

EXHIBIT 2
NPH-1



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

IMPEDANCE BAILE REZONING

Applicant:	Impedance Baile, LLC
Agent for the Applicant:	Emily O'Mahoney, 2GHO and Associates, Inc.
County Project Coordinator:	Matt Stahley, Senior Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	I059-002
Application Type and Number:	DEV2019100018
Report Number:	2019_1220_I059-002_DRT_Staff_Final
Application Received:	11/15/2019
Transmitted:	11/15/2019
Date of Staff Report:	12/20/2019
LPA Meeting Date:	02/06/2020
BCC Meeting Date:	03/03/2020

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

B. Project description and analysis

This is a request for a zoning district change from the current B-1, Business District to the COR-1, Commercial Office/Residential District, or the most appropriate zoning district. The undeveloped property is approximately 1.10 acres located on the east side of South Kanner Highway, approximately 1200 feet north of the SE Salerno Road and South Kanner Highway intersection. Included in this application is a request for a Certificate of Public Facilities Exemption.

The B-1 zoning district was created in 1967 as part of the County's original zoning regulations and was carried over to the current Article 3, zoning districts, Land Development Regulations (LDR), Martin County Code, as a Category C district. Category C zoning districts are intended to be used until a rezoning to Category A is needed or required to accommodate changes to the existing structures and uses on the property. The Category A districts were created to implement the land use policies included in the Comprehensive Growth Management Plan, Goal 4.4 and Objectives 4.4A. and 4.4A.1.

The subject of this application is a request for a zoning change to the COR-1, Commercial

Office/Residential District. This request for a zoning change is classified as a mandatory rezoning. According to the applicant, the requested rezoning to the COR-1 Zoning District is to allow the construction of a professional office on the vacant property.

Article 3.10B, Land Development Regulations, Martin County Code, provides three straight zoning districts available to implement the Commercial Office/Residential Future Land Use classification. In addition to the zoning districts the PUD (Planned Unit Development) district is also available. The PUD district provides more design flexibility to applicant's for proposed projects in exchange for additional benefits to the County.

The three straight zoning districts include CO (Commercial Office), COR-1 (Commercial Office/Residential) and COR-2 (Commercial Office/Residential) Districts. The CO District is generally used as a transition zone between more intense commercial areas and residential areas where a determination has been made that residential uses within this district are not appropriate. The COR-1 District is generally used as a transition zone between more intense commercial areas and residential areas, particularly in areas that were originally developed as residential but where a gradual conversion to transitional, nonresidential and mixed uses is warranted. The COR-2 District is generally used as a transition zone between more intense commercial areas and residential areas. Residential development is not a permitted use within the CO District. Residential use within the COR-1 and COR-2 Districts is allowable to a maximum density of 5.00 and 10.00 units per acre, respectively.

The CO, COR-1 and COR-2 Districts were created to implement the policies for the Commercial Office/Residential (COR) land use classification. The choice of the most appropriate district for the subject property is a policy decision that the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) are asked to consider based on the standards for amendments to the zoning atlas provided in Section 3.2 E.1., Land Development Regulations (LDR), Martin County Code (MCC).

The following tables indicate the differences in the uses that are permitted, followed by the size and dimension requirements for the CO, COR-1 and COR-2 districts and the zoning regulations for the B-1, Business District.

TABLE 3.11.2
PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS

USE CATEGORY	C O	C O R 1	C O R 2
<i>Residential Uses</i>			
<i>Accessory dwelling units</i>		P	P
<i>Apartment hotels</i>			P
<i>Modular homes</i>		P	P
<i>Multifamily dwellings</i>		P	P

USE CATEGORY	C O	C O R 1	C O R 2
<i>Single-family detached dwellings</i>		P	P
<i>Townhouse dwellings</i>		P	P
<i>Duplex dwellings</i>		P	P
<i>Zero lot line single-family dwellings</i>		P	P
<i>Public and Institutional Uses</i>			
<i>Administrative services, not-for-profit</i>	P	P	P
<i>Community centers</i>	P	P	P
<i>Cultural or civic uses</i>	P	P	P
<i>Dredge spoil facilities</i>			
<i>Educational institutions</i>	P	P	P
<i>Neighborhood assisted residences with six (6) or fewer residents</i>		P	P
<i>Places of worship</i>	P	P	P
<i>Post offices</i>	P	P	P
<i>Protective and emergency services</i>	P	P	P
<i>Public libraries</i>	P	P	P
<i>Public parks and recreation areas, active</i>	P	P	P
<i>Public parks and recreation areas, passive</i>	P	P	P
<i>Public vehicle storage and maintenance</i>	P		
<i>Recycling drop-off centers</i>	P	P	P
<i>Residential care facilities</i>		P	P
<i>Utilities</i>	P	P	P
<i>Commercial and Business Uses</i>			

USE CATEGORY	C O	C O R 1	C O R 2
<i>Ancillary retail use</i>	P	P	P
<i>Bed and breakfast inns</i>	P	P	P
<i>Business and professional offices</i>	P	P	P
<i>Family day care</i>		P	P
<i>Financial institutions</i>	P	P	P
<i>Medical services</i>	P	P	P
<i>Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance</i>		P	P
<i>Residential storage facilities</i>	P	P	P
<i>Biomedical research</i>	P	P	P
<i>Bioscience research</i>	P	P	P
<i>Computer and electronic components research and assembly</i>	P	P	P
<i>Computer and electronic products research and assembly</i>	P	P	P
<i>Computer programming/software research</i>	P	P	P
<i>Computer system design</i>	P	P	P
<i>Electromedical apparatus research and assembly</i>	P	P	P
<i>Electronic equipment research and assembly</i>	P	P	P
<i>Laser research and assembly</i>	P	P	P
<i>Lens research</i>	P	P	P
<i>Management, scientific and technical services</i>	P	P	P
<i>Marine Research</i>	P	P	P
<i>Medical and dental labs</i>	P	P	P

USE CATEGORY	C O	C O R 1	C O R 2
<i>Medical equipment assembly</i>	P	P	P
<i>Optical equipment assembly</i>	P	P	P
<i>Optical instruments assembly</i>	P	P	P
<i>Optoelectronics assembly</i>	P	P	P
<i>Pharmaceutical products research</i>	P	P	P
<i>Precision instrument assembly</i>	P	P	P
<i>Professional, scientific and technical services</i>	P	P	P
<i>Reproducing magnetic and optical media</i>	P	P	P
<i>Research and development laboratories and facilities, including alternative energy</i>	P	P	P
<i>Scientific and technical consulting services</i>	P	P	P
<i>Simulation training</i>	P	P	P
<i>Technology centers</i>	P	P	P
<i>Telecommunications research</i>	P	P	P
<i>Testing laboratories</i>	P	P	P
<i>Business-to-business sales and marketing</i>	P	P	P
<i>Credit bureaus</i>	P	P	P
<i>Credit intermediation and related activities</i>	P	P	P
<i>Customer care centers</i>	P	P	P
<i>Customer support</i>	P	P	P
<i>Data processing services</i>	P	P	P
<i>Film, video, audio and electronic media production and postproduction</i>	P	P	P

USE CATEGORY	C O	C O R 1	C O R 2
<i>Funds, trusts and other financial vehicles</i>	P	P	P
<i>Information services and data processing</i>	P	P	P
<i>Insurance carriers</i>	P	P	P
<i>Internet service providers, web search portals</i>	P	P	P
<i>Management services</i>	P	P	P
<i>National, international and regional headquarters</i>	P	P	P
<i>Nondepository credit institutions</i>	P	P	P
<i>Offices of bank holding companies</i>	P	P	P
<i>On-line information services</i>	P	P	P
<i>Securities, commodity contracts</i>	P	P	P
<i>Simulation training</i>	P	P	P
<i>Technical support</i>	P	P	P
<i>Telephonic and on-line business services</i>	P	P	P
<i>Transaction processing</i>	P	P	P

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	CO	10,000	80	—	—	40	30	40	—
A	COR-1	10,000	80	5.00	10.00	40	30	40	—
A	COR-2	10,000	80	10.00	20.00	40	30	40	—

**TABLE 3.12.2
STRUCTURE SETBACKS**

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
C													
A													
T													
A	CO	25	35	35	35	20	30	30	30	10	20	30	30
A	COR-1	25	25	25	25	20	20	30(h)	30(h)	10	10	30	30
A	COR-2	25	35	35	35	20	30	30	30	10	20	30	30

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

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.”

The Martin County Land Development Regulations (LDR), Article 3, Section 3.2 E. provides the following “Standards for amendments to the Zoning Atlas.”

1. *The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) 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.*
2. *In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:*
 - a. *Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,*

The subject property is designated for Commercial Office/Residential (COR) land use on the Future Land Use Map (FLUM) of the Comprehensive Growth Management Plan (CGMP). The zoning implementation policies and requirements are contained in Article 3, Zoning Districts, Land Development Regulations. Martin County Code identify three (3) “straight” zoning districts, including CO, COR-1 and COR-2, that are available to implement the COR future land use classification.

In addition to the “straight” zoning districts the PUD (Planned Unit Development) District is also available as a fourth 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 choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) is asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2 E.1., Land Development Regulations (LDR), Martin County Code (MCC).

Policy 4.13A.8.(1) of Chapter 4, Future Land Use Element, of the CGMP addresses the COR land use designation:

Commercial Office/Residential development (COR). Martin County shall establish policies and criteria to guide mixed-use development. Commercial Office/Residential development shall be allocated to accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development. Office and residential development may be allocated along the outer fringe of core commercial areas where such development may encourage reinvestment in declining residential areas adjacent to commercial core areas. The COR future land use designation shall also be allocated to areas appropriately suited for Traditional Neighborhood Development, described under Goal 4.3. The development provisions for the standard COR zoning districts and the PUD zoning district are expressed below:

(a) Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building.

Residential storage facilities may be approved in areas designated COR, and the Land Development Regulations shall include criteria for review of such uses. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed to blend harmoniously with residential structures.

The intensity of lot use, defined as floor area ratio (FAR), shall be governed by the parking standards of the Land Development Regulations. The maximum building coverage shall be 40 percent, and the minimum net lot size permitted in COR districts shall be 10,000 square feet. The minimum open space shall be 40 percent and the maximum building height shall be 30 feet. Multiple-family residential uses are encouraged to develop in areas designated for office development at densities compatible with criteria cited in Policy 4.13A.7.(5) for High Density Residential development. The Land Development Regulations shall require appropriate landscaping and screening, including a vegetative berm system where feasible. Plant material and a decorative fence or wall shall be used to assure compatibility between established residential uses and proposed office developments.

