



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

WEDGEWOOD COMMONS SHOPPING CENTER REZONING

Applicant:	SUSO 4 Wedgewood, LP
Property Owner:	SUSO 4 Wedgewood, LP
Agent for the Applicant:	Culpepper and Terpening, Inc., Stefan K. Matthes, P.E.
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	H071-004 <i>W092-002</i>
Application Type and Number:	DEV20181100012 <i>DEV2019040005</i>
Report Number:	2019_0807_W092-002_Staff_Report
Application Received:	05/17/2019
Transmitted:	05/17/2019
Date of Report:	05/23/2019
Updated report:	08/07/2019
LPA Meeting:	08/15/2019
BCC Meeting:	09/10/2019

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B. Project description and analysis

This is an application for a proposed amendment to the county Zoning Atlas for an commercial district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district on an approximate 10 acre parcel of land from B-1, Business District, to LC, Limited Commercial District or the most appropriate district. The parcel is located within the existing Wedgewood Commons Shopping Center located on the southwest corner of SE Indianstreet and SE Fderal Highway in Stuart. Included with this application is a Request for a Certificate of Facilities Exemption.

The 10 acres related to the zoning request correspond with lots 99 and 100 of the Port Sewell Plat dated 1917. The property was originally assigned land use dsignations of General Commercial and COR, Commercial Office Residential in 1982 with the adption of the original Future Land Use Map (FLUM). The parcel was later designated limited commercial land use in 1985 with the adoption of Ordinance 260, the 6th update of the FLUM.

It does not appear that the Original B-1 Zoning District designation was ever changed from the 1967 code. Much of the property in the Wedgewood Commons Shopping Center was developed as GC, General

Commercial District through Covenants, approved in the 1980s and 90s. The Wedgewood site plan was approved with the split GC and B-1 zoning district designations.

The current zoning district on the property is B-1, Business District a Category "C" district in the current Article 3 zoning code. This district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

There is one (1) standard "Category A" zoning district that is available to implement the Limited Commercial land use policies of the CGMP, which is the LC, Limited Commercial District. In addition to the standard zoning district, 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 LC, Limited Commercial category "A" Districts (only permitted uses are listed). The permitted uses for the B-1 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	L C
<i>Residential Uses</i>	
Accessory dwelling units	
Apartment hotels	P
Mobile homes	
Modular homes	
Multifamily dwellings	
Single-family detached dwellings	

Single-family detached dwellings, if established prior to the effective date of this ordinance	
Townhouse dwellings	
Duplex dwellings	
Zero lot line single-family dwellings	
<i>Agricultural Uses</i>	
Agricultural processing, indoor	
Agricultural processing, outdoor	
Agricultural veterinary medical services	
Aquaculture	
Crop farms	
Dairies	
Exotic wildlife sanctuaries	
Farmer's markets	
Feed lots	
Fishing and hunting camps	
Orchards and groves	
Plant nurseries and landscape services	P
Ranches	
Silviculture	
Stables, commercial	
Storage of agricultural equipment, supplies and produce	

Wildlife rehabilitation facilities	
<i>Public and Institutional Uses</i>	
Administrative services, not-for-profit	P
Cemeteries, crematory operations and columbaria	
Community centers	P
Correctional facilities	
Cultural or civic uses	P
Dredge spoil facilities	
Educational institutions	P
Electrical generating plants	
Fairgrounds	
Halfway houses	
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance	
Hospitals	
Neighborhood assisted residences with six (6) or fewer residents	
Neighborhood boat launches	
Nonsecure residential drug and alcohol rehabilitation and treatment facilities	
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance	
Places of worship	P

Post offices	P
Protective and emergency services	P
Public libraries	P
Public parks and recreation areas, active	P
Public parks and recreation areas, passive	P
Public vehicle storage and maintenance	
Recycling drop-off centers	P
Residential care facilities	P
Solid waste disposal areas	
Utilities	P
<i>Commercial and Business Uses</i>	
Adult business	
Ancillary retail use	
Bed and breakfast inns	P
Business and professional offices	P
Campgrounds	
Commercial amusements, indoor	P
Commercial amusements, outdoor	
Commercial day care	P
Construction industry trades	P
Construction sales and services	P

Family day care	
Financial institutions	P
Flea markets	
Funeral homes	P
General retail sales and services	
Golf courses	
Golf driving ranges	
Hotels, motels, resorts and spas	P
Kennels, commercial	
Limited retail sales and services	P
Marinas, commercial	
Marine education and research	
Medical services	P
Pain management clinics	P
Parking lots and garages	P
Recreational vehicle parks	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	
Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	
Restaurants, convenience, without drive-through facilities	P

Restaurants, general	P
Shooting ranges	
Shooting ranges, indoor	P
Shooting ranges, outdoor	
Trades and skilled services	
Vehicular sales and service	
Vehicular service and maintenance	
Veterinary medical services	P
Wholesale trades and services	
<i>Transportation, Communication and Utilities Uses</i>	
Airstrips	
Airports, general aviation	
Truck stop/travel center	
<i>Industrial Uses</i>	
Biofuel facility	
Composting, where such use was approved or lawfully established prior to March 1, 2003	
Extensive impact industries	
Limited impact industries	
Mining	
Salvage yards	
Yard trash processing	

Yard trash processing on lots where such use was lawfully established prior to March 29, 2002	
<i>Life Science, Technology and Research (LSTAR) Uses</i>	
Biomedical research	P
Bioscience research	P
Computer and electronic components research and assembly	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P
Laser research and assembly	P
Lens research	P
Management, scientific and technical services	P
Marine Research	P
Medical and dental labs	P
Medical equipment assembly	P
Optical equipment assembly	P
Optical instruments assembly	P
Optoelectronics assembly	P
Pharmaceutical products research	P
Precision instrument assembly	P

Professional, scientific and technical services	P
Reproducing magnetic and optical media	P
Research and development laboratories and facilities, including alternative energy	P
Scientific and technical consulting services	P
Simulation training	P
Technology centers	P
Telecommunications research	P
Testing laboratories	P
<i>Targeted Industries Business (TIB) Uses</i>	
Aviation and aerospace manufacturing	
Business-to-business sales and marketing	P
Chemical manufacturing	
Convention centers	
Credit bureaus	P
Credit intermediation and related activities	P
Customer care centers	P
Customer support	P
Data processing services	P
Electrical equipment and appliance component manufacturing	
Electronic flight simulator manufacturing	
Fiber optic cable manufacturing	

Film, video, audio and electronic media production and postproduction	P
Food and beverage products manufacturing	
Funds, trusts and other financial vehicles	P
Furniture and related products manufacturing	
Health and beauty products manufacturing	
Information services and data processing	P
Insurance carriers	P
Internet service providers, web search portals	P
Irradiation apparatus manufacturing	
Lens manufacturing	
Machinery manufacturing	
Management services	P
Marine and marine related manufacturing	
Metal manufacturing	
National, international and regional headquarters	P
Non depository credit institutions	P
Offices of bank holding companies	P
On-line information services	P
Performing arts centers	P
Plastics and rubber products manufacturing	
Printing and related support activities	

Railroad transportation	
Reproducing magnetic and optical media manufacturing	
Securities, commodity contracts	P
Semiconductor manufacturing	
Simulation training	P
Spectator sports	
Surgical and medical instrument manufacturing	
Technical support	P
Telephonic and on-line business services	P
Textile mills and apparel manufacturing	
Transportation air	
Transportation equipment manufacturing	
Transportation services	
Transaction processing	P
Trucking and warehousing	
Wood and paper product manufacturing	

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	Zoning District	Min. Lot Area	Min. Lot Width	Max. Res. Density	Max. Hotel Density	Max. Building Coverage	Max. Height	Min. Open Space	Other Req.
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T		(sq. ft.)	(ft)	(upa)	(upa)	(%)	(ft)/(stories)	(%)	(footnote)
A	LC	10,000	80	10.00	20.00	50	30	30	—

**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	LC	25	25	25	25	20	20	30	40	10	10	20	

Sec. 3.417. - B-1 Business District.

3.417.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 use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.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 along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. *Minimum yards required.*

1. *Front:* 20 feet.
2. *Rear:* 20 feet.
3. *Side:* None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
 - a. 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.

- b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

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

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 requested Limited Commercial Zoning District implements the Limited Commercial Land Use policies of the CGMP. The granting of a zoning change to the Limited 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 is 1 "straight" Category A zoning district available to implement the Limited Commercial future land use classification, which is the LC, Limited Commercial Zoning District. Therefore, rezoning the subject property to the LC, Limited Commercial Zoning District is consistent with the Comprehensive Plan. In addition to the "straight" zoning district, the PUD (Planned Unit Development) District is also available as another option. Pursuant to Section 3.10.B., LDR, the

LC, Limited Commercial District is intended to implement the policies of the CGMP for lands designated Limited Commercial on the Future Land Use Map of the CGMP. Therefore, rezoning the subject property to the Limited 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 in the Wedgewood Commons Shopping Center, an established commercial center located on SE Federal Highway in the heart of the Urban Services corridor.

The property is not in a Community Redevelopment Area. Wedgewood Commons is an established commercial center located on the corner of 2 major arterial roads.

The requested zoning change to the LC, Limited 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 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 Future Land Use Designation therefore, the rezoning to LC, Limited 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 Limited Commercial designation assigned to the Future Land Use Map in 1984. The permitted uses and Land Development regulations pertaining to the LC, Limited 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	Matt Stahley	320-3047	Exempt

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

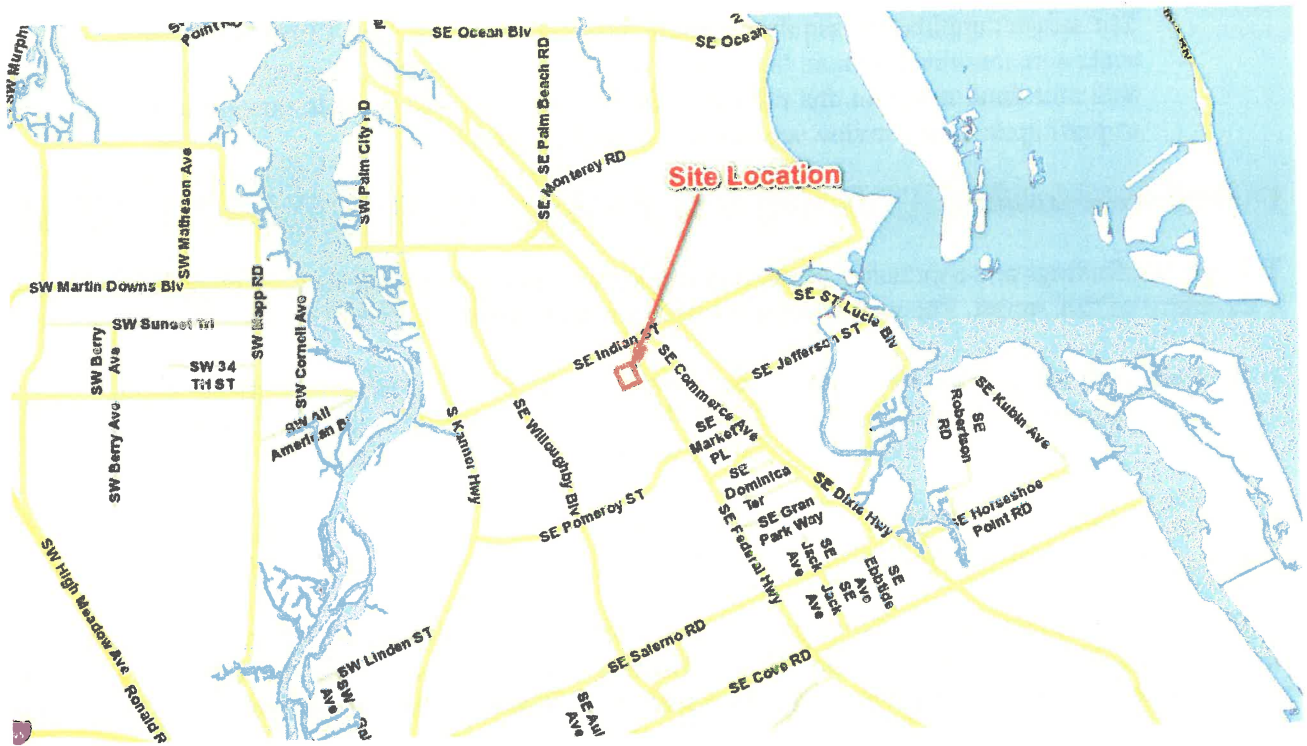
D. Review Board action

Pursuant to Sections 10.1.D., 10.4.A.1., and 10.5.A.1., LDR, Martin County, Fla. (2016), 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 10.7., LDR, Martin County, Fla. (2016).

