

AFFIDAVIT OF MAILING

Tyson Waters, being first duly sworn, deposes and says:

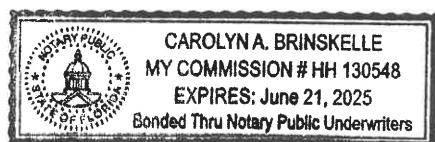
1. Notice was sent to all property owners located within 1000 feet of the property described on Exhibit "A" attached to this Affidavit and made a part hereof, on July 15, 2022. A copy of the notice is attached hereto as Exhibit "B" and made a part hereof.
2. A list of the property owners located within 1000 feet of the property, and their addresses, is attached hereto as Exhibit "C" to this Affidavit and made a part hereof.




TYSON WATERS, ESQ.

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Affidavit was signed and acknowledged before me, the undersigned Notary Public, by means of [☒] physical presence or [] online notarization this 1st day of August 2022, by Tyson Waters, who (☒) is personally known to me or, who () has produced _____ as identification, and who swore an oath in advance of signing the Affidavit that the facts contained therein were true and correct.





Notary Public
Print Name: Carolyn A. Brinskelle

Exhibit "A"
Legal Description

Commence at the Northeast corner of Lot 12 of the Commissioner's Subdivision of the Miles or Hanson Grant, according to the Plat thereof filed December 30, 1901, recorded in Plat Book 8, Page 59, Dade (now Martin) County, Florida public records; thence run South 24 degrees 15'52" East, along the East line of said Lot 12 and the Westerly right of way of that Road right of way 60 feet in width, as per the Plat of the Commissioner's Subdivision of the Miles or Hanson Grant, a distance of 4120.74 feet to the Point of Beginning; thence continue South 24 degrees 15'52" East, along said East line of Lot 12 and Westerly right of way, a distance of 851.31 feet; thence run South 65 degrees 54'26" West, a distance of 1135.01 feet to a point on the Easterly right of way of that Road right of way 66 feet in width, as recorded in Deed Book 94, Page 816; Deed Book 96, Page 143, and Official Records Book 59, Page 29, Public Records of Martin County, Florida; thence run North 24 degrees 15'52" West, along said Easterly right of way, a distance of 1011.35 feet; thence run North 65 degrees 54'33" East, a distance of 284.91 feet; thence run North 73 degrees 30'18" East, a distance of 453.98 feet; thence run North 79 degrees 55'29" East, a distance of 412.87 feet to the Point of Beginning. Said land lying and being in Martin County, Florida.

Parcel Identification Number: 47-38-41-000-000-00040-7

Acreage: 25.0300, more or less

EXHIBIT "B"



MICHAEL J. McCLUSKEY
Board Certified Business Litigation (2008-2019)
RAYMOND G. ROBISON
LL.M. - Master of Laws in Taxation
J. HENRY CARTWRIGHT
Board Certified Condominium and
Planned Development Lawyer
PHILIP W. GROSDIDIER
LL.M. - Master of Laws in Taxation
TYSON J. WATERS
Board Certified Real Estate Lawyer

3461 SE Willoughby Boulevard
Stuart, Florida 34994

Telephone:
(772) 287-4444

Fax:
(772) 283-4637

www.foxmccluskey.com

VALERIE A. COSTELLO

Of Counsel:
M. LANNING FOX
Board Certified Real Estate Lawyer
ROBERT A. GOLDMAN

July 15, 2022

Subject and Location: This is a request by Trinidad and 3 Bagels (T146-002) for a proposed amendment to the county zoning atlas for a residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district classification from A-2, Agricultural District to the AR-5A, Agricultural Ranchette District or the most appropriate zoning district. The approximate 25-acre parcel of land is located at 6155 SW Leighton Farm Avenue in Palm City. Included with this application is a Request for a Certificate of Facilities Exemption (Section 5.32.B.3.f.(7), LDR).

Dear Property Owner:

As a landowner within 1000 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, August 4th, 2022

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, August 9th, 2022

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 call the Growth Management Department at 772-288-5495. All written comments should be sent to Pete Walden, Deputy Growth Management Director, (e-mail: 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,



Tyson Waters, Esq.
For the Applicant

Attachment: Location Map

FOX McCLUSKEY



4 LOVE AND MONEY LLC
3225 SW BRIARBROOK WAY
PALM CITY FL 34990

KIRKK MARK SOTOMAYOR MAYDA
2800 BEAR PAW TRL
PALM CITY FL 34990

YOUNGS MICHAEL S
P O BOX 821900
PEMBROKE PINES FL 33082

ARCHER KENDES F
2771 TAFT ST #102
HOLLYWOOD FL 33020

LAMB MARK WOOD CARRIE
1340 53RD ST
WEST PALM BEACH FL 33407

COLD BLOODED TRUST LOVE STRUCK TRUST
BRIAN M LOVE TTEE
3225 SW BRIARBROOK WAY
PALM CITY FL 34990

LECATES SAMUEL F
7269 TROTTERS RUN
TRINITY NC 27370

DECOSTANZO LORI DECOSTANZO LEONARD
50102 BEECHTREE LN
PLAINVIEW NY 11803

LEON PABLO M LATORRE ANA C
15401 BRIARWOOD MANOR
DAVIE FL 33331

FLOYD NICOLE FLOYD JOSEPH JR
463 WOODVIEW CIR
PALM BEACH GARDENS FL 33418

MAHABIR FARLEY RAMDHANSINGH ABIGAIL
2880 SW STONEYBROOK WAY
PALM CITY FL 34990

FOX GROVE FARMS LLC
2740 SW MARTIN DOWNS BLVD #332
PALM CITY FL 34990

MEADOW RUN PROPERTY OWNERS ASSOC INC
(FNA FOX GROVE P.O..A..I.)
10 SE CENTRAL PARKWAY #400
STUART FL 34994

HURRICANE REAL ESTATE HOLDNGS LLC
9293 WHIPPOORWILL TRL
JUPITER FL 33478

MEADOW RUN PROPERTY OWNERS ASSOC INC
(FNA FOX GROVE P.O..A..I.)
10 SE CENTRAL PARKWAY #400
STUART FL 34994

JACOB COMMUNITY CENTER LLC
PO BOX 788
JENSEN BEACH FL 34958

SCHULZ LANDSCAPE SERVICE OF PALM
CITY INC
2900 NE 39TH ST
LIGHTHOUSE POINT FL 33064

JACOB COMMUNITY CENTER LLC
PO BOX 788
JENSEN BEACH FL 34958

THREE IN ONE HOLDINGS LLC
7269 TROTTERS RUN
TRINITY NC 27370

JACOB COMMUNITY CENTER LLC
PO BOX 788
JENSEN BEACH FL 34958

TRINIDAD AND 3 BAGELS LLC
6155 SW LEIGHTON FARM AVE
PALM CITY FL 34990