A bed and breakfast or other facilities for transient lodging, catering to seasonal residents, shall be permitted. Kitchen facilities shall be permitted to accommodate occupants visiting for periods exceeding the general motel trip duration of one to four nights. Approved transient lodging facilities existing as of the effective date of the CGMP shall be considered permitted in such an area.

Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

Residential use shall be allowed in the COR future land use designation as part of a mixed-use project as allowed under Goal 4.3 in any of the seven CRAs designated in Policy 4.2B.4. Residential densities shall be as provided in Policy 4.3A.2.

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

There are three (3) “straight” zoning districts that are available to implement the COR future land use policies of the CGMP. The three (3) “straight” zoning districts include the CO, Commercial Office District and the COR-1 and COR-2 Commercial Office/Residential Districts.

In addition to the “straight” zoning districts the PUD (Planned Unit Development) District is also available as a forth 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 choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) is asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2 E.1., Land Development Regulations (LDR), Martin County Code (MCC). With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted to the County. 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 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 undeveloped property is approximately 1.10 acres located on the east side of South Kanner Highway, approximately 1200 feet north of the SE Salerno Road and South Kanner Highway intersection.

The subject property contains approximately 323 feet of frontage along South Kanner Highway, and sufficient minimum lot size and lot width dimensions to ensure consistency with the development standards governing the requested COR-1 Zoning District, as shown above in Table 3.12.1.

The primary land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for the South Kanner Highway corridor in proximity to the site are Commercial General, Commercial Office/Residential; Commercial Limited and Low Density 5 units per acre. The subject site is located on a major thoroughfare, South Kanner Highway and fits the description of the Commercial Office Residential Future Land Use policy criteria of "...accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development." The COR future land use allows office and residential development to be located along the outer fringe of core commercial areas.

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

The subject property contains approximately 320 feet of frontage along South Kanner Highway, which is classified as a major arterial roadway. The infrastructure needed to support development and to provide services at established services levels to existing development in this local area is present. The pattern of development within the local area has been the subject of considerable change over the decades. Immediately to the north of the subject parcel is the Southwood Residential PUD and Southwood Plaza Commercial PUD. Several parcels immediately to the south were recently rezoned from B-1 to COR-2, including the recent development of an urgent care facility. Immediately to the east is a lake tract associated with the Lake Haven single family neighborhood. Immediately to the west is the South Kanner Highway right of way. The property west of the South Kanner Highway right of way is comprised of vacant land with commercial general future land use, and the Fairmont Estates residential PUD. Further south and west is a gas station, grocery store, restaurants, retail space, and a bank.

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

The subject property is located within the Primary Urban Services District of the County. As such, the full range of urban services at service levels established by the CGMP is available or must be made available for any uses that are planned for the property. Water and wastewater services to the site will be provided by Martin County Utilities, the regional service provider for this area of the County.

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 land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for development contains a mixture of commercial office/residential uses within proximity to the subject parcel. The rezoning to COR-1, Commercial Office/Residential would be consistent with the COR Future Land Use provisions and provide the opportunity for a transitional use between the existing residential and small-scale commercial, and the more intense commercial general uses situated on South Kanner Highway. This development pattern is well established adjacent to, and within the vicinity of, the subject parcel and the extension of this pattern to the subject property is contemplated and supported by the CGMP.

The COR future land use designation for the property and the prior inclusion of the property within the Primary Urban Service District are key determinants regarding the uses that may ultimately occur on the property

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Matthew Stahley	320-3047	Comply
G	Development Review	Matthew Stahley	320-3047	Comply
H	County Attorney	Krista Storey	288-5443	Review Ongoing
I	Adequate Public Facilities	Matthew Stahley	320-3047	Exempt

The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) is asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2 E.2., Land Development Regulations (LDR), Martin County Code (MCC). An analysis of the Standards for amendments to the Zoning Atlas indicates that this application is in order and qualifies for a recommendation of approval for a zoning change to the requested COR-1, Commercial Office/Residential District.

D. Review Board action

A review and recommendation is required on this application from the Local Planning Agency (LPA). Final action on this application is required by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be advertised public hearings.

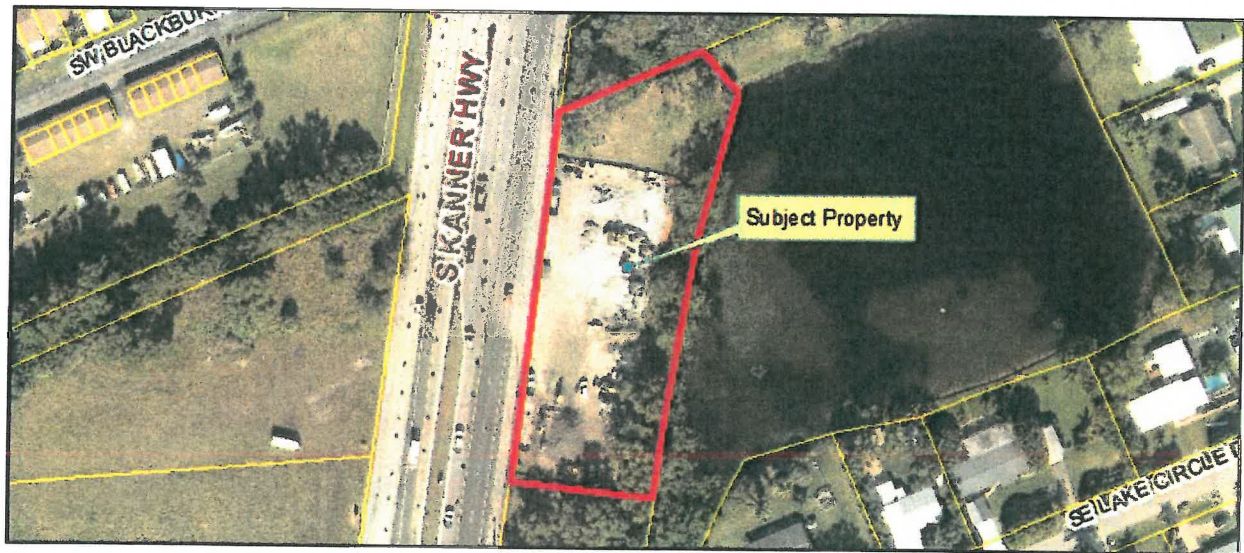
E. Location and site information

Location:	The undeveloped property is approximately 1.10 acres located on the east side of South Kanner Highway, approximately 1200 feet north of the SE Salerno Road and South Kanner Highway intersection.
Parcel number(s) and address:	55-38-41-008-000-00010-8 South Kanner Highway
Existing Zoning:	B-1, Business District
Future land use:	Commercial Office/Residential
Commission district:	2
Planning area:	Port Salerno / 76 Corridor
Urban services district:	Primary Urban Service District

LOCATION MAP



AERIAL MAP (2019)



Adjacent existing or proposed development:

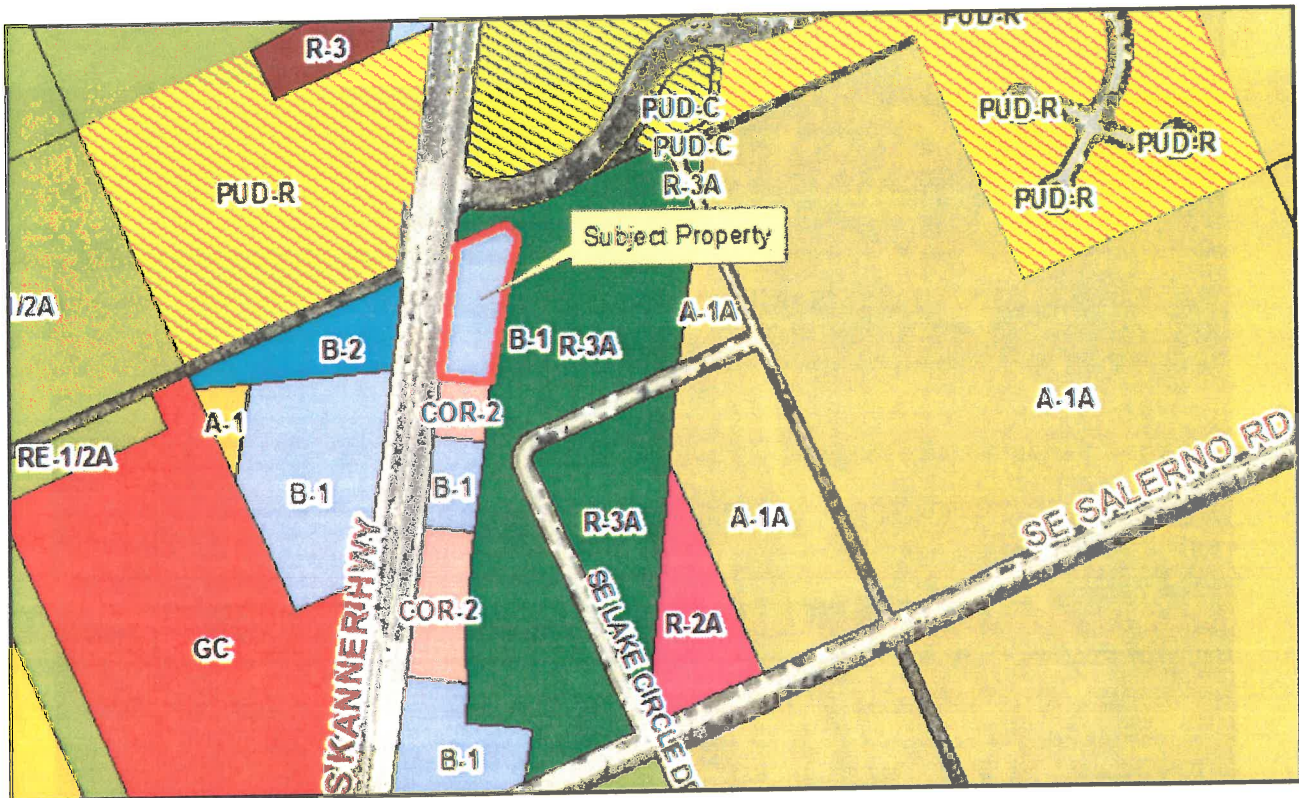
To the north: Southwood PUD-R, Southwood PUD-C

To the south: Vacant Commercial, further south Urgent Care facility and Walgreens

To the east: Existing Single Family (Lake Haven)

To the west: South Kanner Highway ROW, Vacant Commercial, Gas Station

ZONING MAP



Zoning district designations of abutting properties:

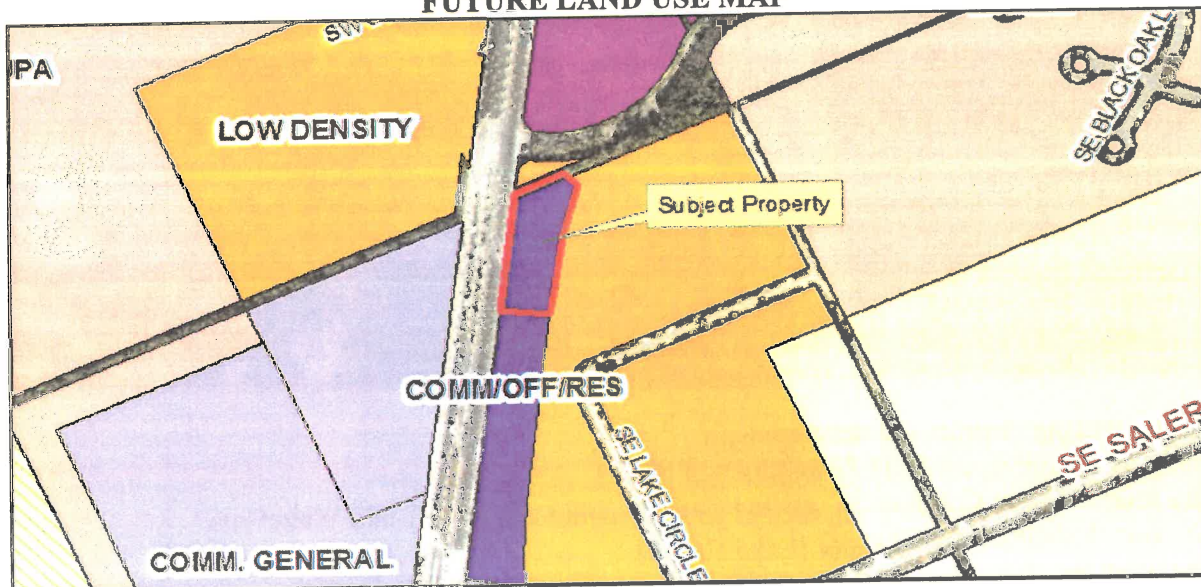
To the north: R-3A, Multi Family District

To the east: R-3A, Multi Family District

To the south: COR-2, Commercial/Office/Residential

To the west: PUD-R Planned Unit Development Residential, B-2 Business Wholesale District

FUTURE LAND USE MAP



Future land use designations of abutting properties:

To the north: Low density
To the south: Commercial Office/Residential
To the east: Low Density
To the west: Commercial General, Low Density

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

Findings of Compliance:

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.

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

Findings of Compliance:

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 land use, site design standards, zoning and procedural requirements issues associated with this application.

Additional Information:

1. The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days 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. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area.

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.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over

the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;

- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

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. Local, State, and Federal Permits

N/A

L. 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:	\$1000.00	\$1000.00	\$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.

M. General application information

Property Owner:

Robert G. Neal, Toddie M. Neal
6350 SE Lake Circle Drive
Stuart, FL 34997

Applicant and Contract Purchaser:

Impedance Baile, LLC

Maura Curran, Hope Proctor
601 Heritage Drive Suite 224
Jupiter, FL 33458

Agent for the Applicant:

Emily O'Mahoney
Gentile, Glass, Hollloway, O'Mahoney & Associates, Inc.
1907 Commerce Lane, Suite 101
Jupiter, FL 33458
561-575-9557

N. 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

Agenda # NPH-1
Exhibit - 2



Landscape Architects • Planners • Environmental Consultants

LC-0000177

GENTILE GLAS HOLLOWAY O'MAHONEY & Associates, Inc.

George C. Gentile JASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney JASLA
Dodi Buckmaster Glas AKF

November 14, 2019

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

RE: IMPEDANCE BAILE OFFICE BUILDING – SUBMITTAL OF A ZONING CHANGE APPLICATION

Dear Ms. Van Vonno:

On behalf of the Applicant, Impedance Baile, LLC, we are pleased to submit this application for a rezoning from B-1 Business District to COR-1.

As more particularly described in the enclosed project narrative, the project is located on the east side of SW Kanner Highway and south of SE Southwood Trail. After the property is rezoned, a Minor Final Site Plan application will be submitted for an 11,000 square foot, 2 story office building.

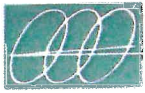
The following is a list of the documents submitted with the Zoning Change Application:
Zoning Change Checklist

1. Development Review Application;
2. Affidavit of Digital Application Submittal;
3. CD with all documents bookmarked;
4. Survey – 24x36;
5. Narrative;
6. Filing fee for Formal Review - \$1,000.00;
7. Power of Attorney – Agent Letters for Applicant and property owner;
8. Warranty Deed;
9. Legal description;
10. Aerial Location Map;
11. Assessment Map;
12. Land Use and Zoning;
13. List of property owners and Certification;
14. Disclosure Affidavit;

Should you have any questions or comments, please feel free to contact me at 561-575-9557 or email me at pat@2gho.com.

Respectively,

Patricia Y. Lentini



GENTILE GLAS HOLLOWAY O'MAHONEY & Associates, Inc.

George C. Gentile IANLA
M. Troy Holloway ASLA
Emily M. O'Mahoney IANLA
Dodi Buckmaster Glas AICP

November 13, 2019

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

RE: Project Number I059-002/Application No. DEV2019100018 – Impedance Baile Rezoning

Dear Ms. Van Vonno:

Please accept this letter as response to the Completeness Review letter issued October 31, 2019 and based on the Completeness Review documents submitted on October 18, 2019 for the above project. The following is a list of the unresolved items with the responses in **bold along with attached revised documents as applicable**:

Item #1: NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject site.

Comment: Please include the subject property size and include a reference to platted lot numbers.

Response: The project narrative has been revised to include the lot numbers and the size of the subject site.

Item #2: POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.

Comment: Please update reference to lots 1 through 8 to lots 1 through 4 and ½ of vacated right of way.

Response: The Agent Letter has been amended to include the legal.

Item #3: DISCLOSURE OF INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form.

Comment: Please update the legal description attached to the financial disclosure to reflect the current legal description.

Response: the Disclosure of Interest Affidavit legal has been amended.

Should you have any questions regarding this resubmittal package, please feel free to contact me or Pat Lentini at 561-575-9557.

Respectfully,

Gentile Glas Holloway O'Mahoney & Associates, Inc.

Daniel S. Siems, PLA, ASLA
Landscape Architect
FL License #6667279



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

Zoning Change Checklist

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ☒ 1. APPLICATION: Please use the new application form.
[Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission.
[Affidavit for digital submission](#)
- ☒ 3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission.
[Digital website](#)
- ☐ 4. If submitting large format plans digitally, include one set of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
[Digital website](#)
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
[Development review fee schedule](#)
- ☒ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
- ☒ 9. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
- ☒ 10. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☒ 11. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- ☒ 12. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.
- ☒ 13. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
- ☒ 14. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.
- ☐ 15. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
- ☒ 16. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]
[Disclosure of Interest Affidavit](#)



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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: Impedence Baille Office Building

Brief Project Description:

The applicant is proposing a Rezoning from B-1 Business to COR-1, the future land use designation is currently COR. The proposed office building will be 11,000 square foot 2-story office building located on the east side of Kanner Highway south of SE Southwood Trail.

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: June 20, 2019

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: Impedence Baille Office Building

Parcel Control Number(s)
55-38-41-008-000-000100-8

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Robert G. Neal (Deceased) and Toddie M. Neal

Company Representative: Michael Baker

Address: 6350 SE Lake Circle Drive

City: Stuart, State: FL Zip: 34997

Phone: 772-233-5352 Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Impedance Baile, LLC

Company Representative: Maura S. Curran

Address: 601 Heritage Drive Suite 224

City: Jupiter, State: FL Zip: 33458

Phone: 561-935-9763 Email: mcurran@thecurranlawfirm.com

Agent (Name or Company): 2GHO

Company Representative: Emily O'Mahoney

Address: 1907 Commerce Lane Suite 101

City: Jupiter, State: FL Zip: 33458

Phone: 561-575-9557 Email: Emily@2gho.com

Contract Purchaser (Name or Company): Impedance Baile, LLC

Company Representative: Maura Curran, Esq.

Address: 601 Heritage Drive Suite 224

City: Jupiter, State: FL Zip: 33458

Phone: 561-935-9763 Email: mcurran@thecurranlawfirm.com

Land Planner (Name or Company): 2GHO

Company Representative: Patricia Lentini

Address: 1907 Commerce Lane Suite 101

City: Jupiter, State: FL Zip: 3345

Phone: 561-575-9557 Email: pat@2gho.com

Landscape Architect (Name or Company): Same as Agent - 2GHO

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Lidberg Land Surveying

Company Representative: Dave Lidberg

Address: 675 W. Indiantown Road

City: Jupiter, State: FL Zip: 33458

Phone: 561-746-8454 Email: david@lidberg.net

Civil Engineer (Name or Company): Jeff H. Iravani, Inc. (JHI)

Company Representative: Jeff Iravani

Address: 1934 Commerce Lane Suite 5

City: Jupiter, State: FL Zip: 33458

Phone: 561-575-6030 Email: www.jhiinc.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O' Rourke Engineering and Planning

Company Representative: Susan O'Rourke

Address: 969 SE Federal Highway Suite 402

City: Stuart, State: FL Zip: 34994

Phone: 772-781-7918 Email: seorourke@comcast.net

Architect (Name or Company): Proctor Architects, LLC

Company Representative: Hope Proctor

Address: 28 Main Street Suite 4

City: Essex, State: CT Zip: 06426

Phone: 860-767-0767 Email: hope@proctorarchitects.com

Attorney (Name or Company): The Curran Law Firm, PA

Company Representative: Maura Curran

Address: 601 Heritage Drive, Suite 224

City: Jupiter, State: FL Zip: 33458

Phone: _____ Email: _____

Environmental Planner (Name or Company): EDC

Company Representative: Drew Gatewood

Address: 10250 SW Village Parkway - Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-223-5200 Email: drewgatewood@EDC-inc.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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

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



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

E. APPLICANT or AGENT CERTIFICATION

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

[Signature]
Applicant Signature

5/28/19
Date

Maura Curran
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 28th day of May, 20 19, by Maura Curran.

He or She ☒ is personally known to me or ☐ has produced N/A as identification.

[Signature]
Notary Public Signature

Shannon Rountree
Printed name

STATE OF: Florida at-large





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

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

Digital Submittal Affidavit

I, Daniel S. Siemsen, attest that the electronic version included for the project Impedance Baile Office is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

Applicant Signature

August 16, 2019

Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 16th day of August, 20 19, by Daniel S. Siemsen.