E. Location and site information

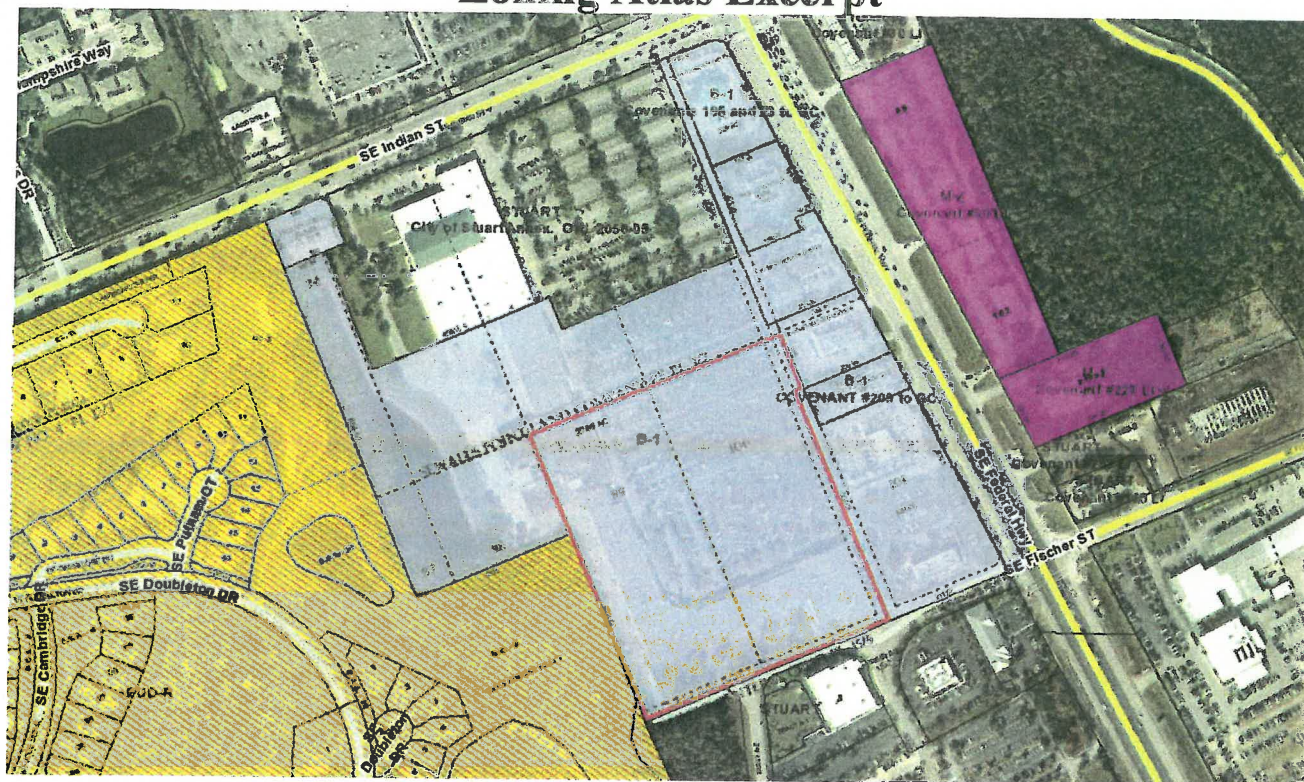
Parcel number(s) and address:	38-38-41-002-073-00000-9
Existing Zoning:	B-1, Business District
Future land use:	Limited Commercial
Census tract:	Not Applicable
Commission district:	2

