

AFFIDAVIT ATTESTING TO NOTIFICATION

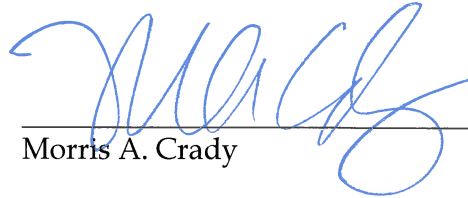
I, MORRIS A. CRADY, being first duly sworn, depose and say:

1. That I am Senior Vice President of Lucido & Associates, the authorized agent for BR 24, LLC, owner of the property located in Hobe Sound, Martin County, Florida that is the subject of Martin County Rezoning Application (Project #B121-003), 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 June 20, 2019 and the Board of County Commissioners on July 30, 2019 was sent by U.S. Mail on June 4, 2019 to the property owners within 1,000 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 1,000 feet of the subject property, dated May 9, 2019 by Prestige Title Agency, which list is attached hereto and made a part hereof; and

5. 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 19th day of June, 2019,
by MORRIS A. CRADY, who [X] is personally known to me or [] has
produced _____ as identification.

(Notarial Seal)



NOTARY PUBLIC
My Commission Expires:





June 5, 2019

Subject and Location: **BR 24, LLC, Rezoning (B121-003)** Request by BR 24, LLC, for approval of an amendment to the zoning atlas to change the zoning from the existing A-1, Small Farms District, to the RE-2A, Rural Estate District, or the most appropriate zoning district, for approximately 17 acres located on the south side of SE Bridge Road approximately 2.7 miles west of US-1, in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption.

Dear Property Owner:

As a landowner within 1,000 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, June 20, 2019

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

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, July 30, 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.

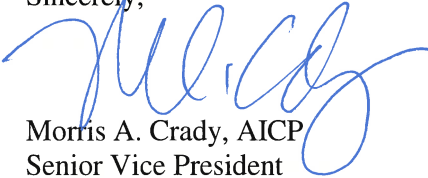
When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. 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,



Morris A. Crady, AICP
Senior Vice President

Attachment: Location Map

Martin County, FL

SE Bridge RD

SE Otter
Lake DR

SE 138 TH ST

0 940 Feet

Date: 4/2/2019

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





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

May 9, 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 1000 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).

A handwritten signature in blue ink that reads 'Karen Rae Hyche'.

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. P19-11,459/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 1000 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

SKETCH & DESCRIPTION

(THIS IS NOT A BOUNDARY SURVEY)

COUNTY ROAD NO. 708
(S.E. BRIDGE ROAD)
(100' RIGHT-OF-WAY)
POINT OF COMMENCEMENT
N.W. CORNER
SECTION 32-39-42
N. LINE 32-39-42

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST; THENCE S00°13'13"W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 771.19 FEET TO THE POINT OF BEGINNING; THENCE S89°46'42"E, A DISTANCE OF 161.54 FEET; THENCE N00°12'23"W, A DISTANCE OF 16.00 FEET; THENCE S89°46'42"E, A DISTANCE OF 243.93 FEET; THENCE S00°12'22"E, A DISTANCE OF 1846.26 FEET; THENCE N89°52'24"W PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 405.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32; THENCE N00°13'13"W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1830.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 745,717±SQ.FT. (17.12±ACRES)

31-39-42-000-001-00000-3

S89°46'42"E
161.54'

POINT OF BEGINNING

N00°12'23"W
16.00'

S89°46'42"E
243.93'

32-39-42-000-000-00163-6

32-39-42-000-000-00131-5

SOUTH LINE NW1/4, NW1/4 SECTION 32
NORTH LINE SW1/4, NW1/4 SECTION 32

31-39-42-000-001-00010-1

31-39-42-000-001-00030-7

31-39-42-000-001-00031-6

RIGHT-OF-WAY
DEEDED TO
MARTIN COUNTY

SOUTH LINE NW1/4 SECTION 32

S.E. 138TH STREET
(100' RIGHT-OF-WAY)

WEST LINE SECTION 32

31-39-42-000-001-00010-1

32-39-42-000-000-00130-6

31-39-42-000-001-00031-6

N89°52'24"W
405.00'

S00°12'22"E 1846.26'

32-39-42-000-000-00180-5

FLORIDA REGISTRATION #5102

CHRISTIAN FENEX

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHRISTIAN FENEX AND ASSOCIATES, LLC

PROFESSIONAL SURVEYING AND MAPPING

ENVIRONMENTAL CONSULTING

3401 SW 72ND AVE., PALM CITY, FLORIDA

P.O. BOX 2533, PALM CITY, FL 34991

PH.(772)283-2977 EMAIL FENEXC@BELLSOUTH.NET

LICENSED BUSINESS # 6858

DRAWING DATE

04/01/19

F.B.