He or She ☒ is personally known to me or ___ has produced ___ as identification.

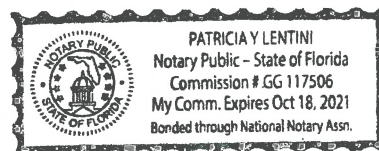
Notary Public Signature

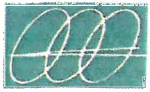
Patricia Y. Lentini

Printed name

STATE OF: FLORIDA

at-large





**Impedance Baile, LLC
Rezoning Narrative
September 26, 2019
Revised – November 12, 2019**

Gentile Glas Holloway O'Mahoney & Associates, Inc. as agent for Impedance Baile, LLC is requesting a zoning change from B-1, Business District (category "C") zoning district designation to COR-1, Commercial/Office/Residential District (category A). This request is consistent with the Commercial/Office/Residential Future Land Use and would be consistent with adjacent existing and proposed uses. A Minor Final Site Plan application for an 11,000 square feet office which includes accessory retail space will be submitted at a later date. The parcel is referenced by Lots 1-4 together with ½ of the vacated road adjacent to the property, as recorded in the Plat of Lake Haven, recorded in Plat Book 3, Page 103. The subject site is approximately 1.10 acres and is located on the east side of SW Kanner Highway (State Road 76) in Martin County Florida.

Land Use and Zoning

The current Future Land Use Designation is Commercial/Office Residential Land Use with a Zoning District as indicated above B-1 (category "C" District).

Adjacent Zoning Districts:

The properties surrounding the subject property are primarily commercial with some established single family units to the east separated by approximately 2.82 acres of lake area; the west side is bordered by Kanner Highway; vacant commercial lots immediately abutting the property to the south and established commercial properties further south and west.; to the north is green space and SE Southwood Trail;

- **North:** Existing Use: green space then SE Southwood Trail
- **South:** Existing Use: Vacant Commercial
Future Land Use: Commercial/Office Residential
Zoning District Designation: Commercial/Office Residential - COR-2
- **East:** Existing Use: existing lake and then single family residential – Lake Haven
Future Land Use: Low Density Residential
Zoning District Designation: R-3A, Liberal Multiple Family (Category C)
- **West:** Existing Use: South Kanner Highway (SR 76)

Access:

Access to the site will be from SW Kanner Highway.

Comprehensive Growth Management Plan – Consistency

The request to rezone the property to from B-1, Business District to COR-1, Commercial Office/Residential is consistent with the requirements of the Comprehensive Growth Management Plan (CGMP), whereby the requirement is to rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016).

A zoning change from B-1, Business District (Category C) underlying zoning district to COR-1, Commercial Office/Residential is required to achieve consistency with the existing Commercial/Office Residential future land use, and is one of three standard zoning districts, other than a Planned Unit Development, available to implement the Commercial Office/Residential future land use. The granting of a zoning change by the County will not exempt the applicant from any of the County's Land Development Regulations.

Comprehensive Growth Management Plan – Objective 4.4.A. – Policy 4.4.A.1 Rezoning:

The Comprehensive Growth Management Plan (CGMP) requires that Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4.A.1., CGMP, Martin County Fla. (2016).

The proposed rezoning from B-1, Business District to COR-1, Commercial Office/Residential District is consistent with the Commercial/Office Residential future land use. The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. 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 the Land Development Regulations.

The County has 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. The application should consider the surrounding area and the provisions of the Land Development Regulations in the selection of the proposed zoning on the property.

The Zoning Change is subject to LDR Section 3.2.E which provides the criteria for consideration of a Zoning Change:

Section 3.2.E. LDR, Martin County, Fla. (2002), provides the following “Standards for amendments to the Zoning Atlas”:

1. The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) 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 the 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.
2. In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

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

The subject property is designated for Commercial Office/Residential land use on the Future Land Use Map (FLUM) of the Comprehensive Growth Management Plan (CGMP). The zoning implementation policies and requirements contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identify three standard zoning districts, including COR-1 and COR-2, that are available to implement the COR future land use designation. In addition to the standard zoning districts the Planned Unit Development (PUD) district is also available as a fourth option.

The COR-1, Commercial Office/Residential District is a Category A district and is intended to implement the policies of the CGMP for lands designated Commercial/Office Residential on the Future Land Use Map of the CGMP. The

COR-2, Commercial Office/Residential District, provides the same development standards and setbacks for a single story property, with greater restrictions on minimum lot size, width, height and greater front setback standards than the existing B-1, Business District. Any commercial project would also be required to demonstrate compliance with the Land Development Regulations, Division 20, Commercial Design Standards, in addition to the COR-1 development standards and setbacks.

Policy 4.13A.8.(1) of Chapter 4, Future Land Use Element of the CGMP addresses COR land use designation:

Commercial Office/Residential development (COR). Martin County shall establish policies and criteria to guide mixed-use development. Commercial Office/Residential development shall be allocated to accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development. Office and residential development may be allocated along the outer fringe of core commercial areas where such development may encourage reinvestment in declining residential areas adjacent to commercial core areas. The COR future land use designation shall also be allocated to areas appropriately suited for Traditional Neighborhood Development, described under Goal 4.3. The development provisions for the standard COR zoning districts and the PUD zoning district are expressed below:

Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building:

Residential storage facilities may be approved in areas designated COR, and the Land Development Regulations shall include criteria for review of such uses. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed to blend harmoniously with residential structures.

The intensity of lot use, defined as floor area ratio (FAR), shall be governed by the parking standards of the Land Development Regulations. The maximum building

coverage shall be 40 percent, and the minimum net lot size permitted in COR districts shall be 10,000 square feet. The minimum open space shall be 40 percent and the maximum building height shall be 30 feet. Multiple-family residential uses are encouraged to develop in areas designated for office development at densities compatible with criteria cited in Policy 4.13A.7.(5) for High Density Residential development. The Land Development Regulations shall require appropriate landscaping and screening, including a vegetative berm system where feasible. Plant material and a decorative fence or wall shall be used to assure compatibility between established residential uses and proposed office developments.

A bed and breakfast or other facilities for transient lodging, catering to seasonal residents, shall be permitted. Kitchen facilities shall be permitted to accommodate occupants visiting for periods exceeding the general motel trip duration of one to four nights. Approved transient lodging facilities existing as of the effective date of the CGMP shall be considered permitted in such an area.

Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

This application requests a zoning change on the property to the COR-1 district, as one of the Category A zoning districts created specifically to implement the CGMP policies for lands designed Commercial Office/Residential (COR) on the Future Land Use Map of the CGMP. The site is adjacent to South Kanner Highway and meets the locational criteria of being an accessible site adjacent to a major thoroughfare. Land to the south has been rezoned from B-1 to COR-2 to accommodate an office building. Property to the immediate east is a lake and further is zoned R-3A which is consistent with a Low Density Residential Future Land Use. Crossing over South Kanner Highway to the West are established commercial facilities including the Publix shopping plaza and an existing gas station. The subject property is part of some of the few remaining vacant commercial parcels that requires a mandatory rezoning prior to any development being accommodated on the properties. The property is located within the primary urban service district in an area of Stuart that is primarily a commercial area.

A rezoning to COR-1 will remove any general and limited retail services as permitted uses on the subject property. Future development of the site will be required to demonstrate compliance with all applicable development standards for the COR future land use designation in the CGMP. The provision of landscape buffers would be required to safeguard existing residential uses from any proposed use on the subject property. Additional standards for specific uses and Architectural/Commercial design standards would also be applied to a development application for the property. All providing enough safeguards to

achieve an effective transition between the existing residential and commercial properties within the area.

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR;

There are three standard zoning districts that are available to implement the COR future land use policies of the CGMP. Those being CO, Commercial Office; COR-1 and COR-2 Commercial Office/Residential Districts, in addition to the PUD district.

The subject property has an area of approximately 1.35 acres (58,772 s.f.). The property is approximately 223.42 feet along South Kanner Highway and approximately 125.2 ft. wide (east to west) with all the property fronting South Kanner Highway SR-76). The lot size is consistent with the minimum development standards governing the requested COR-1 zoning district.

The development will be required to demonstrate full compliance with all applicable Land Development Regulations requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc. at the time when a development application is submitted to the County for the property. 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 approval action taken by the County.

c. Whether the proposed zoning 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;

As shown in the maps provided the entire frontage of subject property extends along South Kanner Highway, which is a major thoroughfare with ample frontage. The entire strip of parcels to the north and south of the subject property have a COR future land use designation. All of the properties to the south of the subject site have been successfully rezoned to COR-2. While the parcels along the entire western side of South Kanner have a Commercial General future land use with a consistent B-1 or GC, General Commercial zoning district designation. The lands to the east of the vacant commercial subject property consist of single family residential lots, separated by preserve area and submerged lands measuring between 30 and 40 feet between the vacant lots and the existing residential

areas. The proposal site is therefore considered to be surrounded by primarily commercial uses or properties that would be afforded the same opportunities as the subject property were the owners seeking to develop either the vacant lands or make any changes triggering a site plan review on the existing residential properties. The COR future land use allows office and residential development to be located along the outer fringe of core commercial areas and includes a mixture of residential and office or less intensive commercial development. Therefore, the requested COR-1 zoning district is suitable to the site and is compatible with the character of the existing land uses in the adjacent and surrounding area.

d. Whether and to what extent there are documented changed conditions in the area.

The requested zoning district change to COR-1 is a Category A zoning district that is consistent with the future land use designation and the vacant lots to the south of the subject property. This project is located within the primary urban service district and the infrastructure required to support and provide services to the existing and proposed development in this local area. The residential properties to the east are separated by an extensive preserve area and submerged lands, while being the subject of an R-3A zoning district designation. Parcels further south were successfully rezoned from B-1 to COR-2 for potential office building and further south of this vacant property was recently developed to accommodate an Urgent Care Medical facility. The entire property fronting the adjacent established commercial areas are zoned consistent with the existing land use designations and has the well-established community shopping center, including the Publix store, restaurants, shops and a financial institution. Therefore, the proposed COR-1 zoning is compatible with the existing historical uses and the current development pattern and is appropriate for this infill property.

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

The subject property is located within the Primary Urban Services District of the County. As such, the full range of urban services at service levels established by the CGMP is available or must be made available to support any future use planned for the property. Water and wastewater services to the site will be provided by Martin County Utilities, the regional service provider for this area of Martin County.