Location Map

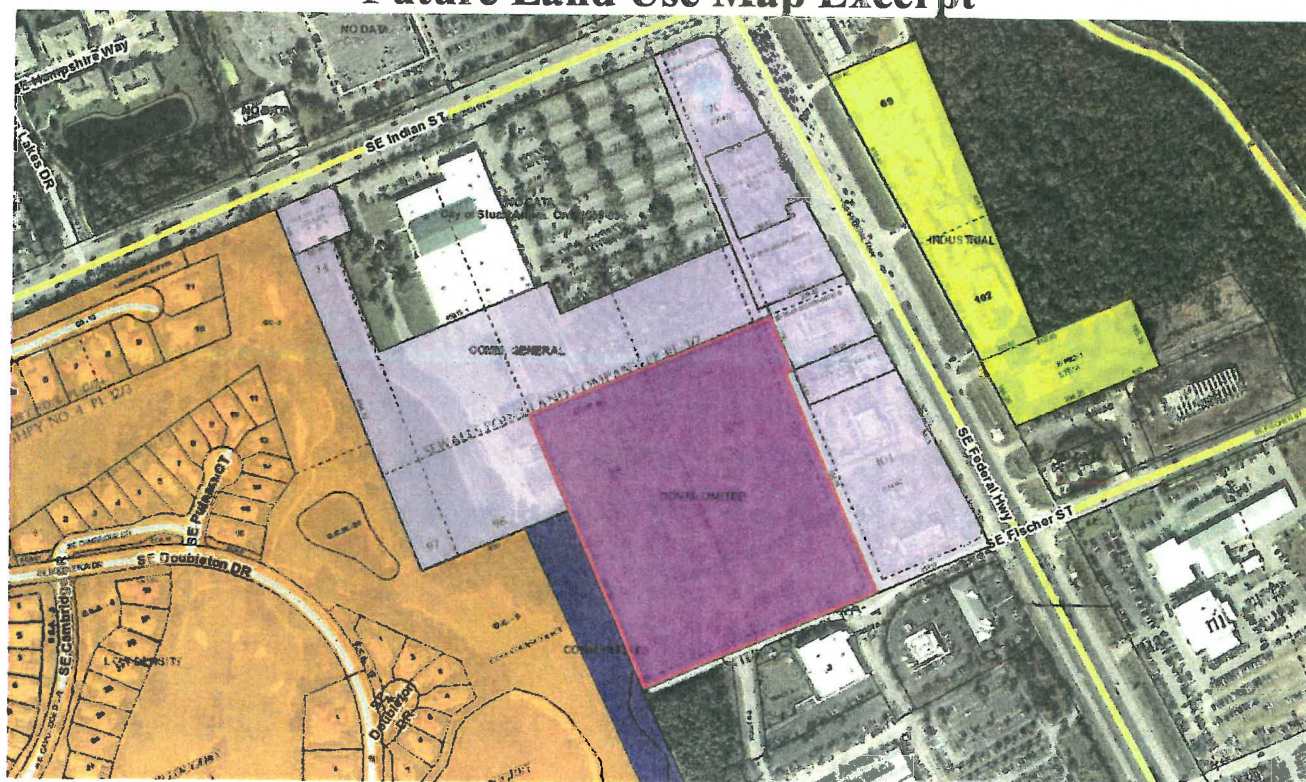


2018 Aerial

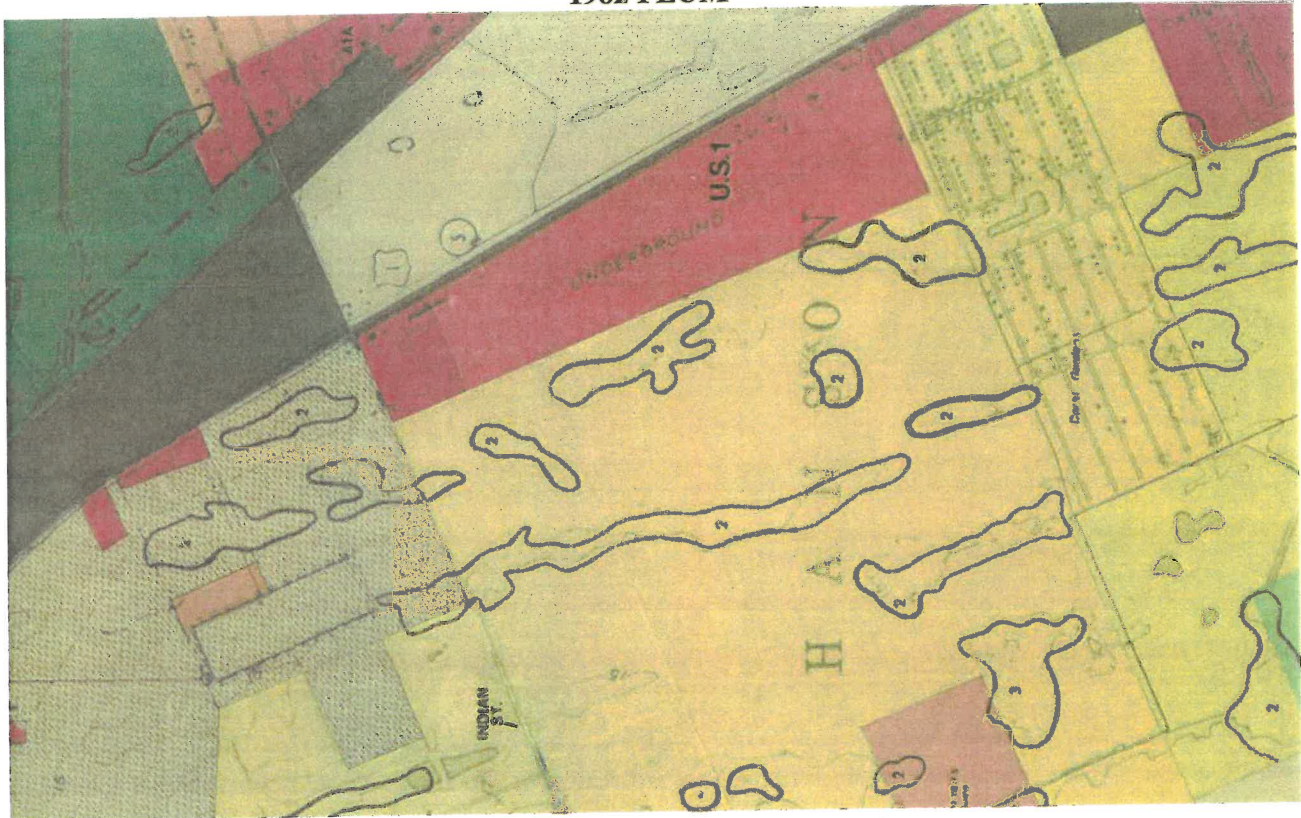




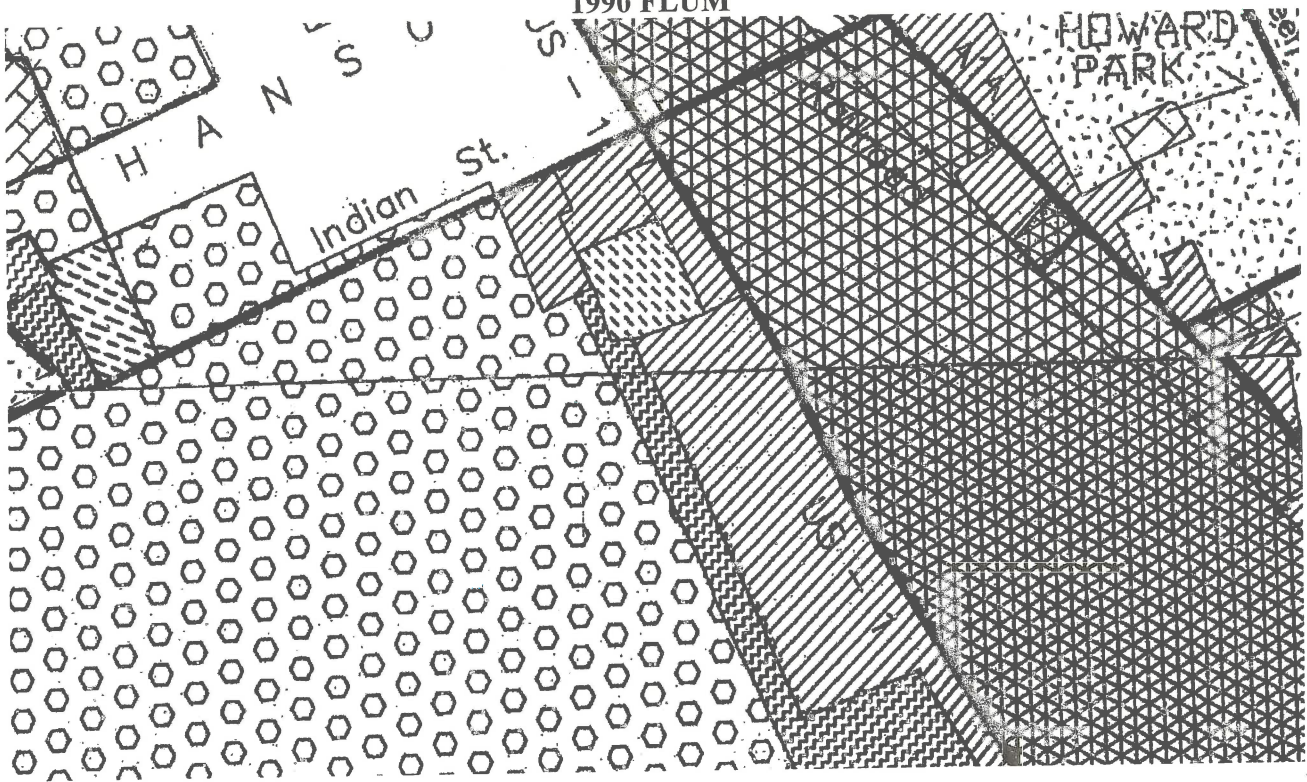
Future Land Use Map Excerpt



1982 FLUM



1990 FLUM



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 10.12) 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. (2016)

Information #3:

Based upon the staff findings of compliance, this application will be scheduled for the LPA meeting on August 15, 2019, and following that hearing will be scheduled for the BCC meeting on September 10, 2019.

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: SUSO 4 Wedgewood LP
David Dunn
121 King Street, West, Suite 200
Toronto, ON m5h 3i9

Agent: Culpepper and Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

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



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

A. General Information:

1. Type of Application:

2. Proposed Development's Name:

3. Former Development's Name:

4. Previous Project Number:

5. Pre-Application Meeting Date:

6. Property Owner:

Name or Company Name _____

Company Representative _____

Address _____

City _____ State _____ Zip _____

Phone _____ - _____ - _____ Fax _____ - _____ - _____

Email _____

7. Agent:

Name or Company Name _____

Company Representative _____

Address _____

City _____ State _____ Zip _____

Phone _____ - _____ - _____ Fax _____ - _____ - _____

Email _____

8. Contract Purchaser:

Name or Company Name _____

Company Representative _____

Address _____

City _____ State _____ Zip _____

Phone _____ - _____ - _____ Fax _____ - _____ - _____

Email _____

9. Land Planner:

Name or Company Name _____

Company Representative _____

Address _____

City _____ State _____ Zip _____

Phone _____ - _____ - _____ Fax _____ - _____ - _____

Email _____

10. Landscape Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

11. Surveyor:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

12. Civil Engineer:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

13. Traffic Engineer:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

14. Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

15. Attorney:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

16. Environmental Planner:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone ____ - ____ - ____ Fax ____ - ____ - ____
Email _____

17. Other Professional:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone ____ - ____ - ____ Fax ____ - ____ - ____
Email _____

18. Parcel Control Number(s):

19. Certifications 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.

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

B. 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's signature

Printed name

Date

NOTARY ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

I hereby certify that the foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

He or she

☐ is personally known to me or ☐ has produced _____ as identification.

Notary public signature

Printed name

State of _____ at-large

WEDGEWOOD COMMONS

CHANGE IN ZONING NARRATIVE SUMMARY

The purpose of this *change in zoning* is to approximate 10 acres of the existing Wedgewood Commons Commercial Site, located at the SW corner of the intersection of SE Indian Street and SE Federal Highway from the B-1 Zoning District (a category "C" zoning district) to the LC, Limited Commercial, Zoning District. This is considered to be a mandatory rezoning requirement to be filed concurrent with the pending Major Adjustment to the existing Wedgewood Commons Shopping Center (separate application)

LEGAL DESCRIPTION OF AREA AFFECTED BY PROPOSED AMENDMENT

Tract 99 and Tract 100, PORT SEWALL, according to the Official Map SEWALL'S POINT LAND COMPANY DIVISION of Lots 3 and

4 of Miles or Hanson Grant, filed November 18, 1913, and recorded in Plat Book 3, Page 7, Palm Beach (now Martin) County, Florida Public Records.

SUSO 4 WEDGEWOOD LP
c/o Slate Asset Management L.P.
121 King Street West, Suite 200
Toronto, Ontario M5H 3T9

TO: Martin County, Florida (All County Departments)

RE: Wedgewood Commons – Change in Zoning/ Subdivision/ Site Plan Amendment/ Site Permitting

On behalf of **SUSO 4 WEDGEWOOD LP**, we hereby authorize Culpepper & Terpening, Inc., to act as our agent relative to agency approvals and permits for the above referenced property and project.

SUSO 4 WEDGEWOOD LP, a Delaware limited partnership

By: SUSO 4 Wedgewood GP LLC, its general partner

By: Slate Retail Holding (No. 4) L.P., its manager

By: Slate Retail Holding (No. 4) GP LLC, its general partner

By: _____

Paul F. Wells, Manager

Sworn to and subscribed before me on this 13th day of DECEMBER, 2018, by Paul F. Wells who ✓ is personally known to me or who, _____ has presented the following type of Identification _____, and _____ did (_____ did not) take an oath.

Marcia Zgoda

seal

Signature of Notary

MARCIA ZGODA
NOTARY PUBLIC, STATE OF NEW YORK
Reg. No. 01ZG6082153
QUALIFIED IN ERIE COUNTY
My Commission Expires October 21, 2022



Recorded in Martin County, FL 7/17/2017 3:49 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$61.00 Deed Tax: \$162,400.00
 CFN#2645896 BK 2937 PG 2295 PAGE 1 of 7

This Instrument Prepared by:

Barry J. Guttman, Esq.
 Benesch, Friedlander, Coplan & Aronoff LLP
 200 Public Square, Suite 2300
 Cleveland, Ohio 44114-2309

And After Recording Return to:

Lippes Mathias Wexler Friedman LLP
 50 Fountain Plaza, Suite 1700
 Buffalo, NY 14202
 Attn: Paul F. Wells

Tax Identification Parcel Nos.:
 38-38-41-002-070-00010.3000,
 38-38-41-002-073-00000.9000 and
 38-38-41-002-101-00010.6000

RETURN TO:
 FIDELITY NATIONAL TITLE
 ATTN: SUE ROBINSON
 5690 W. Cypress Street, Suite A
 Tampa, FL 33607
 File No. 12-43410

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of July 13, 2017, by **BRE DDR IVB WEDGEWOOD FL LLC**, a Delaware limited liability company, having an address at 345 Park Avenue, New York, New York 10154 ("**Grantor**"), to **SUSO 4 WEDGEWOOD LP**, a Delaware limited partnership ("**Grantee**"), whose mailing address is c/o Slate Asset Management L.P., 121 King Street West, Suite 200, Toronto, Ontario, M5H 3T9.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations paid by Grantee to Grantor, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee and Grantee's successors and assigns forever, all that certain land situated in Martin County, Florida, more particularly described as follows: See Exhibit A attached hereto and made a part hereof (the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

CFN#2645896 BK 2937 PG 2296 PAGE 2 of 7

This conveyance is made subject to: (i) real estate taxes and assessments, both general and special, not yet due and payable; (ii) declarations, conditions, covenants, restrictions, easements, rights of way and other matters of record; (iii) zoning and building ordinances; (iv) those matters which would be disclosed by an accurate survey of the Property; and (v) the rights of tenants in possession as tenants only.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, to those matters set forth above.

[remainder of page intentionally left blank; signature to follow]

Unofficial Copy

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first above written.

Signed in the presence of:

BRE DDR IVB WEDGEWOOD FL LLC,
a Delaware limited liability company

[Signature]
Witness

By: [Signature]
Name: Andrea Drasites
Title: Managing Director and Vice President

Print Name: Stephanie McGowan

[Signature]
Witness

Print Name: Curtis Wang

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 11 day of July, 2017, by Andrea Drasites, as Managing Director and Vice President of **BRE DDR IVB WEDGEWOOD FL LLC**, a Delaware limited liability company, on behalf of the limited liability company. She is personally known to me or produced _____ as identification.

