identification.

[Signature]
 NOTARY PUBLIC - State of Florida
 Name: Jordan Field
 Commission No: _____
 Expiration: _____



Jordan Field
 My Commission DD185033
 Expires March 19, 2007

[NOTARY SEAL]

Exhibit "A" (2)
 page 2 of 3

{M2076018;1}

EXHIBIT "A"**LEGAL DESCRIPTION**

Begin at the Northwest corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, Martin County, Florida, thence run South 00 degrees 35 minutes 38 seconds West, along the West line of said Lot 1, 506.88 feet to the Northwest corner of Lot 3 of Racey's Subdivision of said Government Lot 1, Deed Book V, Page 700, Public Records of Brevard County, Florida; thence run South 89 degrees 23 minutes East, along the North line of said Lot 3, 447.1 feet to a concrete monument located on the Easterly right of way line of Sewall's Point Road, for the Point of Beginning; thence run South 24 degrees 02 minutes East, along said right of way, 151.63 feet to a concrete monument; thence run North 84 degrees 09 minutes East, 201.84 feet to a concrete monument; thence run North 5 degrees 53 minutes West 96.18 feet to a concrete monument that is located on a line that is parallel to and 25 feet Southerly of, the said North line of Lot 3; thence run South 89 degrees 23 minutes East, along said line parallel to the North line of Lot 3, 163.8 feet to the Westerly shore line of the Indian River; thence meander said shore line Northerly 25 feet, more or less, to the point of intersection with the said North line of Lot 3; thence run North 89 degrees 23 minutes West along said North line of Lot 3, 403.3 feet to the Point of Beginning.

{M2155293;1}

Exhibit <A>(2)
page 3 of 3



Basic Info

PIN 26-37-41-000-000-00050-0	AIN 3709	Situs Address 2225 NE INDIAN RIVER DR JENSEN BEACH FL	Website Updated 5/4/21
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General Information

Property Owners AA MARINA LLLP	Parcel ID 26-37-41-000-000-00050-0	Use Code/Property Class 2000 - 2000 Marina/air/bus terminals
Mailing Address 7900 GLADES RD STE 402 BOCA RATON FL 33434	Account Number 3709	Neighborhood 20200 Indian River Drive
Tax District 6006 - DISTRICT ONE MSTU	Property Address 2225 NE INDIAN RIVER DR JENSEN BEACH FL	Legal Acres 1.0960
	Legal Description SLY 245.5 OF N 752.38 OF GOV LOT 1 RUNNING FROM S PT RD TO INDIAN RIVER (LESS TR TO KONST)	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2020	\$ 1,023,160	\$ 249,810	\$ 1,272,970	\$ 0	\$ 1,272,970	\$ 0	\$ 1,272,970

Current Sale

Sale Date 7/18/03	Grantor (Seller) MARCUS'S FIELDBROOK, INC.	Doc Num 1676158
Sale Price \$ 4,000,000	Deed Type SW	Book & Page 1791 0892

Exhibit B (2)
page 1 of 2

Full Legal Description

SLY 245.5 OF N 752.38 OF GOV LOT 1 RUNNING FROM S PT RD TO INDIAN RIVER (LESS TR TO KONST)

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Exhibit "B" (2)
page 2 of 2

Martin County, FL



Date: 8/13/2015
 This Geographic Information System Map Product received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is, entirely assumed by the recipient. Author: Martin County GIS Copyright: Copyright 2015

To Advertise, visit: classifieds.tcpalm.com

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

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

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Public Notices

for the latest...

Foreclosure

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA

DIVISION: CIVIL

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs.

CARL W. GOSS, JUDY A. GOSS, MICHAEL E. GOSS, PAMELA S. GOSS, NIKIA PAMELA PINKERTON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST CARL W. GOSS, DECEASED, Defendants.

CASE NO. 21001284CCXMX

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given that, Clerk of Circuit and County Courts of Martin County, Florida, will on November 2, 2021, at 10:00 a.m., via electronic sale at www.martinrealfore.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Martin County, Florida:

Unit Week No. 34 in Condominium Parcel Number 308 of PLANTATION BEACH CLUB, a Condominium according to the Declaration of Condominium therefor, recorded in Official Records Book 596 at Page 1184, in the Public Records of Martin County, Florida, and all amendments thereto, if any, pursuant to the Final Judgment of Foreclosure entered in a case pending in said court in the above-styled cause.

Any person claiming an interest in the surplus from the sale, if any, other than property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this Notice of Foreclosure Sale has been furnished to Defendants, CARL W. GOSS, JUDY A. GOSS, MICHAEL E. GOSS, PAMELA S. GOSS, NIKIA PAMELA PINKERTON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST CARL W. GOSS, DECEASED, by U.S. Mail this 17th day of September 2021.