- 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 land use pattern that has been established in the area and recognized on the Future Land Use Map (FLUM) of the CGMP for development contains a mixture of commercial and residential uses within proximity to the subject property. The rezoning to COR-1, Commercial Office/Residential would be consistent with the COR FLU provisions and provide the opportunity for a transitional use between the existing residential development to the east and the commercial areas further south and along the entire western side of South Kanner Highway. The remaining vacant parcels not included as part of this zoning change request, would provide a logical, timely and orderly continuation of the development patterns to those afforded to the subject property. Further adding to the development of a transitional use between the GC, COR and R-3A zoned properties.

The COR future land use designation for the property and the prior inclusion of the property within the Primary Urban Service District are key determinants regarding the uses that may ultimately occur on the property.

- g. Consideration of the facts presented at the public hearings.**

The subject application will require two public hearings before the Local Planning Agency that will make a recommendation on the request. The Board of County Commissioners will then take final action on the request. The hearings will provide an opportunity for the public to participate in the review and decision making process.

Conclusion

On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request review of the Pre-Application at your next Joint Workshop. The project managers at Gentile Glas Holloway O'Mahoney & Associates will be Daniel Siemsen and Patricia Lentini.

The Curran Law Firm, PA

Attorney and Counselor at Law

November 12, 2019

Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, Florida 34996

Re: Impedance Baile Office Building - Lake Haven Plat – Lots 1 thru 4 and ½ of the vacated right-of-way

To Whom It Concerns:

On behalf of Impedance Baile, LLC, this letter is to serve as permission for Emily O'Mahoney and Gentile Glas Holloway O'Mahoney & Associates, Inc., to act as the agents to prepare and submit all documentation and attend all meetings pertaining to the property as above described, as it relates to the zoning process, site plan review and approval process.

Sincerely,


Maura S. Curran, Esq.

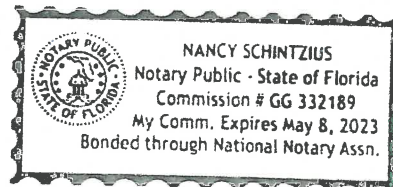
STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify on the 12th day of November, 2019, Maura S. Curran personally appeared before me and produced identification, or is personally known to me, to be the person described herein and who executed the foregoing instrument.

Witness my hand and official seal in the state and county, the day and year aforesaid.


Notary

Commission Expires:



TRUSTS

ESTATES

REAL ESTATE

May 21, 2019

Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, Florida 34996

Re: Impedence Baillie Office Building - Lake Haven Plat - Lots 1,2,3,4, ~~5,6,7 and 8~~

1/2 of Vacated Rd adj to Lot

This letter is to serve as permission for Emily O'Mahoney and Gentile Glas Holloway O'Mahoney & Associates, Inc., Maura Curran and The Curran Law Firm, PA and Hope Proctor and Proctor Architect, LLC. to act as the agents to prepare and submit all documentation and attend all meetings pertaining to the property as above described, as it relates to the zoning process, site plan review and approval process.

Sincerely,

Toddie M. Neal
Toddie M. Neal

STATE OF FLORIDA
COUNTY OF MARTIN

I hereby certify on the 28 day of May, 2019, Toddie M. Neal personally appeared before me and produced identification, or is personally known to me, to be the person described herein and who executed the foregoing instrument.

Witness my hand and official seal in the state and county, the day and year aforesaid.

[Signature]
Notary

Commission Expires: June 27, 2021



Shereka Saftler
My Commission Expires
June 27, 2021
Commission No. GG 98763



STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2017083868

DATE ISSUED: May 31, 2017

DECEDENT INFORMATION

STATE FILE DATE: May 31, 2017

NAME ROBERT GEORGE NEAL

DATE OF DEATH May 26, 2017

SEX MALE

SSN [REDACTED]

AGE 083 YEARS

DATE OF BIRTH June 3, 1933

BIRTHPLACE AKRON, OHIO, UNITED STATES

PLACE OF DEATH EMERGENCY ROOM/OUTPATIENT

FACILITY NAME OR STREET ADDRESS MARTIN HOSPITAL SOUTH

LOCATION OF DEATH STUART, MARTIN COUNTY, 34997

SURVIVING SPOUSE, DECEDENT'S RESIDENCE AND HISTORY INFORMATION

MARITAL STATUS MARRIED

SURVIVING SPOUSE NAME TODDIE SLUSSER

RESIDENCE 6350 SE LAKE CIRCLE DRIVE, STUART, FLORIDA 34997, UNITED STATES

COUNTY MARTIN

OCCUPATION, INDUSTRY OWNER, AIR CONDITIONING

RACE ☒ White ☐ Black or African American ☐ Asian Indian ☐ Chinese ☐ Filipino ☐ Native Hawaiian ☐ Japanese ☐ Korean
☐ American Indian or Alaskan Native-Tribe ☐ Vietnamese ☐ Other Asian
☐ Guamanian or Chamorro ☐ Samoan ☐ Other Pacific Isl ☐ Other ☐ Unknown

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

EDUCATION SOME COLLEGE CREDIT, BUT NO DEGREE

EVER IN U.S. ARMED FORCES? NO

PARENTS AND INFORMANT INFORMATION

FATHER/PARENT FLOYD NEAL

MOTHER/PARENT ORPHA BANKS

INFORMANT TODDIE NEAL

RELATIONSHIP TO DECEDENT SPOUSE

INFORMANT'S ADDRESS 6350 SE LAKE CIRCLE DRIVE, STUART, FLORIDA 34997, UNITED STATES

PLACE OF DISPOSITION AND FUNERAL FACILITY INFORMATION

PLACE OF DISPOSITION FOREST HILLS MEMORIAL PARK

PALM CITY, FLORIDA

METHOD OF DISPOSITION ENTOMBMENT

FUNERAL DIRECTOR/LICENSE NUMBER SUSAN R NIEMI, F042059

FUNERAL FACILITY FOREST HILLS - PALM CITY CHAPEL F079848

2001 SW MURPHY ROAD, PALM CITY, FLORIDA 34990

CERTIFIER INFORMATION

TYPE OF CERTIFIER CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER NOT APPLICABLE

TIME OF DEATH (24 hr) 1341

DATE CERTIFIED May 30, 2017

CERTIFIER'S NAME CHARLES ELLIOTT AHNER

CERTIFIER'S LICENSE NUMBER ME86298

NAME OF ATTENDING PHYSICIAN (if other than Certifier) NOT APPLICABLE

THIS SECTION IS CONFIDENTIAL
PER F.S. 382.008 AND F.S. 382.025

THIS SECTION IS CONFIDENTIAL
PER F.S. 382.008 AND F.S. 382.025

THIS SECTION IS CONFIDENTIAL
PER F.S. 382.008 AND F.S. 382.025

THIS SECTION IS CONFIDENTIAL
PER F.S. 382.008 AND F.S. 382.025

Charles Elliott Ahner

, State Registrar

REQ 2018190046

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE

WARNING

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATER MARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THIS DOCUMENT WILL NOT PRODUCE A COLOR COPY.

DH FORM 1947 (03 13)

CERTIFICATION OF VITAL RECORD



* 5 4 9 1 5 1 4 7 *

Return to: (enclosed self addressed stamped envelope) 2001-1-78

Name: Stewart Title of Martin County, Inc. Courthouse Box 64

Address: 1111 SE Federal Hwy. Suite 128
Stuart, FL 34994

This instrument Prepared by: Roberta Walters

Address: 1111 SE Federal Hwy. Suite 128
Stuart, FL 34994Property Appraisers Parcel Identification (Folio) Number(s):
35-38-41-008-000-00001/9

Grantee(s) S.S.#(s): 55-38-41-008-000-00010/8

WARRANTY DEED
INDIVID. TO INDIVID.INSTR # 1487215
OR BK 01539 PG 1223
RECORDED 03/29/2001 02:08 PM
MARSHA EWING
MARTIN COUNTY Florida
DOC TAX 700.00
DEPUTY CLERK T Capas (asst agr)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 12th day of March A.D. 2001 by VERA M. WOODARD, as Trustee under Declaration of Trust dated October 26, 1995 and Individually hereinafter called the grantor, to ROBERT G. NEAL AND TODDIE M. NEAL, his wife whose post office address is, 6350 SE Lake Circle Dr hereinafter called the grantees:
Stuart, Fla. 34997

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in Martin County, State of Florida, viz:

Lots 1, 2, 3, 4, 5, 6, 7 and 8 and one-half (1/2) of the vacated road adjacent to the North line of Lot 1, all according to the Plat of LAKE HAVEN, as recorded in Plat Book 3, page 103 Public Records of Martin County, Florida; LESS AND EXCEPT that portion deeded to the State of Florida Department of Transportation in Official

Continued on next page.

GRANTOR CERTIFIES THAT SAID PROPERTY IS NOT HER HOMESTEAD AND THAT SHE RESIDES IN ALABAMA

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Janice Weldon
Witness:

Janice Weldon
Printed Name:

Sadie R. Blaylock
Witness:

Sadie R. Blaylock
Printed Name:

Vera M. Woodard
VERA M. WOODARD, as Trustee and Individually

Address:

STATE OF ALABAMA
COUNTY OF Walker

The foregoing instrument was acknowledged before me this 12th day of March, 2001 by VERA M. WOODARD, as Trustee under Declaration of Trust dated October 26, 1995 and Individually who produced Driver's License as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Notary Signature

My Commission expires: MY COMMISSION EXPIRES 04-01-03

Continuation of LEGAL DESCRIPTION

OR # 01539 PG 1224

Records Book 955, page 484, Public Records of Martin County, Florida

AND

The lake area and that certain undesignated strip lying Northerly of the lake and between Lots 1 and 47, together with one-half (1/2) of the vacated road adjacent to the North line thereof, all according to the Plat of LAKE HAVEN, as recorded in Plat Book 3, page 103, Public Records of Martin County, Florida.