{Notary Seal must be affixed}

[Signature]
Notary Public, State of _____

Sylvia Norford
Notary Public, State of New York
No. 01NO4884880
Qualified in New York County
Commission Expires February 2, 2019

Name of Notary Typed, Printed or Stamped

Commission Number (if not legible on seal): _____

My Commission Expires (if not legible on seal): _____

[Signature page to Wedgewood Special Warranty Deed]

EXHIBIT A**Legal Description**

Being a parcel of land lying within the Official Map of Sewell's Point Land Company Subdivision of Lots 3 & 4 of the Miles or Hanson Grant as recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida and being more particularly described as follows:

Commence at the intersection of the South Right-of-Way of Indian Street (a 100.00 foot wide Right-of-way) and the Westerly Right-of-Way line of U.S. Highway No. 1 (said Right-of-Way lying 100.00 feet Westerly of, as measured at right angle, the centerline of said U.S. Highway No. 1); thence South 29 degrees 01 minutes 32 seconds East, along said Westerly Right-of-Way line a distance of 22.58 feet to the Point of Beginning of the following described parcel:

Thence continue South 29 degrees 01 minutes 32 seconds East, along said Westerly Right-of-Way line, a distance of 685.10 feet; thence South 66 degrees 47 minutes 58 seconds West a distance of 208.42 feet; thence South 23 degrees 12 minutes 29 seconds East a distance of 175.00 feet; thence North 66 degrees 47 minutes 58 seconds East a distance of 226.25 feet to the aforesaid Westerly Right-of-Way line at U.S. Highway No. 1; thence South 29 degrees 01 minutes 32 seconds East, along said Right-of-Way line a distance of 599.12 feet; thence South 66 degrees 47 minutes 40 seconds West a distance of 936.99 feet; thence North 23 degrees 12 minutes 24 seconds West a distance of 486.06 feet; thence South 66 degrees 47 minutes 33 seconds West a distance of 400.00 feet, thence North 23 degrees 12 minutes 27 seconds West a distance of 864.12 feet; thence North 66 degrees 47 minutes 58 seconds East a distance of 107.85 feet; thence South 23 degrees 12 minutes 24 seconds East a distance of 315.09 feet; thence North 66 degrees 47 minutes 36 seconds East a distance of 459.15 feet; thence South 23 degrees 12 minutes 24 seconds East a distance of 83.98 feet; thence North 66 degrees 47 minutes 58 seconds East a distance 458.01 feet; thence North 23 degrees 12 minutes 29 seconds West a distance of 524.03 feet to the Southerly Right-of-Way line of Indian Street; thence North 66 degrees 47 minutes 58 seconds East along said Right-of-Way line a distance of 139.11 feet to the beginning of a curve concave to the Southwest having a radius of 25.00 feet; thence Southeasterly along the arc of said curve a distance of 36.73 feet through a central angle of 84 degrees 10 minutes 30 seconds to the Point of Beginning.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCELS:

1) A parcel of land located in North portions at Lot F70 and East Half (1/2) of a 50.00 foot wide Right-of-way, (lying South of S.E. Indian Street and West of U.S. Highway No. 1), Official Map Sewell's Point Land Company as recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida, and being more particularly described as follows:

Commence at the intersection of the Easterly prolongation at the South Right-of-Way line of S.E. Indian Street and the Northerly prolongation of the Westerly Right-of-Way line of U.S. Highway No. 1; thence South 66 degrees 46 minutes 04 seconds West; along said Easterly prolongation a distance of 22.58 feet to the Point of Beginning and beginning of a curve concave to the Southwest having a radius of 25.00 feet, the chord of which bears South 71 degrees 08 minutes

41 seconds East; thence Southeasterly along the arc of said curve (being a Right-of-Way curve) through a central angle of 84 degrees 10 minutes 30 seconds a distance of 36.73 feet to the point of tangency of said curve; thence South 88 degrees 20 minutes 13 seconds West, (leaving said Westerly Right-of-Way line of U.S. Highway No.1) a distance of 24.38 feet to a point in said Lot F-70; thence South 66 degrees 46 minutes 04 seconds West, along a line 13.50 feet South of (as measured at right angles) and parallel with said South Right-of-Way, line of S.E. Indian Street; a distance of 141.44 feet to the centerline of said 50.00 foot wide Right-of-Way; thence North 23 degrees 13 minutes 56 seconds West (at 90 degrees from last described course) along said centerline a distance of 13.50 feet to said South Right-of-Way line; thence North 66 degrees 46 minutes 04 seconds East (along said South Right-of-Way line of S.E. Indian Street), a distance 139.24 feet to the Point of Beginning.

2) That part of Tract F-70, according to the Plat of Port Sewell, thereof, as recorded in Plat Book 3, Page 7, of the Public Records of Palm Beach (now Martin) County Florida, lying in Hanson Grant, Township 38 South Range 41 East, Martin County, Florida, said part being more particularly described as follows:

Commence at the intersection of the centerline of a 50.00 foot wide platted road Right-of-Way, being 25.00 feet Westerly of the West line of said Tract F-70 with the original platted Southerly existing Right-of-Way line of S.E. Indian Street; thence North 66 degrees 46 minutes 22 seconds East, along said Southerly existing Right-of-Way line, a distance of 20.67 feet; thence South 23 degrees 13 minutes 38 seconds East a distance of 13.50 feet to the Point of Beginning, thence North 66 degrees 46 minutes 22 seconds East a distance of 120.64 feet; thence North 88 degrees 22 minutes 17 seconds East a distance of 24.38 feet to a point on the Westerly existing Right-of-Way line of State Road No. 5 (U.S. Highway No. 1); thence South 29 degrees 01 minutes 32 seconds East along said Westerly existing Right-of-Way line a distance of 10.83 feet to a point on a non-tangent curve concave Southerly, having a chord bearing of North 89 degrees 31 minutes 24 seconds West, thence Westerly along said curve, having a radius of 51.55 feet, through a central angle of 42 degrees 29 minutes 10 seconds, an arc distance of 38.23 feet to a point of tangency thence South 69 degrees 14 minutes 01 seconds West a distance of 110.30 feet to the Point of Beginning.

3) A parcel of land lying within the Official Map of Sewell's Point Land Company Division of Lots 3 and 4 of Miles or Hanson Grant filed November 18, 1913, and recorded in Plat Book 3, Page 7, of the Public Records of Palm Beach (now Martin) County, Florida; said parcel of land is more particularly described as follows:

Commencing at the intersection of the South Right-of-way line of Indian Street (a 100.00 foot Right-of- Way) with the Westerly Right-of-Way line of U.S. Highway No. 1 (said Right-of-way line lying 100.00 feet Westerly of and as measured at right angles to the centerline of said U.S. Highway No. 1); thence South 29 degrees 01 minutes 32 seconds East along the said Westerly Right-of-Way line of U.S. Highway No.1 a distance of 883.59 feet to the Point of Beginning; thence continue South 29 degrees 01 minutes 32 seconds East, along said Westerly Right-of-Way, a distance of 96.62 feet; thence South 66 degrees 37 minutes 42 seconds West; a distance of 236.04 feet; thence North 23 degrees 12 minutes 29 seconds West, a distance of 96.83 feet; thence North 66 degrees 47 minutes 58 seconds East, a distance of 226.25 feet to a point on the said Westerly Right-of-Way line of U.S. Highway No. 1 and the Point of Beginning.

4) A parcel of land lying within the official map of Sewell's Point Land Company Division, of Lots 3 and 4 of Miles or Hanson Grant, filed on November 10, 1913, and recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida; said parcel being more particularly described as follows:

Commencing at the intersection of the South right-of-way line of Indian Street (a 100 foot Right-of-Way) with the Westerly Right-of-Way line of U.S. Highway No. 1 and right-of-way lying 100.00 feet Westerly of and as measured at right angles to the centerline of said U.S. Highway No 1; Proceed South 29 degrees 01 minutes 32 seconds East, along said Westerly right-of-way line, a distance of 301.58 feet to the Point of Beginning, thence continue South 29 degrees 01 minutes 32 seconds East, along said Westerly right-of-way, a distance of 189.97 feet thence South 66 degrees 47 minutes 58 seconds West, departing said Westerly right-of-way line, a distance of 50.26 feet; thence South 29 degrees 01 minutes 32 seconds East, a distance of 35.18 feet thence South 66 degrees 47 minutes 58 seconds West, a distance of 139.82 feet, thence North 23 degrees 12 minutes 29 seconds West, a distance of 223.99 feet; thence North 66 degrees 47 minutes 58 seconds East, a distance of 167.25 feet to the Point of Beginning.

THE ABOVE LANDS ALSO BEING DESCRIBED AS FOLLOWS:

Being a parcel of land lying within the Official Map of Sewell's Point Land Company Subdivision of Lots 3 & 4 of the Miles or Hanson Grant as recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida and being more particularly described as follows:

Commence at the intersection of the South right-of-way line of Indian Street (a 100 foot right-of-way) and the Westerly right-of-way of U.S. Highway No. 1 (said right-of-way lying 100.00 feet West of, as measured at right angle, from the centerline of said U.S. Highway No. 1); thence South 29 degrees 01'32" East, along said Westerly right-of-way line a distance of 33.40 feet to the Point of Beginning of the following described parcel.

Thence continue South 29 degrees 01'32" E, along said Westerly right-of-way line of U.S. Highway No. 1 a distance of 268.18 feet; thence South 66 degrees 48'01" West, 167.26 feet; thence South 23 degrees 12'29" East, 223.99 feet; thence North 66 degrees 47'58" East, 139.82 feet; thence North 29 degrees 01'32" West, 35.18 feet; thence North 66 degrees 47'58" East, 50.26 feet to the aforesaid Westerly right-of-way line of U.S. Highway No. 1; thence South 29 degrees 01'32" East, 216.13 feet along said Westerly right-of-way line; thence South 66 degrees 47'58" West, 208.42 feet; thence South 23 degrees 12'29" East, 271.83 feet; thence N 66 degrees 37'42" East, 236.04 feet to the aforesaid Westerly right-of-way line; thence South 29 degrees 01'34" East, 502.50 feet along said Westerly right-of-way line; thence South 66 degrees 47'40" West, 936.99 feet; thence North 23 degrees 12'24" West, 486.06 feet; thence South 66 degrees 47'33" West, 400.00 feet; thence North 23 degrees 12'27" West, 864.12 feet; thence North 66 degrees 47'58" E, 107.85 feet; thence South 23 degrees 12'24" East, 315.09 feet; thence North 66 degrees 47'36" East, 459.15 feet; thence South 23 degrees 12'24" East, 83.98 feet; thence North 66 degrees 47'58" East, 458.01 feet; thence North 23 degrees 12'29" West, 510.43 feet to a point on the Southerly right-of-way line of SE Indian Street; thence North 66 degrees 39'43" East, 20.66 feet along said Southerly right-of-way line; thence North 69 degrees 14'01" East, 110.30 feet along said Southerly right-of-way line to a point of a curve; thence Southeasterly along the

CFN#2645896 BK 2937 PG 2301 PAGE 7 of 7

arc of said curve being concave to the Southwest and having a radius of 51.55 feet, a delta of 42 degrees 29'00", along an arc length of 38.22 feet to the Point of Beginning.

Unofficial Copy

WEDGEWOOD COMMONS

LEGAL DESCRIPTION OF AREA AFFECTED BY PROPOSED AMENDMENT



Tract 99 and Tract 100, PORT SEWALL, according to the Official Map SEWAIL'S POINT LAND C01PANY
DIVISION of Lots 3 and

4 of Miles or Hanson Grant, filed November 18, 1913, and recorded in Plat Book 3, Page 7, Palm Beach
(now Martin) County, Florida Public Records.