MICHAEL L. BELLE, P.A.
 2364 Fruitville Road
 Sarasota, Florida 34237
 Telephone: (941) 555-9212
 Facsimile: (941) 555-9317
 By: Michael J. Belle
 Attorney for Plaintiff
 Florida Bar No.: 840882
 DESIGNATED PRIMARY E-MAIL SERVICE PURSUANT TO FLA. R. JUD. ADMIN. 2.516
 service@michaelbelle.com
 mjbelle@michaelbelle.com
 JURY@michaelbelle.com

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE HEREBY ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.

Pub: Sept 22, 29, 2021
 TCN 4919566

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA

PROBATE

IN RE: ESTATE OF

ROSALIA C. ROMANO

Case No. 2020CP00085CP

Division: AX

Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROSALIA C. ROMANO, deceased, File Number, is 2020CP00085CP, pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 S. Ocean Blvd Ste 300, Stuart, FL 34994.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unsecured contingent or unliquidated claims on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against decedent's estate, including unsecured contingent or unliquidated claims, must file their claims with this court

Notice To Creditors

WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) OR MORE YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is September 15, 2021.

Attorney for Personal Representative:

JOHN TALLARDO, P.A.
 Rosalia Logan
 1860 SW Fountainview Blvd
 Fort St. Lucie, FL 34986
 Tel: (772) 333-7770
 E-Mail: jtallarido@tallaridow.com

Personal Representative:
 ROSALIA LOGAN
 c/o JOHN TALLARDO, P.A.
 1860 SW Fountainview Blvd.
 Fort St. Lucie, FL 34986
 Tel: (772) 333-7770
 E-Mail: jtallarido@tallaridow.com

Pub: Sep 15th, 22nd, 29th 2021
 TCN4904780

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA

IN RE: ESTATE OF

REGINALD LEE CHILDS, JR.

AKA: REGINALD L. CHILDS, JR.

Deceased.

File No. 562021CP001247FM

Division: Probate

NOTICE TO CREDITORS

The administration of the estate of REGINALD LEE CHILDS, JR., AKA: REGINALD L. CHILDS, JR., deceased, whose date of death was August 13, 2021, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, File No. 562021CP001247FM, the address of which is P.O. Box 700, Fort Pierce, FL 34954. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given that, Clerk of Circuit and County Courts of Martin County, Florida, will on November 2, 2021, at 10:00 a.m., via electronic sale at www.martinrealfore.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Martin County, Florida:

Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

NOTICE OF FORECLOSURE SALE

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

CASE NO. 21001284CCXMX

NOTICE OF FORECLOSURE SALE

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Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

vs. ELIZABETH Y. CATRON, Defendant.

Public Notices

Martin County, Florida, and all amendments thereto, if any, pursuant to the Final Judgment of Foreclosure entered in a case pending in said court in the above-styled cause.

Any person claiming an interest in the surplus from the sale, if any, other than property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this Notice of Foreclosure Sale has been furnished to Defendant, ELIZABETH Y. CATRON, 200 COYATTE COVE, LOUDON, TN 37774, by U.S. Mail this 17th day of September 2021.

MICHAEL L. BELLE, P.A.
 2364 Fruitville Road
 Sarasota, Florida 34237
 Telephone: (941) 555-9212
 Facsimile: (941) 555-9317
 By: Michael J. Belle
 Attorney for Plaintiff
 Florida Bar No.: 840882
 DESIGNATED PRIMARY E-MAIL SERVICE PURSUANT TO FLA. R. JUD. ADMIN. 2.516
 service@michaelbelle.com
 mjbelle@michaelbelle.com
 JURY@michaelbelle.com

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE HEREBY ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.

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 TCN4919574

PUBLIC NOTICE

CITY OF SEBASTIAN

INDIAN RIVER COUNTY

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAS SCHEDULED A PUBLIC HEARING IN THE CITY COUNCIL CHAMBERS, 1225 MAIN STREET, SEBASTIAN, AT A REGULAR MEETING TO BE HELD ON THURSDAY, OCTOBER 7, 2021, AT 6:00 P.M. TO MAKE A RECOMMENDATION TO THE CITY COUNCIL REGARDING THE REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A PROPOSED 3,270-SQ-FT AUTO-

BEFORE THE BOARD OF COUNTY COMMISSIONERS

MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Subject: Wright-Fish 7 Eleven (W079-009) requests approval for a major final site plan for the development of a Gas station with convenience store and car wash. The 4,456 sq. ft. Convenience store, 980 sq. ft. car wash and 8 fuel pumps are to be constructed on a previously developed approximate 3.5 acre parcel with access to SW Kanner Highway and SE Salerno Road. Included in this application is a request for a Certificate of Public Facilities Reservation.