Unofficial Copy

LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, ACCORDING TO THE PLAT OF LAKE HAVEN, AS RECORDED IN PLAT BOOK 3, PAGE 103 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA: LESS AND EXCEPT THAT PORTION DEEDED TO THE STATE OF FLORIDA OF TRANSPORTATION IN OFFICIAL RECORD BOOK 955, PAGE 484, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

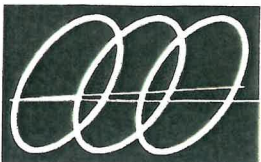
TOGETHER WITH ONE HALF (1/2) OF THE VACATED ROAD ADJACENT TO THE NORTH LINE OF LOT 1, ALL ACCORDING TO THE PLAT OF LAKE HAVEN, AS RECORDED IN PLAT BOOK 3, PAGE 103, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL NO: 55-38-41-008-000-00010-8

ACREAGE: 1.11 ACRES

Impedance Baile Office Building

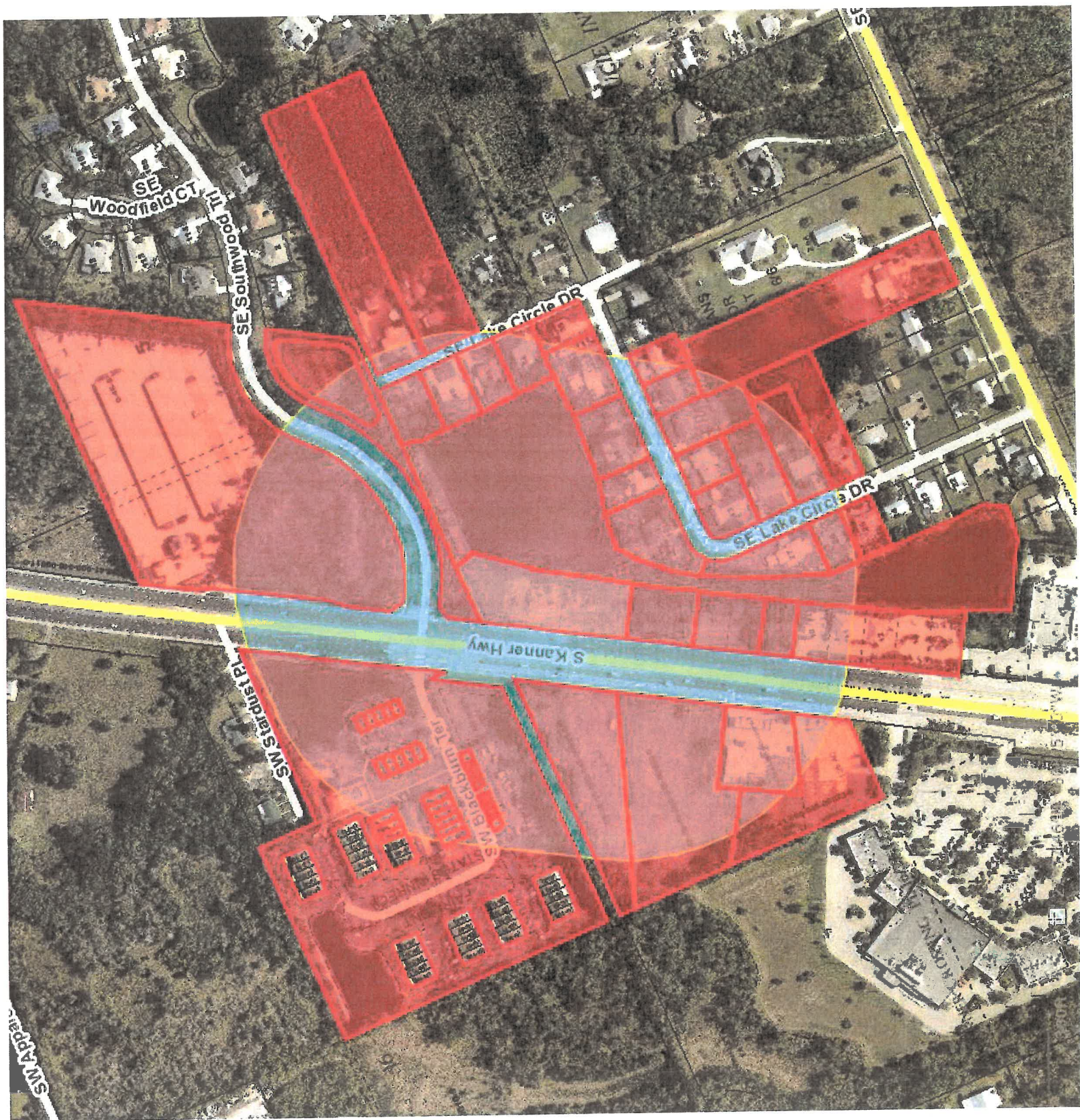
Martin County, Florida



Aerial Location Map

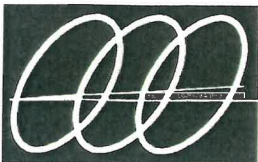
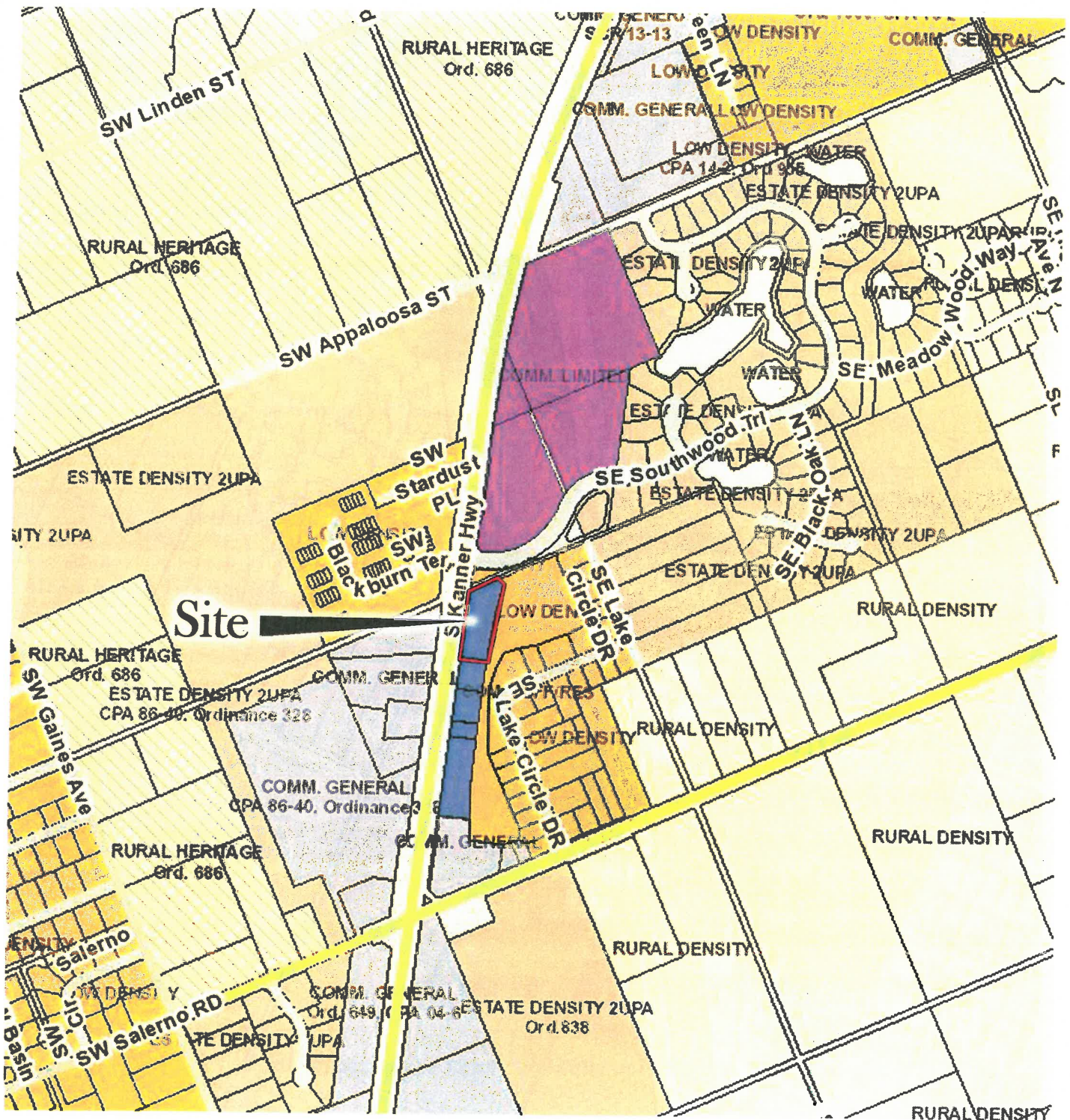


10.18.19



Impedance Baile Office Building

Martin County, Florida

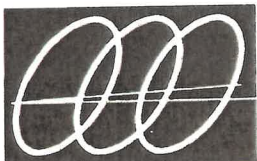
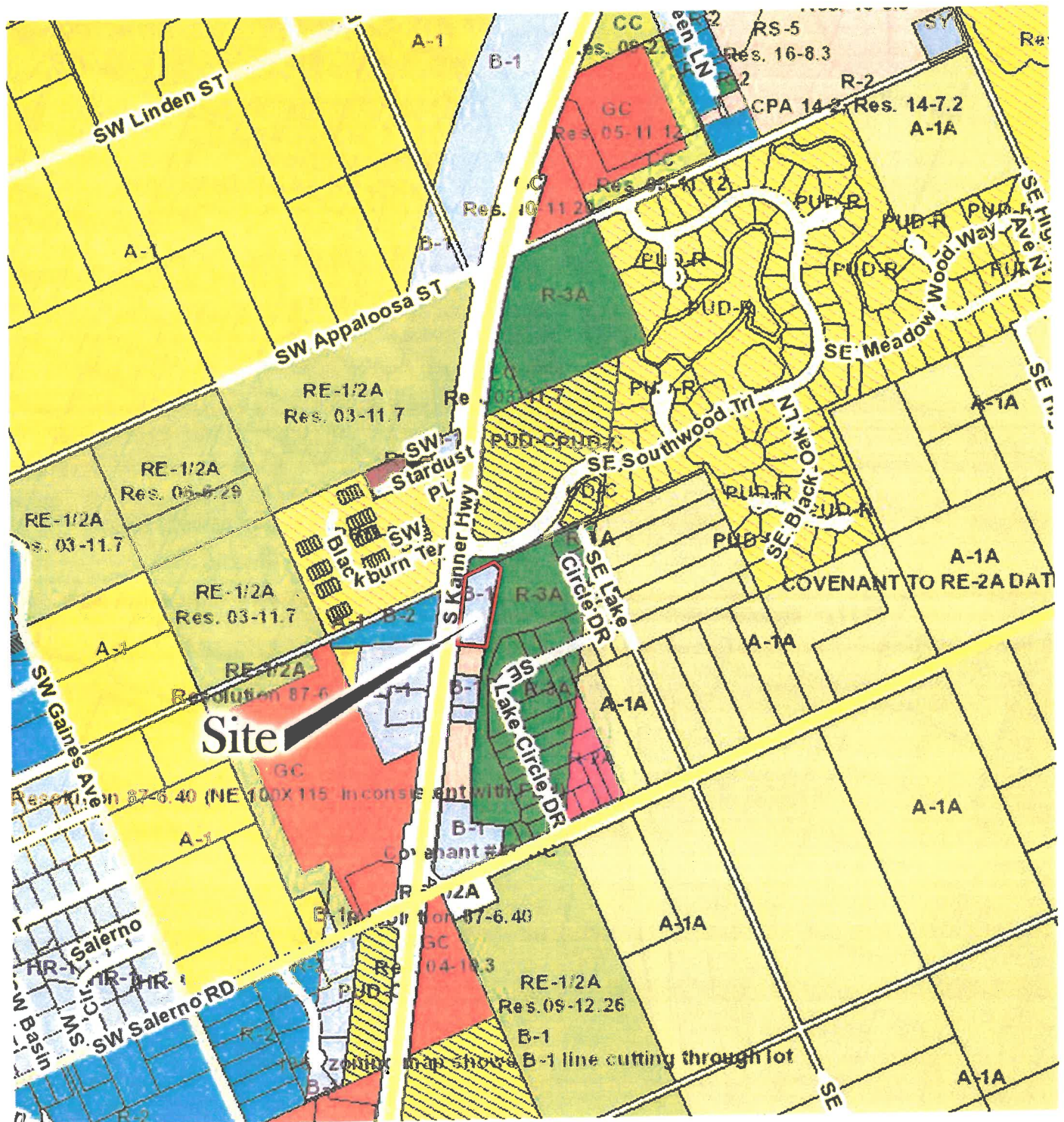