SITE AERIAL

Legend

-  Rezoning Parcel
-  City of Stuart

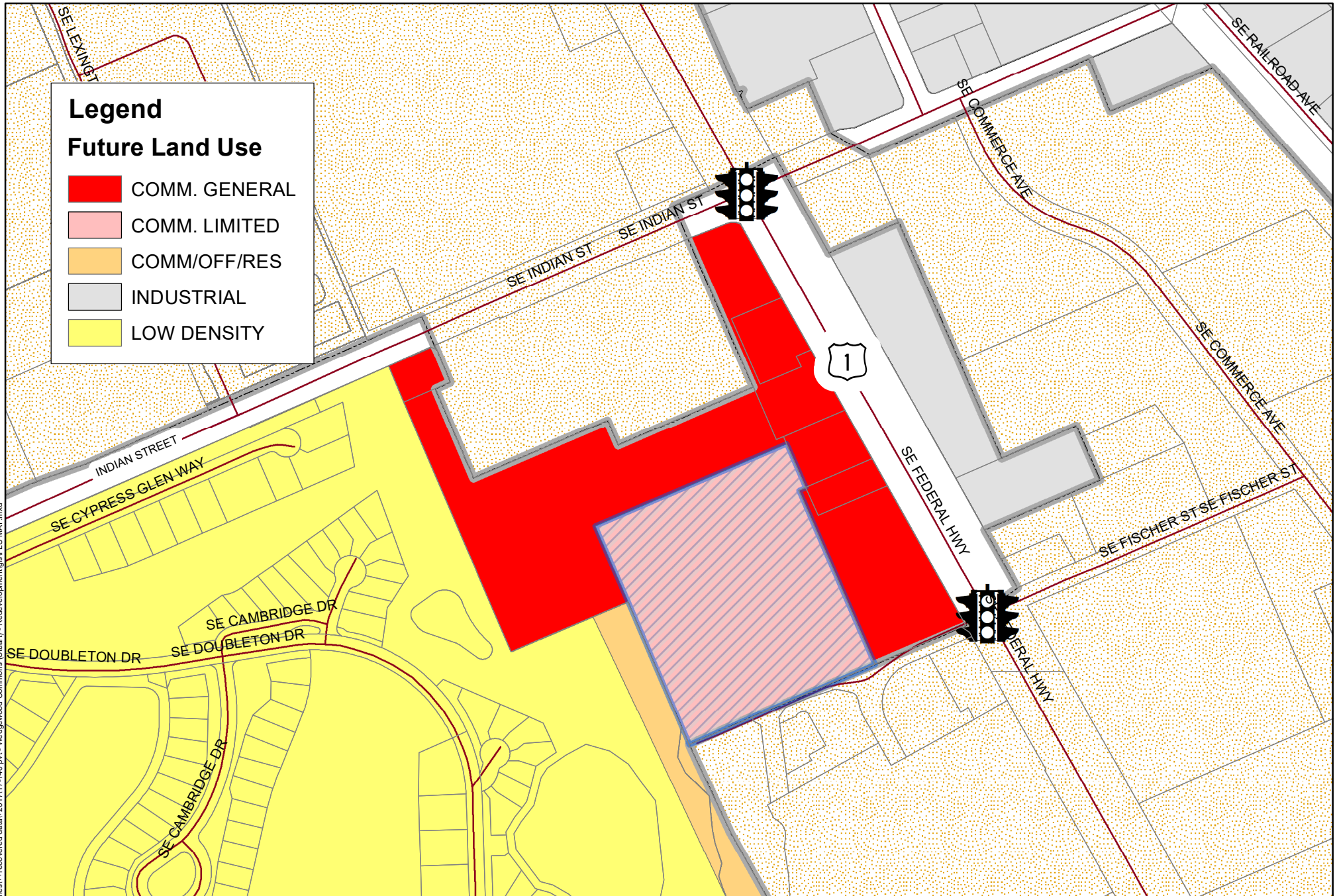


1 in = 400 ft





CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25TH STREET PT PIERCE, FL 34681
(772) 464-1527 • FAX (772) 464-0907
151 SW FLAGLER AVENUE STUART, FL 34994
(772) 220-3376 • cterp.com

Document Path: E:_DUM\dm - misc files\tracover\data\20171717-146 pvt - Wedgewood Commons (Stuart) - Redevelopment\geoflu MAP.mxd



FUTURE LAND USE MAP

Legend

-  Rezoning Parcel
-  City of Stuart



1 in = 400 ft



CULPEPPER & TERPENING, INC.
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2980 SOUTH 25TH STREET • FT. PIERCE, FL. 34981
(772) 464-3527 • FAX (772) 464-9097
151 SW FLAGLER AVENUE • STUART, FL. 34994
(772) 220-3376 • cterp.com

FOX McCLUSKEY BUSH ROBISON, PLLC

M. LANNING FOX
Board Certified Real Estate Lawyer
MICHAEL J. McCLUSKEY
Board Certified Business Litigation Lawyer
RAYMOND G. ROBISON
LL.M. - Master of Laws in Taxation
J. HENRY CARTWRIGHT
TYSON J. WATERS
Board Certified Real Estate Lawyer
FREDERIK W. van VONNO (1951-2017)
Board Certified City, County &
Local Government Lawyer

3461 SE Willoughby Boulevard
P.O. Drawer 6
Stuart, Florida 34995-0006
Jupiter Location (Limited Services Available)
Telephone:
(772) 287-4444 * (561) 744-6499
Fax:
(772) 283-4637

www.foxmccluskey.com

ANTHONY D. GEORGE, JR.

VALERIE A. CHESNUT
PHILIP W. GROSIDIER
LL.M. - Master of Laws in Taxation

Of Counsel:
GEORGE W. BUSH, JR. (1964 – 2019)
Board Certified Business Litigation Lawyer
Board Certified Condominium
& Planned Development Lawyer
ROBERT A. GOLDMAN
ADAM G. SCHWARTZ

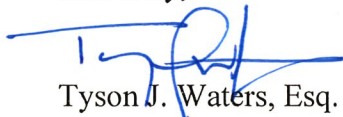
May 15, 2019

Re: Ownership Search – Suso 4 Wedgewood LP; Rezoning Application

We certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding that portion of the parcel of land consisting of Parcel Identification Number: 38-38-41-002-073-00000-9 that is the subject of the rezoning application affecting the same, and as such parcel is more particularly depicted on the sketch attached hereto on Exhibit "A."

The apparent property owners of land surrounding the above referenced property within the noted search area, based on the records of the Martin County Property Appraiser's Office, are attached hereto as Exhibit "B" and made a part hereof.

Sincerely,

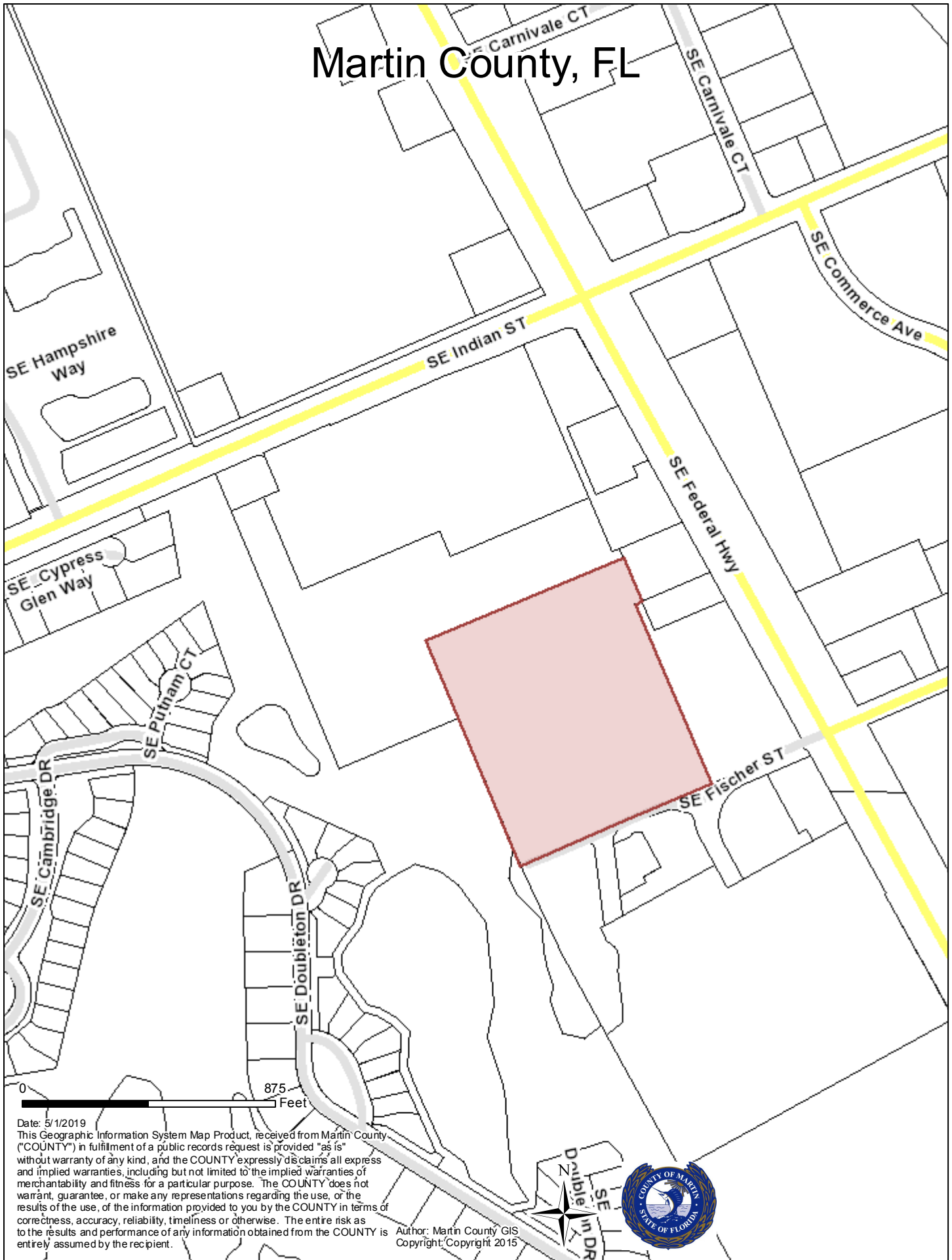


Tyson J. Waters, Esq.