PG.

folder

SCALE

1" = 300'

W.O.#

216039

SKETCH NO.
216039_sketch&description.dwg

Exhibit "A"

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

generated on 5/9/2019 12:05:27 PM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
32-39-42-000-000-00130-6	62573	UNASSIGNED, HOBE SOUND	\$329,320	5/4/2019

Owner Information

Owner(Current)	BR 24 LLC
Owner/Mail Address	13451 SE OTTER LAKE DR HOBE SOUND FL 33455
Sale Date	1/27/2010
Document Book/Page	<u>2435 1028</u>
Document No.	2190830
Sale Price	650000

Location/Description

Account #	62573	Map Page No.	T-32A
Tax District	3003	Legal Description	PART OF W1/2 OF NW1/4 OF SEC 32 DESC AS: COM AT PT ON S R/W BRIDGE RD & 430' E OF W/LN SEC, CONT E ALG R/W 60 S 210, W 5, S 538.85, SWLY 35.45, S 289.69, SWLY 77.78 FOR POB.. S 1470.53 TO N R/W SE 138TH ST, W 405, NELY 676.72, NWLY 288.57, NELY 80, N 595.09, E 230.55, S TO POB. (AKA PART OF PARCEL 4-B)
Parcel Address	UNASSIGNED, HOBE SOUND		
Acres	9.4090		

Parcel Type

Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	677000 Bridge Road

Assessment Information

Market Land Value	\$329,320
Market Improvement Value	
Market Total Value	\$329,320

Exhibit "B"

1 of 5

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

generated on 5/9/2019 12:00:11 PM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
32-39-42-000-000-00163-6	62580	UNASSIGNED, HOBE SOUND	\$96,950	5/4/2019

Owner Information

Owner(Current)	BR 24 LLC
Owner/Mail Address	13451 SE OTTER LAKE DR HOBE SOUND FL 33455
Sale Date	10/8/2008
Document Book/Page	<u>2356 0988</u>
Document No.	2112020
Sale Price	200000

Location/Description

Account #	62580	Map Page No.	T-32A
Tax District	3003	Legal Description	COM AT PI S R/W BRIDGE RD & W/LN OF SEC 32, S 742' FOR POB.. CONT S 299', E 405', N 315', W 244', S 16' & W 161' TO POB.
Parcel Address	UNASSIGNED, HOBE SOUND		
Acres	2.7700		

Parcel Type

Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	677000 Bridge Road

Assessment Information

Market Land Value	\$96,950
Market Improvement Value	
Market Total Value	\$96,950

2 of 5

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

generated on 5/9/2019 12:06:12 PM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
31-39-42-000-001-00010-1	62532	UNASSIGNED, HOBE SOUND	\$92,420	5/4/2019

Owner Information

Owner(Current)	BR 24 LLC
Owner/Mail Address	13451 SE OTTER LAKE DR HOBE SOUND FL 33455
Sale Date	9/7/2007
Document Book/Page	2277 0143
Document No.	2037427
Sale Price	148300

Location/Description

Account #	62532	Map Page No.	T-31A
Tax District	3003	Legal Description	PART OF SEC'S 31 & 32-39-42 DESC AS: BEG NW COR OF E1/2 OF SE1/4 OF NE1/4 OF SEC 31, E 662.33', N 256.01', E 174.45', SLY 595.09', SWLY 80', NWLY 63.21', W 360.50', NWLY 179.98' TO CURVE, THENCE ALG CURVE 56.2', S 92.72', W 165', N 360.38' TO POB (AKA PARCEL 3-B)
Parcel Address	UNASSIGNED, HOBE SOUND		
Acres	7.4800		

legal includes more land

Parcel Type

Use Code	6300 GrazLD Soil Cpty CL III
Neighborhood	677000 Bridge Road

Assessment Information

Market Land Value	\$92,420
Market Improvement Value	
Market Total Value	\$92,420

*Subject property**located within**3 of 5*

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

generated on 5/9/2019 12:08:14 PM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
31-39-42-000-001-00030-7	62533	UNASSIGNED, HOBE SOUND	\$81,860	5/4/2019