Future Land Use Map



10.18.19

Martin County, Florida



Zoning Map



10.18.19

WE HEREBY CERTIFY THAT A SEARCH HAS BEEN MADE OF THE 2019 TAX ROLL OF MARTIN COUNTY, FLORIDA AS UPDATED THROUGH AUGUST, 2019 REGARDING A 500 FOOT AREA SURROUNDING A PARCEL OF LAND DESCRIBED AS FOLLOWS:

LOTS 1,2,3,4 AND ONE-HALF (1/2) OF THE VACATED ROAD ADJACENT TO THE NORTH LINE OF LOT 1, ALL ACCORDING TO THE PLAT OF THE LAKE HAVEN, AS RECORDED IN PLAT BOOK 3, PAGE 103 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION DEEDED TO TH ESTATE OF FLORID OF TRANSPORTATION IN OFFICIAL RECORD BOOK 955, PAGE 484, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND

THAT CERTAIN UNDESIGNATED STRIP LYING NORTHERLY OF THE LAKE AND BETWEEN LOTS 1 AND 47, TOGETHER WITH ONE HALF (1/2) OF THE VACATED ROAD ADJACENT TO THE NORTH LINE THEREOF. ALL ACCORDING TO THE PLAT OF LAKE HAVEN, AS RECORDED IN PLAT BOOK 3, PAGE 103, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

And we find that the APPARENT titleholders of land within a 500 foot perimeter of the subject property to be listed on the attached document.

This Title Search is prepared and furnished for information only.



Maura Curran, Esquire

Martin County Property Appraiser
Laurel Kelly, CFA

Main Office

1111 SE Federal Highway
Suite 330
Stuart, Florida 34994
Phone: (772) 288-5608
Fax: (772) 221-1346

Hobe Sound Annex

11726 SE Federal Hwy
Island Crossings Center
Hobe Sound, Florida 33455
Phone: (772) 546-1309
Fax: (772) 546-3287

Notice

Rev. 10/17

Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.

This data is not certified. This data does not include any owners who qualify for confidentiality pursuant to FS 119.071 & 493.6122. This office assumes no liability associated with the use or misuse of such data.

The address labels are formatted for 1" x 2 5/8" labels. 3 across by 10 down. Compatible with Avery 5160.

16330B42 TRUST
1015 10TH ST
LAKE PARK FL 33403

CARROLL MARVENE Y
50 SW BLACKBURN TERR #2
STUART FL 34997

GARCIA ALEXANDER ROMEROTUFTS
CHRISTINE
69 SW BLACKBURN TERR #1
STUART FL 34997

16330B93 TRUST
1015 10TH ST
LAKE PARK FL 33403

CONNER, ROBERT D
6419 SE LAKE CIRCLE DR
STUART FL 34997

GEDEON MARK & CHERYL
6330 SE LAKE CIRCLE DR
STUART FL 34997

ADAMS GREGORY A
79 SW BLACKBURN TERR #12
STUART FL 34997

CRISS MARK E & CHERYL L
39 SW BLACKBURN TERR #10
STUART FL 34997

GREGORY TRACY E
79 SW BLACKBURN TERR F-10
STUART FL 34994

ADAMS, GREGORY A & MARY A
79 BLACKBURN TER APT 12
STUART FL 34997

DELGADO CONSUELO & SANTOS
6329 SE LAKE CIRCLE DR
STUART FL 34997

GROHMANN PATRICIA
29 SW BLACKBURN TERR #7
STUART FL 34997

ARTHUR DAVID GARTHUR MARGARET R
69 SW BLACKBURN TERR #5
STUART FL 34997

DYER JACKLYN TR
20 DYER LN
MELROSE NY 12121

GULIZIA SAMUEL
3014 SW MARCO LN
PALM CITY FL 34990

BELIZAIER, ELSIE
70 SW BLACKBURN TER #8
STUART FL 34997

EISMAN LOUISE GENIVIEVE ESTATE
3020 DR BRAMBLETT RD
CUMMING GA 30028

GULIZIA SAMUEL
3014 SW MARCO LN
PALM CITY FL 34990

BLAZEK RICHARD TR
89 SW BLACKBURN TERR APT 1
STUART FL 34997

ELKINS TORAN J
6270 SE LAKE CIRCLE DR
STUART FL 34997

GULIZIA SAMUEL
3014 SW MARCO LN
PALM CITY FL 34990

BOROVINA WILLIAM J
3118 SW SOLITAIRE PALM DR
PALM CITY FL 34990

FAIRMONT ESTATES HOMEOWNERS ASSOCIAT
70 SW BLACKBURN TERR #10
STUART FL 34997

GULIZIA, SAMUEL JR
3014 SW MARCO LN
PALM CITY FL 34990

BROWN, TOM
3054 SW MARCO LN
PALM CITY FL 34990

FOSTER CHARLES & TRESSA
6349 SE LAKE CIRCLE DR
STUART FL 34997

JAMES TYLER DJAMES KARY D
6280 SE LAKE CIRCLE DR
STUART FL 34997

BROWN, TOM
3054 SW MARCO LN
PALM CITY FL 34990

FRANKE MICHAEL AFRANKE MELINDA
6370 SE LAKE CIRCLE DR
STUART FL 34997

KEATING JOHN
99 SW BLACKBURN TERR #6
STUART FL 34997

KEATING JOHN
99 SW BLACKBURN TERR #6
STUART FL 34997

MUSSO, LAURA
89 SW BLACKBURN TER
STUART FL 34997

SAGNER GEORGE C & THELMA KATHERINE
6360 SE LAKE CIRCLE DR
STUART FL 34997

KOGAN & DISALVO LLC
3615 W BOYNTON BEACH BLVD
BOYNTON BEACH FL 33436

NEAL TODDIE M
6350 SE LAKE CIRCLE DR
STUART FL 34997

SAGNER, GEORGE & THELMA K
6360 SE LAKE CIR
STUART FL 34997

LEWIS, JAMES A & MARY C
69 SE BLACKBURN TER APT 9
STUART FL 34997-6338

NEAL TODDIE M
6350 SE LAKE CIRCLE DR
STUART FL 34997

SAN FIZ LLC
12 SPOOK RIDGE RD
UPPER SADDLE RIVER NJ 07458

LOPEZ MELODY ANNLOPEZ-SALUCIO PABLO
APARICIO
6440 SE LAKE CIRCLE DR
STUART FL 34997

NEAL TODDIE M L/E
6350 SE LAKE CIRCLE DR
STUART FL 34997

SAUL ENTERPRISES INC
PO BOX 1708
PALM CITY FL 34991

LUKOWSKI CRAIG
55 SHARON RD #C-11
ROBBINVILLE NJ 08691

ORTIZ RITA ANN
6239 SE LAKE CIRCLE DR
STUART FL 34997

SAUL ENTERPRISES INC
PO BOX 1708
PALM CITY FL 34991

LYNCH, JAMES E
6420 SE LAKE CIRCLE DR
STUART FL 34997

PEARSON KIMBERLY M
39 SW BLACKBURN TERR #4
STUART FL 34997

SAUSEN ILSE
2181 SW MAINSAIL TERR
STUART FL 34997

METZA KRISTEN M
1653 SE ST LUCIE BLVD
STUART FL 34996

PETERSEN, CHARLES F
6359 SE LAKE CIRCLE DR
STUART FL 34997

SOUTHWOOD HOMEOWNERS ASSOCIATION INC
459 NW PRIMA VISTA BLVD
PORT ST LUCIE FL 34983

MINGIONE MICHAELMINGIONE ALLI
1058 NW 13TH ST
STUART FL 34994

R & L INVESTMENTS VII LLC
11010 SE FEDERAL HWY
HOBE SOUND FL 33455

SOUTHWOOD HOMEOWNERS ASSOCIATION INC
459 NW PRIMA VISTA BLVD
PORT ST LUCIE FL 34983

MITCHELL CRYSTAL AMY
6310 SE LAKE CIRCLE DR
STUART FL 34997

R & L INVESTMENTS VIII LLC
6400 S KANNER HWY
STUART FL 34997

SSTI 6195 SOUTH KANNER HWY LLC
PO BOX 800729
DALLAS TX 75380

MORRIS KEATING KELLYKEATING JOHN
99 SW BLACKBURN TERR #6
STUART FL 34997

RICHARD BLAZEK TRUST
89 SW BLACKBURN TERR #1
STUART FL 34997

STASTNY, EDMUND B
6259 SE LAKE CIRCLE DR
STUART FL 34997-6301

TIMPANO DONNA M
2153 SW WASHINGTON ST N
STUART FL 34997

TOCCI ANDREW
69 SW BLACKBURN TERR #3
STUART FL 34997

WAGNER JONATHAN WYATTWAGNER SAMANTHA
JOSEPHINE
6379 SE LAKE CIRCLE DR
STUART FL 34997

WAUSNOCK KIMBERLY
6430 SE LAKE CIRCLE DR
STUART FL 34997

WILLIAM E & CHARLOTTE P HELD REVOCAB
5437 POINT LN E
JUPITER FL 33458

WILLIAM E & CHARLOTTE P HELD REVOCAB
5437 POINT LN E
JUPITER FL 33458

YLIPELKONEN JAYYLIPELKONEN ANITA
DAWN
69 SW BLACKBURN TERR #7
STUART FL 34997

ZAMPERINI MICHAEL & CHRISITNE
275 SE SALERNO RD
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
Robert G. Neal Toddie M. Neal	6350 SE Lake Circle Drive Stuart, FL 34997

(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

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

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
Impedence Baile, LLC Maura Curran Hope Proctor	601 Heritage Drive Suite 224 Jupiter FL 33458	

(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 ^{1*}
N/A				

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

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

Toddie M. Neal
Signature

Toddie M. Neal

Print name

STATE OF: FLORIDA

COUNTY OF: MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 28 day of May, 2019, by Toddie M. Neal

Florida DL, who is personally known to me or have produced as identification.

