

## AFFIDAVIT ATTESTING TO NOTIFICATION

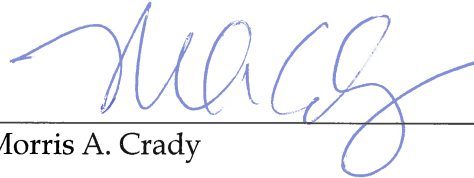
I, MORRIS A. CRADY, being first duly sworn, depose and say:

1. That I am Senior Vice President of Lucido & Associates, the authorized agent for Grove XXIII Golf Course, LLC, owner of the property located in Hobe Sound, Martin County, Florida that is the subject of Martin County Comprehensive Plan Amendment Application (CPA #19-7), which application requires public hearing notification to surrounding property owners; and

2. That the notice letter for the public hearings before the Local Planning Agency on August 15, 2019 and the Board of County Commissioners on August 27, 2019 was sent by U.S. Mail on July 29, 2019 to the property owners within 2,500 feet of the subject property, which letter is attached hereto and made a part hereof; and

3. That the notice letter was mailed to the surrounding property owners included on the certified list of the property owners within 2,500 feet of the subject property, dated June 24, 2019 by Prestige Title Agency, which list is attached hereto and made a part hereof; and

4. That any notice letters returned to sender or otherwise undeliverable as of the public hearing date are attached.



Morris A. Crady

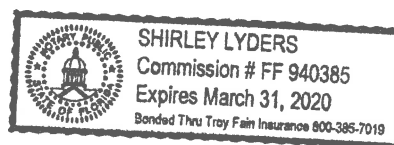
STATE OF FLORIDA  
COUNTY OF MARTIN

SWORN TO AND SUBSCRIBED before me this 7<sup>th</sup> day of AUGUST, 2019,  
by MORRIS A. CRADY, who [ X ] is personally known to me or [ ] has  
produced \_\_\_\_\_ as identification.

(Notarial Seal)



NOTARY PUBLIC  
My Commission Expires:





July 31, 2019

RE: Notice of public hearings regarding Application #CPA 19-7, an application submitted by Grove XXIII Golf Course, LLC, to amend the text of Comprehensive Growth Management Plan, Chapter 4, Policy 4.1B.2, and Chapter 10, Policy 10.2A.8 for the tract of real property described in the Special Warranty Deeds recorded at OR Book 3020, Page 2321, and OR Book 3020, Page 2328 of the Public Records of Martin County, Florida

Dear Property Owner:

As the owner of property within 2,500 feet of the Grove XXIII golf course located approximately 2 miles north of Bridge Road on SE Polo Drive, (see enclosed location map), please be advised that the property is the subject of an application to amend the text in Chapter 4, Policy 4.1B.2 to add sub-section (4) which limits the property described above to...

"...an 18-hole private golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 5,000 gallons per day for the clubhouse, maintenance area, guardhouse and golf course shelters; and up to four (4) golf cottages, which may be permitted as an accessory use to the golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 2,000 gallons per day subject to State Health Department regulations."

For internal plan consistency, the application also includes an amendment to the text in Chapter 10, Policy 10.2A.8 to reference the property limitations described above.

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

**MEETING:** Local Planning Agency  
**DATE:** August 15, 2019  
**TIME:** 7:00 p.m. or as soon thereafter as the item may be heard  
**PLACE:** Martin County Administrative Center  
Commission Chambers, 1st Floor  
2401 S.E. Monterey Road  
Stuart, Florida 34996

**MEETING:** Board of County Commissioners  
**DATE:** August 27, 2019  
**TIME:** 9:00 a.m. or as soon thereafter as the item may be heard  
**PLACE:** Martin County Administrative Center  
Commission Chambers, 1st Floor  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend the above-described hearing and will have an opportunity to speak.

**Accessibility arrangements.** Persons with disabilities who need an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the 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 meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

**Record for appeals.** If any person decides to appeal any decisions 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, 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.

**Comprehensive Planning Facts.** The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed, as well as the maximum level of density or intensity allowed (such as the number of residential units per acre). The zoning regulations provide one or more zoning districts for implementing each Future Land Use designation. The zoning designation of a parcel of land determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires three public hearings as follows:

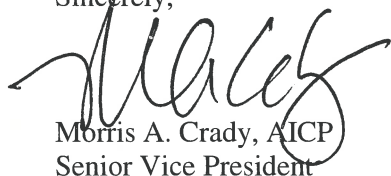
1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Division of Community Planning, the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

**Public involvement opportunities:** All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

<b>View Application Files at:</b>	<b>Submit Written Comments to:</b>
Martin County Administrative Center Growth Management Department Comprehensive Planning Division, 2nd Fl. 2401 S.E. Monterey Road Stuart, Florida 34996	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996