Owner Information

Owner(Current)	BR 24 LLC
Owner/Mail Address	13451 SE OTTER LAKE DR HOBE SOUND FL 33455
Sale Date	9/7/2007
Document Book/Page	<u>2277 0079</u>
Document No.	2037407
Sale Price	406700

Location/Description

Account #	62533	Map Page No.	T-31A
Tax District	3003	Legal Description	PART OF SEC'S 31 & 32-39-42 DESC AS: BEG 604' N/O SW COR OF E1/2 OF SE1/4 OF NE1/4, CONT N 360', E 165', N 92.72' TO CURVE, CURVE 56.2', SE 179.98', E 360.50', SELY 63.21', SELY 288.57', W 180.53', S 67.02', W 711.80' TO POB (AKA PARCEL 2-B)
Parcel Address	UNASSIGNED, HOBE SOUND		
Acres	6.8400		

legal includes more land

Parcel Type

Use Code	6300 GrazLD Soil Cpty CL III
Neighborhood	677000 Bridge Road

Assessment Information

Market Land Value	\$81,860
Market Improvement Value	
Market Total Value	\$81,860

Subject property located within

4 of 5

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

generated on 5/9/2019 12:09:31 PM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
31-39-42-000-001-00031-6	62534	UNASSIGNED, HOBE SOUND	\$360,500	5/4/2019

Owner Information

Owner(Current)	BR 24 LLC
Owner/Mail Address	13451 SE OTTER LAKE DR HOBE SOUND FL 33455
Sale Date	12/8/2009
Document Book/Page	2428 0784
Document No.	2184095
Sale Price	410000

Location/Description

Account #	62534	Map Page No.	T-31A
Tax District	3003	Legal Description	PART OF SEC'S 31 & 32-39-42 DESC AS: BEG 33' N/O SW COR OF SE1/4 OF SE1/4 OF NE1/4, CONT N 571', E 711.80', N 67.02', E 180.53', SWLY 676.72' & W 663.93' TO POB (AKA PARCEL 1-B)
Parcel Address	UNASSIGNED, HOBE SOUND		
Acres	10.3000		

legal includes more land

Parcel Type

Use Code	6300 GrazLD Soil Cpty CL III
Neighborhood	677000 Bridge Road

Assessment Information

Market Land Value	\$360,500
Market Improvement Value	
Market Total Value	\$360,500

*Subject property
located within*

5 of 5

BR 24 LLC
13451 SE Otter Lake Dr.
Hobe Sound FL 33455

Worldwide Fabrics Limited
Partnership
241 Bradley Pl.
Palm Beach FL 33480

Canopus Sound LLC
1 Holtec Blvd.
Camden NJ 08104

Shubhra Amy Singh
5751 SE 138th St.
Hobe Sound FL 33455

Scott A. Jenkins
5950 SE 138th St.
Hobe Sound FL 33455

James M. & Catherine D. Adkins
8782 SE Sandcastle Cir.
Hobe Sound FL 33455

Susana T. Valente
Yannick D. Even
5910 SE 138th St.
Hobe Sound FL 33455

James A. & Merriam M. Holt
5850 SE 138th St.
Hobe Sound FL 33455

Merriam M. Holt
5900 SE 138th St.
Hobe Sound FL 33455

Silver Spur Holdings LLC
13451 SE Otter Lake Dr.
Hobe Sound FL 33455

Heissenberg Family Financial Inv.
725 NE Bayberry Ln.
Jensen Beach FL 34957

3 Putt Hobe Sound LLC
6250 SE Bridge Rd.
Hobe Sound FL 33455

Timothy R. Datillio
6390 SE Bridge Rd.
Hobe Sound FL 33455

Hickey Hob LLC
9231 School House Rd.
Coral Gables FL 33156

Dbridge Holdings LLC
13451 SE Otter Lake Dr.
Hobe Sound FL 33455

Timothy A. & Misty M. Peacock
6120 SE Bridge Rd.
Hobe Sound FL 33455

Timothy Dore
Hannah Wyman
6122 SE Bridge Rd.
Hobe Sound FL 33455

Lloyd L. & Evelyn M. Lolmaugh
6116 SE Bridge Rd.
Hobe Sound FL 33455

Barbara Riggins
12770 SE Circle Dr.
Hobe Sound FL 33455

Martin County
2401 SE Monterey Rd.
Stuart FL 34996

Mark & Joy Bozicevic
8814 S. Wendy Ln.
West Palm Beach FL 33411

Stephen J. Krigbaum
6271 SE 138th St.
Hobe Sound FL 33455