Enclosures

Location Map - Exhibit "A"

Martin County, FL



Date: 5/1/2019

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 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

Exhibit "B"

3250 SOUTH EAST FEDERAL HIGHWAY LLC
2300 E LAS OLAS BLVD 5TH FLR
FORT LAUDERDALE FL 33301

AMERICAN LEGION HAROLD JOHNS POST 62
2000 SE FISCHER ST
STUART FL 34997

INDUSTRIAL DEVELOPMENT CORP
PO BOX 44
STUART FL 34995

JOMAR PROPERTIES LLC
5145 IDYLWILDE TRL
BOULDER CO 80301

LOWE'S HOME CENTERS LLC #1109
1000 LOWES BLVD
MOORESVILLE NC 28117

NEHMER JAMESKROEGER JUDY A
3466 SE DOUBLETON DR
STUART FL 34997

MARTIN KARL D
1975 SE FISCHER ST
STUART FL 34997

O'NEIL GREGORY & KATHLEEN
3462 SE DOUBLETON DR
STUART FL 34997

METRO KENT LLC
66-59 79TH PLACE
MIDDLE VILLAGE NY 11379

STUART OPERATIONS LLC
7171 SW 62ND AVE STE 503
MIAMI FL 33143

SUNBELT CENTER PROPERTY OWNERS ASSOC
1975 SE FISCHER ST
STUART FL 34997

TB STUART LLC
111 GREAT NECK RD STE 201K
GREAT NECK NY 11021

TURANO, DANIEL A & DONNA L
4569 SE WATERFORD DR
STUART FL 34997

WATSON, LOIS EIG (TR)
3464 SE DOUBLETON DR
STUART FL 34997

WILLOUGHBY GOLF CLUB, INC
3001 SE DOUBLETON DR
STUART FL 34997

BRUCE, INGRID K (TR)
3468 SE DOUBLETON DR
STUART FL 34997

INDIAN STREET SHOPPES LC
PO BOX 3059
STUART FL 34995-3059

MARKET PLACE STUART LLC
SUNBELT CENTER PROPERTY OWNERS ASSOC
525 OKEECHOBEE BLVD SUITE 1650
WEST PALM BEACH FL 33401

SABAL PLAZA OF THE TC LLC
23 CHAUNCEY PL
WOODBURY NY 11797

McDONALD FRANK W & COLLEEN C
3460 SE DOUBLETON DR
STUART FL 34997

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
SUSO 4 Wedgewood LP, a Delaware limited partnership	c/o Slate Asset Management L.P., 121 King Street West, Suite 200, Toronto, Ontario M5H 3T9

(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
SUSO 4 Wedgewood LP, a Delaware limited partnership	c/o Slate Asset Management L.P., 121 King Street West, Suite 200, Toronto, Ontario M5H 3T9	100%

(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
Century Beacon Advisors LLC	100 Beacon Street, #1A, Boston, Massachusetts 02116	Contract Vendee
Stephen Cheng and Scott Merkle of Stan Johnson Company	3340 Peachtree Road NE, Suite 650, Atlanta, Georgia 30326	Broker
Axiom Capital Advisors	18205 Biscayne Boulevard, #2202, Aventura, Florida 33160	Broker

(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*

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

This Affidavit is being executed by the undersigned solely in his capacity as Manager of Slate Retail Holding (No. 4) GP LLC, General Partner of Slate Retail Holding (No. 4) L.P., Manager of SUSO 4 Wedgewood GP LLC, General Partner of SUSO 4 Wedgewood LP, a Delaware limited partnership, and not personally or individually. The undersigned shall have no personal liability as a result of executing this Affidavit solely in his capacity as Manager of Slate Retail Holding (No. 4) GP LLC

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:

SUSO 4 WEDGEWOOD LP, a Delaware limited partnership

By: SUSO 4 Wedgewood GP LLC, its general partner

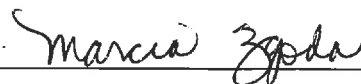
By: Slate Retail Holding (No. 4) L.P., its manager

By: Slate Retail Holding (No. 4) GP LLC, its general partner

By: 
Paul F. Wells, Manager

STATE OF NEW YORK
COUNTY OF ERIE

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 13th day of DECEMBER 2018, by Paul F. Wells, Manager of Slate Retail Holding (No. 4) GP LLC, General Partner of Slate Retail Holding (No. 4) L.P., Manager of SUSO 4 Wedgewood GP LLC, General Partner of SUSO 4 Wedgewood, LP, a Delaware limited partnership, who is personally known to me or have produced ___ as identification.



Notary Public, State of _____

(Notary Seal)

Print Name: _____

My Commission Expires: _____

MARCIA ZGODA
NOTARY PUBLIC, STATE OF NEW YORK
Reg. No. 01ZG6082153
QUALIFIED IN ERIE COUNTY
My Commission Expires October 21, 2022

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

Being a parcel of land lying within the Official Map of Sewell's Point Land Company Subdivision of Lots 3 & 4 of the Miles or Hanson Grant as recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida and being more particularly described as follows:

Commence at the intersection of the South Right-of-Way of Indian Street (a 100.00 foot wide Right-of-way) and the Westerly Right-of-Way line of U.S. Highway No. 1 (said Right-of-Way lying 100.00 feet Westerly of, as measured at right angle, the centerline of said U.S. Highway No. 1); thence South 29 degrees 01 minutes 32 seconds East, along said Westerly Right-of-Way line a distance of 22.58 feet to the Point of Beginning of the following described parcel:

Thence continue South 29 degrees 01 minutes 32 seconds East, along said Westerly Right-of-Way line, a distance of 685.10 feet; thence South 66 degrees 47 minutes 58 seconds West a distance of 208.42 feet; thence South 23 degrees 12 minutes 29 seconds East a distance of 175.00 feet; thence North 66 degrees 47 minutes 58 seconds East a distance of 226.25 feet to the aforesaid Westerly Right-of-Way line at U.S. Highway No. 1; thence South 29 degrees 01 minutes 32 seconds East, along said Right-of-Way line a distance of 599.12 feet; thence South 66 degrees 47 minutes 40 seconds West a distance of 936.99 feet; thence North 23 degrees 12 minutes 24 seconds West a distance of 486.06 feet; thence South 66 degrees 47 minutes 33 seconds West a distance of 400.00 feet, thence North 23 degrees 12 minutes 27 seconds West a distance of 864.12 feet; thence North 66 degrees 47 minutes 58 seconds East a distance of 107.85 feet; thence South 23 degrees 12 minutes 24 seconds East a distance of 315.09 feet; thence North 66 degrees 47 minutes 36 seconds East a distance of 459.15 feet; thence South 23 degrees 12 minutes 24 seconds East a distance of 83.98 feet; thence North 66 degrees 47 minutes 58 seconds East a distance 458.01 feet; thence North 23 degrees 12 minutes 29 seconds West a distance of 524.03 feet to the Southerly Right-of-Way line of Indian Street; thence North 66 degrees 47 minutes 58 seconds East along said Right-of-Way line a distance of 139.11 feet to the beginning of a curve concave to the Southwest having a radius of 25.00 feet; thence Southeasterly along the arc of said curve a distance of 36.73 feet through a central angle of 84 degrees 10 minutes 30 seconds to the Point of Beginning.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCELS:

1) A parcel of land located in North portions at Lot F70 and East Half (1/2) of a 50.00 foot wide Right-of-way, (lying South of S.E. Indian Street and West of U.S. Highway No. 1), Official Map Sewell's Point Land Company as recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida, and being more particularly described as follows:

Commence at the intersection of the Easterly prolongation at the South Right-of-Way line of S.E. Indian Street and the Northerly prolongation of the Westerly Right-of-Way line of U.S. Highway No. 1; thence South 66 degrees 46 minutes 04 seconds West; along said Easterly prolongation a distance of 22.58 feet to the Point of Beginning and beginning of a curve concave to the Southwest having a radius of 25.00 feet, the chord of which bears South 71 degrees 08 minutes 41 seconds East; thence Southeasterly along the arc of said curve (being a Right-of-Way curve) through a central angle of 84 degrees 10 minutes 30 seconds a distance of 36.73 feet to the point of tangency of said curve; thence South 88 degrees 20 minutes 13 seconds West, (leaving said Westerly Right-of-Way line of U.S. Highway No.1) a distance of 24.38 feet to a point in said Lot F-70; thence South 66 degrees 46 minutes 04 seconds West, along a line 13.50 feet South of (as measured at right angles) and parallel with said South Right-of-Way, line of S.E. Indian Street; a

distance of 141.44 feet to the centerline of said 50.00 foot wide Right-of-Way; thence North 23 degrees 13 minutes 56 seconds West (at 90 degrees from last described course) along said centerline a distance of 13.50 feet to said South Right-of-Way line; thence North 66 degrees 46 minutes 04 seconds East (along said South Right-of-Way line of S.E. Indian Street), a distance 139.24 feet to the Point of Beginning.

2) That part of Tract F-70, according to the Plat of Port Sewell, thereof, as recorded in Plat Book 3, Page 7, of the Public Records of Palm Beach (now Martin) County Florida, lying in Hanson Grant, Township 38 South Range 41 East, Martin County, Florida, said part being more particularly described as follows:

Commence at the intersection of the centerline of a 50.00 foot wide platted road Right-of-Way, being 25.00 feet Westerly of the West line of said Tract F-70 with the original platted Southerly existing Right-of-Way line of S.E. Indian Street; thence North 66 degrees 46 minutes 22 seconds East, along said Southerly existing Right-of-Way line, a distance of 20.67 feet; thence South 23 degrees 13 minutes 38 seconds East a distance of 13.50 feet to the Point of Beginning, thence North 66 degrees 46 minutes 22 seconds East a distance of 120.64 feet; thence North 88 degrees 22 minutes 17 seconds East a distance of 24.38 feet to a point on the Westerly existing Right-of-Way line of State Road No. 5 (U.S. Highway No. 1); thence South 29 degrees 01 minutes 32 seconds East along said Westerly existing Right-of-Way line a distance of 10.83 feet to a point on a non-tangent curve concave Southerly, having a chord bearing of North 89 degrees 31 minutes 24 seconds West, thence Westerly along said curve, having a radius of 51.55 feet, through a central angle of 42 degrees 29 minutes 10 seconds, an arc distance of 38.23 feet to a point of tangency thence South 69 degrees 14 minutes 01 seconds West a distance of 110.30 feet to the Point of Beginning.

3) A parcel of land lying within the Official Map of Sewell's Point Land Company Division of Lots 3 and 4 of Miles or Hanson Grant filed November 18, 1913, and recorded in Plat Book 3, Page 7, of the Public Records of Palm Beach (now Martin) County, Florida; said parcel of land is more particularly described as follows:

Commencing at the intersection of the South Right-of-way line of Indian Street (a 100.00 foot Right-of- Way) with the Westerly Right-of-Way line of U.S. Highway No. 1 (said Right-of-way line lying 100.00 feet Westerly of and as measured at right angles to the centerline of said U.S. Highway No. 1); thence South 29 degrees 01 minutes 32 seconds East along the said Westerly Right-of-Way line of U.S. Highway No.1 a distance of 883.59 feet to the Point of Beginning; thence continue South 29 degrees 01 minutes 32 seconds East, along said Westerly Right-of-Way, a distance of 96.62 feet; thence South 66 degrees 37 minutes 42 seconds West; a distance of 236.04 feet; thence North 23 degrees 12 minutes 29 seconds West, a distance of 96.83 feet; thence North 66 degrees 47 minutes 58 seconds East, a distance of 226.25 feet to a point on the said Westerly Right-of-Way line of U.S. Highway No. 1 and the Point of Beginning.

4) A parcel of land lying within the official map of Sewell's Point Land Company Division, of Lots 3 and 4 of Miles or Hanson Grant, filed on November 10, 1913, and recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida; said parcel being more particularly described as follows:

Commencing at the intersection of the South right-of-way line of Indian Street (a 100 foot Right-of-Way) with the Westerly Right-of-Way line of U.S. Highway No. 1 and right-of-way lying 100.00 feet Westerly of and as measured at right angles to the centerline of said U.S. Highway No 1; Proceed South 29 degrees 01 minutes 32 seconds East, along said Westerly right-of-way line, a distance of 301.58 feet to the Point of Beginning, thence continue South 29 degrees 01 minutes 32 seconds East, along said Westerly right- of-way, a distance of 189.97 feet thence South 66 degrees 47 minutes 58 seconds West, departing said Westerly right-of-way line, a distance of 50.26 feet; thence South 29

degrees 01 minutes 32 seconds East, a distance of 35.18 feet thence South 66 degrees 47 minutes 58 seconds West, a distance of 139.82 feet, thence North 23 degrees 12 minutes 29 seconds West, a distance of 223.99 feet; thence North 66 degrees 47 minutes 58 seconds East, a distance of 167.25 feet to the Point of Beginning.