For more information, visit the County's website: [www.martin.fl.us](http://www.martin.fl.us), then click “Departments”; “Growth Management”; “Comprehensive Planning” or contact the Martin County Growth Management Department at (772) 288-5495.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President

Enclosure: Location Map







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

June 24, 2019

Ownership Search

Prepared For: Lucido & Associates

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 2500 foot area surrounding the following described parcel of land:

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

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

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

  
Karen Rae Hyche  
President



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

## OWNERSHIP REPORT

SEARCH NO. P19-11,478/KRH

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 2500 foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

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

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

The land referred to herein is described as follows:

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

PRESTIGE TITLE AGENCY, INC.  
736 Colorado Ave. Ste. A  
Stuart FL 34994

By: Karen Rae Hyche  
Karen Rae Hyche



## LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTH 3/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE ALONG THE WEST LINE OF SAID SECTION 14, NORTH  $00^{\circ}21'35''$  EAST, 275.02 FEET TO THE NORTHWEST CORNER OF THE PLAT OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID WEST LINE OF SECTION 14, NORTH  $00^{\circ}21'35''$  EAST, 2376.36 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE CONTINUE ALONG THE SAID WEST LINE OF SECTION 14, NORTH  $00^{\circ}20'47''$  EAST, 1321.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION 14; THENCE ALONG SAID NORTH LINE OF THE SOUTH 3/4 OF SECTION 14, SOUTH  $89^{\circ}59'08''$  EAST, 5318.28 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE ALONG THE SAID EAST LINE OF SECTION 14, SOUTH  $00^{\circ}04'46''$  WEST, 1329.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE CONTINUE ALONG SAID EAST LINE OF SECTION 14, SOUTH  $00^{\circ}25'19''$  EAST, A DISTANCE OF 2389.38 FEET TO THE NORTHEAST CORNER OF AFORESAID PLAT OF HOBE SOUND POLO CLUB; THENCE ALONG THE NORTH LINE OF SAID PLAT OF HOBE SOUND POLO CLUB FOR THE FOLLOWING SEVEN COURSES, NORTH  $89^{\circ}45'19''$  WEST, 601.30 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 83.00 FEET AND A CHORD BEARING OF NORTH  $69^{\circ}27'10''$  WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $114^{\circ}20'41''$ , 165.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 117.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $36^{\circ}52'12''$ , 75.29 FEET; THENCE NORTH  $89^{\circ}45'19''$  WEST, A DISTANCE OF 3757.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 117.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $36^{\circ}52'12''$ , 75.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 83.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $114^{\circ}20'41''$ , A DISTANCE OF 165.64 FEET TO A NON-TANGENT LINE; THENCE NORTH  $89^{\circ}45'19''$  WEST, A DISTANCE OF 595.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 451.514 ACRES OR 19,667,954 SQUARE FEET.

Exhibit "A"