Location: The project is located on the south east corner of the intersection of SW Kanner Highway and SE Salerno Road 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, October 7, 2021

Public hearing: BOARD OF COUNTY COMMISSIONERS (BOCC)
 Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, October 19, 2021

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 345-1331, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6, 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 BOCC meeting. No fee will be assessed. If the Intervenor is representing a group or 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 and that the group is 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 BOCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of the 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 and that the record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5455. Prior to the public hearings, written comments should be sent to Peto Walden, ALP, Principal Planner, EWalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 22nd DAY OF SEPTEMBER 2021.
 Pub: Sept. 22, 21 TCN4917453

Public Notices

MATED CAR WASH TUNNEL WITH 18 VACUUM STATIONS, FOUR (4) BUG PREP STATIONS, AND THREE (3) EMPLOYEE PARKING SPACES WITHIN THE COMMERCIAL RIVERFRONT ZONING DISTRICT, LOCATED AT 13070 US HIGHWAY 1, MOJAN, RIVER COUNTY TAX PARCEL ID:

#3038210001000000021.1.

ALL INTERESTED PARTIES MAY APPEAR AT THE HEARING AND BE HEARD WITH RESPECT TO THE SPECIAL USE APPLICATION, WHICH IS AVAILABLE FOR REVIEW IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

JOEL ROTH, CHAIRMAN, PLANNING AND ZONING COMMISSION

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

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

In compliance with the Americans with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation to participate in this meeting, please contact the City's ADA Coordinator at 772-388-8226 at least 7 business days in advance of the meeting.

NOTICE OF PUBLIC HEARING

MARTIN COUNTY

BEFORE THE BOARD OF MASSAGE

IN RE: The License to practice Massage Establishment

Meili J. L.M.T., 1551 SE Wilshire Place, Apt. 203, Stuart, FL 34994

CASE NO.: 2019-46108

LICENSE NO.: MA 76446

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting John Loring, Esq., at (772) 345-1331, or the County Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin 4005, Tallahassee, Florida.

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS

MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARINGS

Subject: AA Marina (aka Four Fish Marina), LLP (A059-004) request for a zoning district change from the B-2, Business District and R-3A, Liberal Multiple-Family District to the WGC, Waterfront General Commercial zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption.

Location: The approximate 4 acre developed parcel is located on the east side of NE Indian River Drive just south of the intersection with NE Dixie Highway in Jensen Beach.

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

Public hearing: BOARD OF COUNTY COMMISSIONERS (BOCC)
 Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, October 19, 2021

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996



lucido&associates

**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	September 9, 2019		
To:	Peter Walden Martin County Growth Management Dept.		
From:	Shirley Lyders		
Subject:	Four Fish Marina Rezoning and Revised FSP (Martin County Project #A059- 004/005)	Project No.	18-1100

Pursuant to Article 10.6.B of the Development Review Procedures, attached is the certification regarding the posting of the project sign for the rezoning and revised final site plan applications.

Doug Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

Ms. Shirley Lyders
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Notice Proposed Rezoning and Development
Four Fish Marina
File Number: A059-004/005

Dear Ms. Lyders:

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


Doug Fitzwater

State of Florida
County of Martin

Doug Fitzwater, who is personally known to me, acknowledged the forgoing instrument before me on September 9, 2019


Notary Public, State of Florida





[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-3A, MULTIPLE FAMILY DISTRICT AND B-2 BUSINESS WHOLESALE DISTRICT, TO WGC, WATERFRONT COMMERCIAL DISTRICT FOR AA MARINA, LLLP]

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

1. AA Marina, LLLP submitted an application for a change in zoning district classification from the current R-3A, Multiple Family District and B-2, Business wholesale District to WGC, Waterfront General Commercial 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 October 07, 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 October 19, 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 AA Marina, LLLP for a change in zoning district classification from the current R-3A, Multiple Family District and B-2, Business Wholesale District to WGC, Waterfront General Commercial 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 19TH DAY OF OCTOBER, 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

County
EXHIBIT # 2

Peter W. Walden, AICP
Principal Planner
Martin County Growth Management Department
pwalden@martin.fl.us Office 772-219-4923
2401 SE Monterey Road Stuart, FL 34996

Experience

Public Sector Work History

Principal Planner, AICP Martin County, FL

2018- present

- Project Coordinator- development application and land development regulation review
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

Senior Planner, Martin County, FL.

2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL.

2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance. Provide related documents; draft time extensions, build out determinations, administrative amendments.

Zoning Compliance, Village of North Palm Beach, NPB, FL.

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission, and maintain all corresponding files.

Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

Education & Certifications

Florida Atlantic University, Boca Raton, FL

B.P.M. **Bachelor of Public Management** (Administration), minor in Geography, Magna Cum Laude
Course work in: Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

Indian River State College, Stuart, FL

A.A, **Environmental Science**, Magna Cum Laude

Government Internship, Town of Jupiter, FL. 2011 Planning and Zoning, Business Development

Member of the American Institute of Certified Planners, AICP

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 10/19/21 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.