THE ABOVE LANDS ALSO BEING DESCRIBED AS FOLLOWS:

Being a parcel of land lying within the Official Map of Sewell's Point Land Company Subdivision of Lots 3 & 4 of the Miles or Hanson Grant as recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida and being more particularly described as follows:

Commence at the intersection of the South right-of-way line of Indian Street (a 100 foot right-of-way) and the Westerly right-of-way of U.S. Highway No. 1 (said right-of-way lying 100.00 feet West of, as measured at right angle, from the centerline of said U.S. Highway No. 1); thence South 29 degrees 01'32" East, along said Westerly right-of-way line a distance of 33.40 feet to the Point of Beginning of the following described parcel.

Thence continue South 29 degrees 01'32" E, along said Westerly right-of-way line of U.S. Highway No. 1 a distance of 268.18 feet; thence South 66 degrees 48'01" West, 167.26 feet; thence South 23 degrees 12'29" East, 223.99 feet; thence North 66 degrees 47'58" East, 139.82 feet; thence North 29 degrees 01'32" West, 35.18 feet; thence North 66 degrees 47'58" East, 50.26 feet to the aforesaid Westerly right-of-way line of U.S. Highway No. 1; thence South 29 degrees 01'32" East, 216.13 feet along said Westerly right-of-way line; thence South 66 degrees 47'58" West, 208.42 feet; thence South 23 degrees 12'29" East, 271.83 feet; thence N 66 degrees 37'42" East, 236.04 feet to the aforesaid Westerly right-of-way line; thence South 29 degrees 01'34" East, 502.50 feet along said Westerly right-of-way line; thence South 66 degrees 47'40" West, 936.99 feet; thence North 23 degrees 12'24" West, 486.06 feet; thence South 66 degrees 47'33" West, 400.00 feet; thence North 23 degrees 12'27" West, 864.12 feet; thence North 66 degrees 47'58" E, 107.85 feet; thence South 23 degrees 12'24" East, 315.09 feet; thence North 66 degrees 47'36" East, 459.15 feet; thence South 23 degrees 12'24" East, 83.98 feet; thence North 66 degrees 47'58" East, 458.01 feet; thence North 23 degrees 12'29" West, 510.43 feet to a point on the Southerly right-of-way line of SE Indian Street; thence North 66 degrees 39'43" East, 20.66 feet along said Southerly right-of-way line; thence North 69 degrees 14'01" East, 110.30 feet along said Southerly right-of-way line to a point of a curve; thence Southeasterly along the arc of said curve being concave to the Southwest and having a radius of 51.55 feet, a delta of 42 degrees 29'00", along an arc length of 38.22 feet to the Point of Beginning.

Appendix
Article 10.2.B.3. Article 10, Development Review Procedures;
Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having 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.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS

(month) (day), (2019)

(addressee from the certified property owners list)
(address)

Subject and Location: Wedgewood Commons Shopping Center (W092-002). Request by SUSO 4 Wedgewood LP, for a proposed amendment to the County Zoning Atlas for a commercial district designation. A zoning district change from B-1, Business District to LC, Limited Commercial District or the most appropriate district is proposed for an approximately 10 acre parcel located within the Wedgewood Commons Shopping center located on the southwest corner of SE Indian street and SE Federal Highway in Stuart.

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, August 15, 2019

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, September 10, 2019

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 Nicki van Vonno, Growth Management Department Director, (e-mail: nikkiv@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,

(applicant's name)

Attachment: Location Map

FOX McCLUSKEY BUSH ROBISON, PLLC

M. LANNING FOX
Board Certified Real Estate Lawyer
MICHAEL J. McCLUSKEY
Board Certified Business Litigation Lawyer
RAYMOND G. ROBISON
LL.M. - Master of Laws in Taxation
J. HENRY CARTWRIGHT
TYSON J. WATERS
Board Certified Real Estate Lawyer
FREDERIK W. van VONNO (1951-2017)
Board Certified City, County &
Local Government Lawyer

3461 SE Willoughby Boulevard
P.O. Drawer 6
Stuart, Florida 34995-0006
Jupiter Location (Limited Services Available)
Telephone:
(772) 287-4444 * (561) 744-6499
Fax:
(772) 283-4637

www.foxmccluskey.com

ANTHONY D. GEORGE, JR.

VALERIE A. CHESNUT
PHILIP W. GROSIDIER
LL.M. - Master of Laws in Taxation

Of Counsel:
GEORGE W. BUSH, JR. (1964 – 2019)
Board Certified Business Litigation Lawyer
Board Certified Condominium
& Planned Development Lawyer
ROBERT A. GOLDMAN
ADAM G. SCHWARTZ

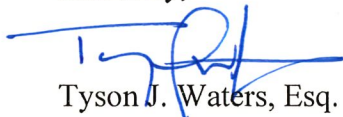
May 15, 2019

Re: Ownership Search – Suso 4 Wedgewood LP; Rezoning Application

We certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding that portion of the parcel of land consisting of Parcel Identification Number: 38-38-41-002-073-00000-9 that is the subject of the rezoning application affecting the same, and as such parcel is more particularly depicted on the sketch attached hereto on Exhibit "A."

The apparent property owners of land surrounding the above referenced property within the noted search area, based on the records of the Martin County Property Appraiser's Office, are attached hereto as Exhibit "B" and made a part hereof.

Sincerely,



Tyson J. Waters, Esq.

Enclosures

Martin County, FL



Exhibit "B"

3250 SOUTH EAST FEDERAL HIGHWAY LLC
2300 E LAS OLAS BLVD 5TH FLR
FORT LAUDERDALE FL 33301

AMERICAN LEGION HAROLD JOHNS POST 62
2000 SE FISCHER ST
STUART FL 34997

INDUSTRIAL DEVELOPMENT CORP
PO BOX 44
STUART FL 34995

JOMAR PROPERTIES LLC
5145 IDYLWILDE TRL
BOULDER CO 80301

LOWE'S HOME CENTERS LLC #1109
1000 LOWES BLVD
MOORESVILLE NC 28117

NEHMER JAMESKROEGER JUDY A
3466 SE DOUBLETON DR
STUART FL 34997

MARTIN KARL D
1975 SE FISCHER ST
STUART FL 34997

O'NEIL GREGORY & KATHLEEN
3462 SE DOUBLETON DR
STUART FL 34997

METRO KENT LLC
66-59 79TH PLACE
MIDDLE VILLAGE NY 11379

STUART OPERATIONS LLC
7171 SW 62ND AVE STE 503
MIAMI FL 33143

SUNBELT CENTER PROPERTY OWNERS ASSOC
1975 SE FISCHER ST
STUART FL 34997

TB STUART LLC
111 GREAT NECK RD STE 201K
GREAT NECK NY 11021

TURANO, DANIEL A & DONNA L
4569 SE WATERFORD DR
STUART FL 34997

WATSON, LOIS EIG (TR)
3464 SE DOUBLETON DR
STUART FL 34997

WILLOUGHBY GOLF CLUB, INC
3001 SE DOUBLETON DR
STUART FL 34997

BRUCE, INGRID K (TR)
3468 SE DOUBLETON DR
STUART FL 34997

INDIAN STREET SHOPPES LC
PO BOX 3059
STUART FL 34995-3059

MARKET PLACE STUART LLC
SUNBELT CENTER PROPERTY OWNERS ASSOC
525 OKEECHOBEE BLVD SUITE 1650
WEST PALM BEACH FL 33401

SABAL PLAZA OF THE TC LLC
23 CHAUNCEY PL
WOODBURY NY 11797

McDONALD FRANK W & COLLEEN C
3460 SE DOUBLETON DR
STAURT FL 34997

Classifieds

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

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

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

Public Notices

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

NOTICE OF PUBLIC HEARINGS

Subject: **Wedgewood Commons Shopping Center (W092-002)**
 Request by SÜSO 4 Wedgewood LP, for a proposed amendment to the County Zoning Atlas for a commercial district designation. A zoning district change from B-1, Business District to LC, Limited Commercial District or the most appropriate district is proposed for an approximate 10 acre parcel located within the Wedgewood Commons Shopping center. Included is a request for a Certificate of Public Facilities Exemption

Location: The subject property is approximately 10 acres and is located on the southwest corner of SE Indian street and SE Federal Highway in Stuart.

Public hearing: **LOCAL PLANNING AGENCY**
 Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, August 15, 2019

Public hearing: **BOARD OF COUNTY COMMISSIONERS**
 Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, September 10, 2019

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

When attending a public hearing, a 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 business days prior to the LPA or BCC 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. 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 seven (7) business days prior to the meeting.

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

For further information, including copies of the agenda item materials, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonn, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996.

Pub Jul y 31, 2019 TCN 3704801

Public Notices

BEFORE THE BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY, FLORIDA

NOTICE OF INTENT

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Lucie County, Florida, will consider declaring the following parcels surplus:

PARCEL ID 2327-111-0003-000-2 - 27 35 39 THAT PART OF E 1/2 OF E 1/2 OF SEC LYG S OF SR 70 AND N OF TEN MILE CREEK: FROM NE COR OF SEC 27 RUN S 01 19 00 E ALG E LI OF SEC 208.39 FT TO S R/W LI OF SR 70, CURVE CONCAVE SLY,R OF 2730.79 AND POB,TH WLY ALG ARC AND ALG S R/W LI 466.10 FT,TH S 27 48 35 W 720 FT,TH S 89 33 35 W 525 FT TO A STRIP OF LAND 34 FT WIDE,TH S 45 38 06 E 84.88 FT,TH S 00 16 26 E 2474.77 FT TO LI // WITH AND 50 FT N OF 13 FT CONC BRIDGE SPANDING TEN MILE CREEK,TH N 89 03 19 E ALG // LI 33 FT,TH S 00 54 41 E ALG A LI // WITH AND 50 FT E OF BRIDGE TO N LI OF TEN MILE CREEK,TH MEANDER ALG N LI OF TEN MILE CREEK TO THE E LI OF SEC,TH N 01 25 29 W ALG E LI 175 FT M/L TO APPROX SLY EDGE OF APPROX 10 FT FROM RD LYG N OF TEN-MILE CREEK,TH N 29 10 24 W 12.34 FT,TH N 51 00 19 W 36.96 FT,TH N 80 32 09 W 30.54 FT,TH S 87 25 07 W 42.20 FT,TH S 76 40 24 W 41.64 FT,TH S 52 13 22 W 94.16 FT,TH S 58 05 45 W 143.54,TH S 87 51 47 W 178.12 FT,TH N 79 01 57 W 42.90 FT,TH N 65 24 32 W 58.11 FT,TH N 56 22 17 W 189.29 FT,TH N 38 18 17 W 28.44 FT,TH N 22 12 18 W 50.22 FT,TH N 09 01 50 W 130.42 FT,TH N 02 19 37 E 78.24 FT,TH N 04 07 04 E 53.25 FT,TH N 38 42 51 E 156.53 FT,TH N 51 52 07 E 77.02 FT,TH N 58 34 12 E 53.43 FT,TH N 69 22 57 E 70.21 FT,TH N 89 26 42 E 76.27 FT,TH N 15 16 12 E 112.44 FT,TH N 37 46 44 E 94.36 FT,TH N 57 16 14 E 39.20 FT,TH S 88 46 18 E 93.09 FT,TH S 53 30 16 E 190.35 FT,TH N 86 38 30 E 43.97 FT,TH S 52 08 24 E 65.54 FT TO E SEC LI,TH N 01 25 29 W ALG E SEC LI 1692 FT M/L TO POB-LESS AS IN ORDER OF TAKING AND LESS THAT PART AS IN OR 2427-1807 AND LESS THAT PART AS IN ORS 2736-1944,1947 AND LESS AS IN OR 2760-790 AND OR 2763-2420- (17.611 AC)