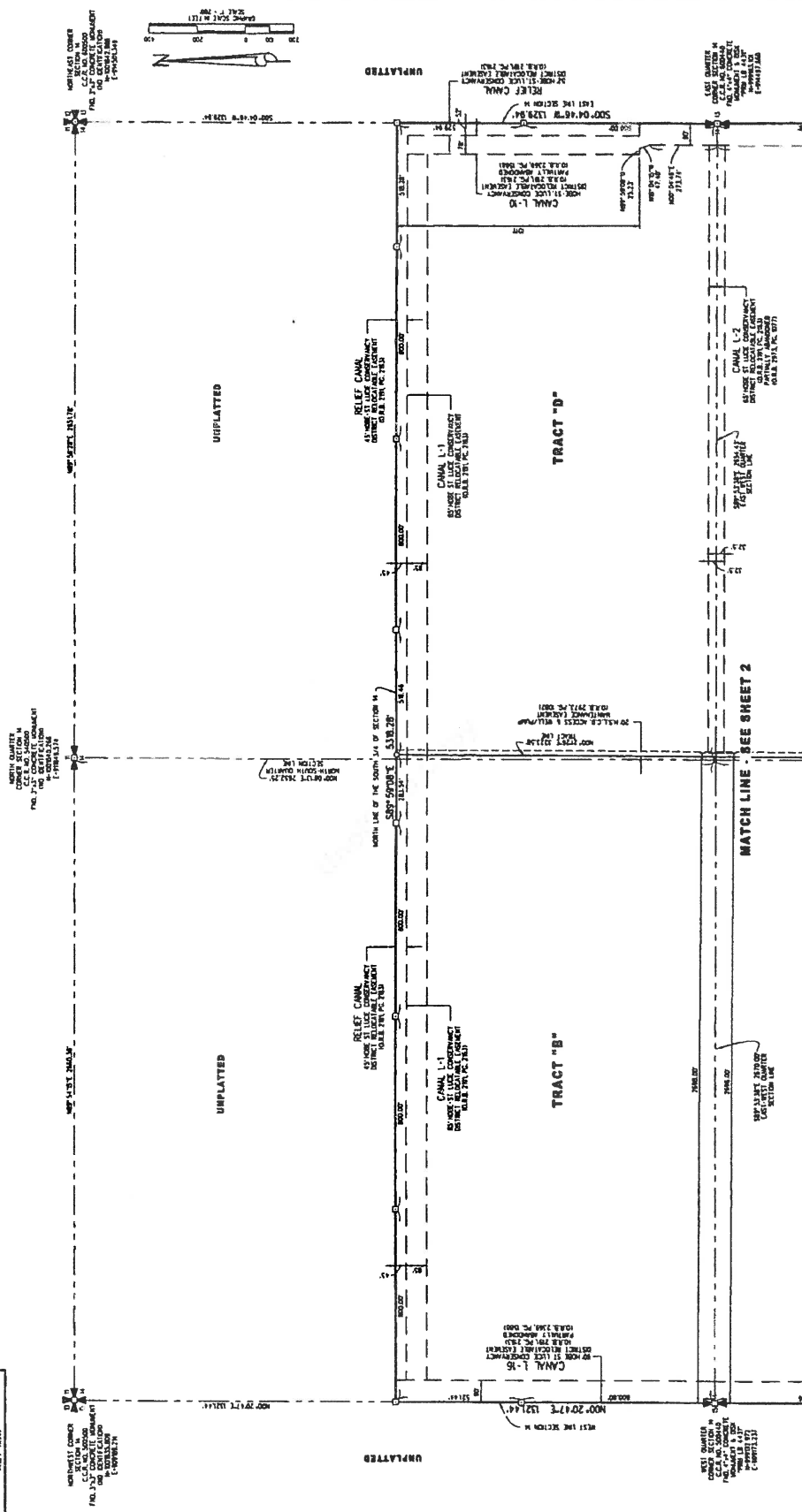






SITUATE IN SECTION 14 TOWNSHIP 39 SOUTH,  
RANGE 41 EAST, MARTIN COUNTY, FLORIDA

Book 17 Page 80



**SURVEYOR'S NOTES:**

- [illegible]

**ABBREVIATIONS:**

- 1. CONFIDENTIAL
- 2. DO NOT REPLY
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- 99. CONFIDENTIAL
- 100. CONFIDENTIAL

- 100% Satisfaction Guarantee**

- DRYING
- OFFICIAL RECORDS BOOK
- PAPE
- PRINTER OF BELLINGHAM
- PRINTER OF COAST GUARDIAN
- PUBLISHING RETURNED MAIL
- RAILROAD
- SADDLES
- SADDLES OF WY
- SADDLES
- SQUARE TILES
- STEEL BRASS
- STEEL BRASS



**LIDBERG LAND  
SURVEYING, INC.**

FILE	FILE	JOB	01-011 308
OFF	DATE	06/03/79	DATE
COO. BCL	DATE	06/03/79	DATE

Martin County, Florida - Laurel  
Kelly, C.F.A

generated on 6/21/2019 11:54:49 AM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
14-39-41-001-000-00020-0	1119423	UNASSIGNED, HOBE SOUND	\$2,948,730	6/15/2019

## Owner Information

Owner(Current)	GROVE XXIII GOLF COURSE LLC
Owner/Mail Address	2645 S BRIDGE RD HOBE SOUND FL 33455
Sale Date	10/8/2018
Document Book/Page	<u>3020 2321</u>
Document No.	2719765
Sale Price	2911800

## Location/Description

Account #	1119423	Map Page No.	P-13&14
Tax District	3003	Legal Description	TRACT B GROVE GOLF CLUB ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 78 PUBLIC RECORDS MARTIN COUNTY FLORIDA
Parcel Address	UNASSIGNED, HOBE SOUND		
Acres	208.6600		

## Parcel Type

Use Code	3800 Golf Course/Driving Range
Neighborhood	60900 Golf Courses

## Assessment Information

Market Land Value	\$2,948,730
Market Improvement Value	
Market Total Value	\$2,948,730

Exhibit "B"

1 of 4

**Martin County, Florida - Laurel Kelly, C.F.A***generated on 6/21/2019 11:58:51 AM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
14-39-41-001-000-00030-0	1121039	UNASSIGNED, HOBE SOUND		6/15/2019