PARCEL ID 2327-124-0001-000-8 - 27 35 39 THAT PART OF W 1/2 OF E 1/2 OF SEC LYG S OF SR 70 AND N OF TEN MILE CREEK: FROM NE COR OF SEC RUN S 01 19 00 E ALG E LI OF SEC 208.39 FT TO CURVE CONCAVE SLY,R OF 2730.79 FT AND TO S R/W LI OF SR 70,TH WLY ALG ARC AND ALG S R/W LI 466.10 FT,TH S 64 03 35 W ALG S R/W LI 386.42 FT TO CURVE CONCAVE SLY,R OF 7684 FT,TH WLY ALG ARC 564.61 FT TO E LI OF A STRIP OF LAND 34 FT WIDE,TH CONT SWLY ALG S R/W LI TO W LI OF STRIP OF LAND AND TO POB,TH CONT ALG S R/W LI 1310 FT M/L TO W LI OF E 1/2 OF SEC,TH S 02 00 00 E ALG W LI 1565 FT M/L TO NE COR OF SW 1/4,TH CONT SE ALG W LI 1453.92 FT M/L TO THE N LI OF TEN MILE CREEK,TH NELY ALG N LI 38 FT M/L,TH N 00 49 00 W 57 FT M/L TO APPROX EDGE OF TEN-MILE CREEK TREE LI,TH N 60 38 17 E ALG TREE LI 117.01 FT,TH N 41 40 21 E 154.40 FT,TH N 66 23 44 E 383.04 FT,TH N 71 02 30 E 434.92 FT,TH N 78 55 46 E 244.88 FT TO LI // WITH AND 50 FT W OF C/L OF 13 FT BRIDGE,TH N 00 56 41 W ALG LI 51.53 FT,TH N 89 03 19 E 33 FT TO W LI OF STRIP OF LAND 34 FT WIDE,TH N 00 16 26 W ALG W LI 2474.77 FT,TH N 45 38 06 W 84.88 FT,TH N 00 38 06 W 239.59 FT TO S R/W LI OF SR 70 AND POB-LESS THAT PART AS IN OR 2427-1807 AND LESS AS IN OR 2446-1252 AND LESS AS IN OR 2760-790- (13.807 AC)

PARCEL ID 2327-321-0001-000-3 - 27 35 39 THAT PART OF W 1/2 OF SW 1/4 OF SEC LYG S OF STATE RD 70 AND N OF TEN MILE CREEK: FROM NE COR RUN S 01 19 00 E ALG E LI OF SEC 208.39 FT TO CURVE CONCAVE SLY,R OF 2730.79 FT AND TO S R/W LI OF SR 70,TH WLY ALG ARC AND ALG S R/W LI 466.10 FT,TH S 64 03 35 W ALG S R/W LI 386.42 FT TO CURVE CONCAVE SLY,R OF 7684 FT,TH WLY ALG ARC 564.61 FT TO E LI OF A STRIP OF LAND 34 FT WIDE,TH CONT SWLY ALG S R/W LI TO W LI OF STRIP OF LAND,TH CONT ALG S R/W LI 1310 FT M/L TO W LI OF E 1/2 OF SEC,TH S 02 00 00 E ALG W LI 1560 FT M/L TO NE COR OF SW 1/4,TH N 89 19 50 W ALG N LI OF SW 1/4 1312 FT M/L TO POB,TH CONT ALG N LI 1260 FT M/L TO A PT 52 FT E OF NW COR OF SW 1/4,TH S 0 42 20 W ON LI // TO SEC LI AND 52 FT E 1785.1 FT,TH S 29 48 23 E 84.45 FT,TH S 48 31 15 E 93.71 FT,TH N 89 00 05 E 399.31 FT,TH S 75 01 30 E 436.7 FT,TH N 47 47 45 E 446.34 FT TO PT ON E LI OF AND 349.06 FT S OF NE COR OF SW 1/4 OF SW 1/4,TH N ALG TH E LI OF W 1/2 OF SW 1/4 1729.85 FT TO POB-LESS AS IN OR 2760-790- (46.793 AC)

The Board will consider declaring the parcels surplus at its regular meeting on Tuesday, the 20th day of August, 2019 at 9:00 a.m., or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida.

Objections to the declaration of the parcels as surplus property shall be in writing, addressed to Howard N. Tipton, County Administrator, no later than ten (10) days prior to the hearing and will be given to the Board of County Commissioners prior to making its final decision.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, commission, agency, council or advisory group, that person will need a record of the proceedings and that, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceedings, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Risk Manager at (772) 462-1546 or TDD (772) 462-1428 at least forty-eight (48) hours prior to the meeting.

THIS NOTICE EXECUTED and dated this 31st day of July, 2019.

Submitted by:
 Daniel S. McIntyre
 County Attorney
 Pub: July 31, 2019 TCN3704514

Public Notices

Notice To Creditors

IN THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA PROBATE DIVISION

CASE NO. 2019CP000887

IN RE ESTATE OF FRANK N. DeCANDIO, a/k/a FRANK DeCANDIO, Deceased.

NOTICE TO CREDITORS

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

The administration of the Estate of **Frank N. DeCandio, a/k/a Frank DeCandio**, deceased, whose date of death was June 28, 2019, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is Post Office Box 700, Ft. Pierce, FL 34954.

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

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

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

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

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

The date of the first publication of this Notice is July 24, 2019.

JORDAN FIELDS, ESQUIRE
 Attorney for Personal Representative
 Florida Bar No. 205745
 416 Cortez Avenue
 Stuart, FL 34994
 Phone: (772) 286-0890
 Fax: (772) 288-1728
 Primary e-mail: jordan@jfpalaw.com
 Secondary e-mail: chris@jfpalaw.com

DAWN HUTCHINSON
 Personal Representative
 9 Gorda Way
 Port St. Lucie, FL 34952
 Pub: July 24, 31, 2019 TCN 3697778

IN THE CIRCUIT COURT FOR THE 19TH JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE COUNTY, FLORIDA

PROBATE DIVISION
 IN RE: ESTATE OF MATTHEW PURYEAR,

Deceased.
 File No. 2019 CP 000577

NOTICE TO CREDITORS

The administration of the estate of MATTHEW PURYEAR, Deceased, whose date of death was January 22, 2019, is pending in the Circuit Court

Notice To Creditors

for ST. LUCIE County, Florida, Probate Division, the address of which is 201 S. Indian River Dr., Fort Pierce, FL 34950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 24, 2019.

Scott R. Bugay, Esquire
 Attorney for the Personal Representative
 CHARLES MICKLES
 Personal Representative
 Florida Bar No. 5207
 Citicentre, Suite P600
 290 NW 165th Street
 Miami FL 33169
 Telephone: (305) 956-9040
 Fax: (305) 945-2905
 Primary Email: Scott@srblawyers.com
 Secondary Email: angelica@srblawyers.com
 July 24, 31, 2019 TCN3693934

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TR-GC0224600-01

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 Fort Pierce.....461-2444
 Stuart.....335-9498
 Vero Beach (772)567-7298

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ATV ramps- good cond.\$25

ATV rims/tires set of 4,25x11x10,25x8x12,good cond.\$100.772-519-6169

Engine stand-good cond. \$40 772-519-6169

Cheap Stuff

RECLINER-rocker, good cond. beige in color, armrest storage 772-519-6169

toolbox-plastic,good cond.\$20.772-519-6169

TV-55" hd phillips.good for camera or game system. 772-519-6169

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 Call 561-801-0222

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100 classroom chairs, 30in. tall, plastic molded seat, \$5 each O.B.O. Call 772-334-2584

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OxLIFE INDEPENDENT- Portable medical oxygen concentrator. \$1500. Call 772-461-6990

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Medical Equipment

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THE NEW ZINGER CHAIR Folds to 10" high. Used 3 times, spouse passed away. New \$2500. Must sell \$1750/b.O. Call: 772-834-8487

Miscellaneous

Pwr. lift recliner-\$500, wheelchair-\$275, tray table-\$115, ramp-\$50. 772-219-0450

Tennis Tutor Machine \$250. Ruger Semi-automatic rifle \$300. 18" LCD monitor \$30. 14"sylvania non-LCD TV with DVD \$45. 772-781-2510

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COMPLIANCE WITH POSTING OF PUBLIC NOTICE

STATE OF FLORIDA

COUNTY OF ST. LUCIE

DENNIS J. MURPHY Being First Duly Sworn Deposes and States:

- 1.) I am the owner or agent of the project known as Wedgewood Commons – Change in Zoning – for the following petition: Wedgewood Commons Shopping Center (W092-002).
- 2.) I hereby certify that I have complied with the notice requirements set forth in the Martin County Land Development Code for the above referenced petition.

Further Affiant Sayeth Not.

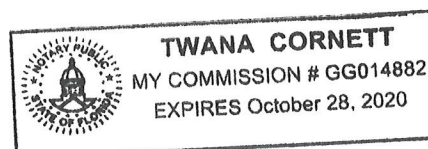
STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 31st day of July, 2019, by Dennis J. Murphy. Said person _____ is personally known to me, _____ produced a driver's license issued by a state of the United States within the last five (5) years as identification, or _____ produced other identification, to wit _____

T. Cornett
Notary Public, State of Florida

Twana Cornett
Typed or Printed Name of Notary



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NOTICE OF ZONING CHANGE

MC Application Number:

DEV2019-010005

MC File Number:

W092-002

SUSO 4 Wedgwood LP has submitted an application for mandatory amendment to the Official Zoning Maps of Martin County from the B-1 Zoning District to the C (Limited Commercial) Zoning District. The public hearings for this item will be held in the Martin County Commission Chambers, 2401 SE Monterey Road, Stuart, FL. The 1st public hearing will be on **Thursday, August, 15 2019 at 7:00 pm** or as soon thereafter before the LOCAL PLANNING AGENCY. The 2nd public hearing will be on **Tuesday, September, 10 2019 at 9:00 am** before the BOARD OF COUNTY COMMISSIONERS.

For more information, visit the county's website at www.martin.fl.us or contact the Martin County Growth Management Department (772) 288-5495.

NOTICE OF ZONING CHANGE

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DEV2019-010005

MC File Number:

W092-002

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