**Owner Information**

Owner(Current)	GROVE XXIII CLUBHOUSE LLC
Owner/Mail Address	2645 S BRIDGE RD HOBE SOUND FL 33455
Sale Date	10/8/2018
Document Book/Page	<u>3020 2328</u>
Document No.	2719766
Sale Price	247600

**Location/Description**

Account #	1121039	Map Page No.	P-13&14
Tax District	3003	Legal Description	TRACT C GROVE GOLF CLUB
Parcel Address	UNASSIGNED, HOBE SOUND		ACCORDING TO THE PLAT THEREOF
Acres	16.4300		RECORDED IN PLAT BOOK 17
			PAGE 78 PUBLIC RECORDS
			MARTIN COUNTY FLORIDA

**Parcel Type**

Use Code	3800 Golf Course/Driving Range
Neighborhood	60900 Golf Courses

**Assessment Information**

Market Land Value
Market Improvement Value
Market Total Value

2 of 4

Exhibit "B"



**Martin County, Florida - Laurel  
Kelly, C.F.A**

generated on 6/21/2019 12:01:19 PM EDT

**Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
14-39-41-001-000-00001-0	1119421	UNASSIGNED, HOBE SOUND	\$0	6/15/2019

**Owner Information**

<b>Owner(Current)</b>	HOBE SOUND EQUESTRIAN LLC
<b>Owner/Mail Address</b>	1701 HIGHWAY A1A STE 204 VERO BEACH FL 32963

**Sale Date****Document Book/Page****Document No.****Sale Price****Location/Description**

<b>Account #</b>	1119421	<b>Map Page No.</b>	P-13&14
<b>Tax District</b>	3003	<b>Legal Description</b>	PRIVATE ROAD - TRACT A GROVE GOLF CLUB
<b>Parcel Address</b>	UNASSIGNED, HOBE SOUND		ACCORDING TO THE PLAT THEREOF
<b>Acres</b>	1.6300		RECORDED IN PLAT BOOK 17 PAGE 78 PUBLIC RECORDS MARTIN COUNTY FLORIDA

**Parcel Type**

<b>Use Code</b>	9400 Right of way streetsRoads
<b>Neighborhood</b>	36910 Common Areas - County Wide

**Assessment Information**

<b>Market Land Value</b>	
<b>Market Improvement Value</b>	
<b>Market Total Value</b>	\$0

3 of 4

Exhibit "B"

**Martin County, Florida - Laurel Kelly, C.F.A***generated on 6/21/2019 12:02:13 PM EDT***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
14-39-41-001-000-00002-0	1119422	UNASSIGNED, HOBE SOUND	\$2,893,150	6/15/2019

**Owner Information**

<b>Owner(Current)</b>	HOBE SOUND EQUESTRIAN LLC
<b>Owner/Mail Address</b>	1701 HIGHWAY A1A STE 204 VERO BEACH FL 32963

**Sale Date****Document Book/Page****Document No.****Sale Price****Location/Description**

<b>Account #</b>	1119422	<b>Map Page No.</b>	P-13&14
<b>Tax District</b>	3003	<b>Legal Description</b>	TRACT D GROVE GOLF CLUB ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 78 PUBLIC RECORDS MARTIN COUNTY FLORIDA
<b>Parcel Address</b>	UNASSIGNED, HOBE SOUND		
<b>Acres</b>	222.5500		

**Parcel Type**

<b>Use Code</b>	6300 GrazLD Soil Cpcty CL III
<b>Neighborhood</b>	67700 Bridge Road

**Assessment Information**

<b>Market Land Value</b>	\$2,893,150
<b>Market Improvement Value</b>	
<b>Market Total Value</b>	\$2,893,150

4 of 4

Exhibit "B"

Grove XXIII Golf Course LLC  
2645 S. Bridge Rd.  
Hobe Sound FL 33455

Grove XXIII Clubhouse LLC  
2645 S. Bridge Rd.  
Hobe Sound FL 33455

Hobe Sound Equestrian LLC  
1701 Highway A1A Ste. 204  
Vero Beach FL 32963

South Florida Water Mgmt. Distr.  
3301 Gun Club Rd.  
West Palm Beach FL 33406

State of Florida  
3900 Commonwealth Blvd. MS-49  
Tallahassee FL 32399

State of Florida/So. Fla. Water  
Mgmt. Distr.  
3900 Commonwealth Blvd. MS-49  
Tallahassee FL 32399

Retreat at Seabranh Homeowners  
Assoc.  
600 Sandtree Dr. Ste. 109  
Palm Beach Gardens FL 33403

Whitworth Farms Ltd.  
11050 State Road 7  
Boynton Beach FL 33437

Becker B-14 Grove Ltd.  
1701 Highway A1A Ste. 204  
Vero Beach FL 32963