[Signature]
Signature

(Notary Seal)

Notary Public, State of Florida

Print Name: Shereka Saulter

My Commission Expires: June 27, 2021



Shereka Saulter
My Commission Expires
June 27, 2021
Commission No. GG 98763

DISCLOSURE OF INTEREST AFFIDAVIT

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

DISCLOSURE OF INTEREST AFFIDAVIT

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), (2020)

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

Subject and Location: This is a request by Impedance Baile, LLC (I059-002) for a zoning district change from the current B-1, Business District to the COR-1, Commercial Office/Residential District, or the most appropriate zoning district. The undeveloped property is approximately 1.10 acres located on the east side of South Kanner Highway, approximately 1200 feet north of the SE Salerno Road and South Kanner Highway intersection. Included in this application is a request for a Certificate of Public Facilities Exemption.

Dear *(property owner)*:

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

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

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, February 6, 2020

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, March 3, 2020

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 ADA Coordinator at (772)-221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. 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 at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed on the 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 7 business days prior to the LPA or BCC meetings.

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, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management 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.

Sincerely,

(applicant's name)

Attachment: Location Map



Landscape Architects • Planners • Environmental Consultants

LC-0000177

GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA
Dodi Buckmaster Glas MCP

November 27, 2019

Ms. Nicki van Vonno, AICP
Growth Management Director
Martin County Growth Management
2401 SE Monterey Road
Stuart, FL

RE: Notice of Proposed Zoning Change Application
Project Number: I059-002
Application Type and Number: DEV2019100018

Dear Ms. Van Vonno:

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

Please let me know if you have any questions.

Regards,

Gentile Glas Holloway O'Mahoney & Associates, Inc.


Patricia Lentini
Senior Planner

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 27th day of November, 2019, by Patricia Lentini. She is personally known to me.


Notary Public Signature

Jessica R. Lovett
Printed Name





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.

Your Source

Public Notices

For the latest...

Foreclosure

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT

IN AND FOR MARTIN COUNTY, FLORIDA

THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff,

vs. HARLAN LUVENE NEWTON, a/k/a H.L. NEWTON Deceased, et al., Defendants.

CASE NO. 432019CA00197CAAMXX

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN

that the following property

is being sold at public auction

on January 23, 2020 at 10:00 a.m.

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

in the City of Stuart, Florida

at the County Courthouse

Notice To Creditors

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

PROBATE DIVISION

FILE NO. 2019-CP-000889

IN RE: ESTATE OF YVONNE R. PRIMUS, a/k/a EVON R. PRIMUS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of YVONNE R. PRIMUS, a/k/a EVON R. PRIMUS, deceased, whose date of death was January 31, 2019, is pending in the Circuit Court of Indian River County, Florida, Probate Division, File Number 2019-CP-000889, the address of which is P.O. Box 9015, Stuart, Florida 34995.

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 the decedent's estate, including unsecured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unsecured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED 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 January 16, 2020.

Attorney for personal representative:

Gregory P. Keane, Esq., BCS
 Florida Bar No. 0284270
 Keane Thomas & Pinnacoli
 188 SW Federal Highway, Suite 308
 Stuart, Florida 34994
 Telephone: (772) 288-0000
 Personal Representative:
 Gordon E. Haywood, Esq.
 6602 Donlon Road
 Ft. Pierce, FL 34951
 Telephone: (772) 288-0000
 TCN987574

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

PROBATE DIVISION

FILE NO. 2020-29

IN RE: ESTATE OF HAROLD JESSE FOWLER, JR. Deceased.

NOTICE TO CREDITORS

The administration of the estate of Harold Jesse Fowler, Jr., deceased, whose date of death was October 8, 2019, is pending in the Circuit Court of St. Lucie County, Florida, Probate Division, File Number 2020-29.

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 the decedent's estate, including unsecured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unsecured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED 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 January 16, 2020.

Attorneys for Personal Representative:

Dana M. Apfelbaum, Esq., B.C.S.
 Florida Bar Number: 73847
 Bradley R. Gould Esq., B.C.S.
 Florida Bar Number: 0502571
 Dean Mead Minton & Zverner
 1805 S. 25th St., Suite 200
 Ft. Pierce, FL 34947
 Telephone: (772) 464-7700
 Fax: (772) 464-7677
 E-Mail: dapfelbaum@deanm.com
 Secondary E-Mail: probate@deanm.com
 Personal Representative:
 Harold Jesse Fowler Jr.
 816 SE Kendall Ave.
 Port St. Lucie, Florida 34983
 EDWARD JONES TRUST COMPANY
 12555 Manchester Road, 5th Floor
 St. Louis, MO 63131
 Pub. Jan. 16, 2020
 TCN4091600

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

PROBATE DIVISION

FILE NO. 2020-29

IN RE: ESTATE OF HAROLD JESSE FOWLER, JR. Deceased.

NOTICE TO CREDITORS

The administration of the estate of Harold Jesse Fowler, Jr., deceased, whose date of death was October 8, 2019, is pending in the Circuit Court of St. Lucie County, Florida, Probate Division, File Number 2020-29.

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 the decedent's estate, including unsecured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unsecured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED 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 January 16, 2020.

Attorneys for Personal Representative:

Dana M. Apfelbaum, Esq., B.C.S.
 Florida Bar Number: 73847
 Bradley R. Gould Esq., B.C.S.
 Florida Bar Number: 0502571
 Dean Mead Minton & Zverner
 1805 S. 25th St., Suite 200
 Ft. Pierce, FL 34947
 Telephone: (772) 464-7700
 Fax: (772) 464-7677
 E-Mail: dapfelbaum@deanm.com
 Secondary E-Mail: probate@deanm.com
 Personal Representative:
 Harold Jesse Fowler Jr.
 816 SE Kendall Ave.
 Port St. Lucie, Florida 34983
 EDWARD JONES TRUST COMPANY
 12555 Manchester Road, 5th Floor
 St. Louis, MO 63131
 Pub. Jan. 16, 2020
 TCN4091600

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

PROBATE DIVISION

FILE NO. 2020-29

IN RE: ESTATE OF HAROLD JESSE FOWLER, JR. Deceased.

NOTICE TO CREDITORS

The administration of the estate of Harold Jesse Fowler, Jr., deceased, whose date of death was October 8, 2019, is pending in the Circuit Court of St. Lucie County, Florida, Probate Division, File Number 2020-29.

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 the decedent's estate, including unsecured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unsecured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED 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 January 16, 2020.

Attorneys for Personal Representative:

Dana M. Apfelbaum, Esq., B.C.S.
 Florida Bar Number: 73847
 Bradley R. Gould Esq., B.C.S.
 Florida Bar Number: 0502571
 Dean Mead Minton & Zverner
 1805 S. 25th St., Suite 200
 Ft. Pierce, FL 34947
 Telephone: (772) 464-7700
 Fax: (772) 464-7677
 E-Mail: dapfelbaum@deanm.com
 Secondary E-Mail: probate@deanm.com
 Personal Representative:
 Harold Jesse Fowler Jr.
 816 SE Kendall Ave.
 Port St. Lucie, Florida 34983
 EDWARD JONES TRUST COMPANY
 12555 Manchester Road, 5th Floor
 St. Louis, MO 63131
 Pub. Jan. 16, 2020
 TCN4091600

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

PROBATE DIVISION

FILE NO. 2020-29

IN RE: ESTATE OF HAROLD JESSE FOWLER, JR. Deceased.

NOTICE TO CREDITORS

The administration of the estate of Harold Jesse Fowler, Jr., deceased, whose date of death was October 8, 2019, is pending in the Circuit Court of St. Lucie County, Florida, Probate Division, File Number 2020-29.

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 the decedent's estate, including unsecured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unsecured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED 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 January 16, 2020.

Attorneys for Personal Representative:

Dana M. Apfelbaum, Esq., B.C.S.
 Florida Bar Number: 73847
 Bradley R. Gould Esq., B.C.S.
 Florida Bar Number: 0502571
 Dean Mead Minton & Zverner
 1805 S. 25th St., Suite 200
 Ft. Pierce, FL 34947
 Telephone: (772) 464-7700
 Fax: (772) 464-7677
 E-Mail: dapfelbaum@deanm.com
 Secondary E-Mail: probate@deanm.com
 Personal Representative:
 Harold Jesse Fowler Jr.
 816 SE Kendall Ave.
 Port St. Lucie, Florida 34983
 EDWARD JONES TRUST COMPANY
 12555 Manchester Road, 5th Floor
 St. Louis, MO 63131
 Pub. Jan. 16, 2020
 TCN4091600

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

PROBATE DIVISION

FILE NO. 2020-29

IN RE: ESTATE OF HAROLD JESSE FOWLER, JR. Deceased.

NOTICE TO CREDITORS

The administration of the estate of Harold Jesse Fowler, Jr., deceased, whose date of death was October 8, 2019, is pending in the Circuit Court of St. Lucie County, Florida, Probate Division, File Number 2020-29.

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 the decedent's estate, including unsecured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unsecured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED 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 January 16, 2020.

Attorneys for Personal Representative:

Dana M. Apfelbaum, Esq., B.C.S.
 Florida Bar Number: 73847
 Bradley R. Gould Esq., B.C.S.
 Florida Bar Number: 0502571
 Dean Mead Minton & Zverner
 1805 S. 25th St., Suite 200
 Ft. Pierce, FL 34947
 Telephone: (772) 464-7700
 Fax: (772) 464-7677
 E-Mail: dapfelbaum@deanm.com
 Secondary E-Mail: probate@deanm.com
 Personal Representative:
 Harold Jesse Fowler Jr.
 816 SE Kendall Ave.
 Port St. Lucie, Florida 34983
 EDWARD JONES TRUST COMPANY
 12555 Manchester Road, 5th Floor
 St. Louis, MO 63131
 Pub. Jan. 16, 2020
 TCN4091600

Public Notices

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

PROBATE DIVISION

FILE NO. 2019-CP-000889

IN RE: ESTATE OF YVONNE R. PRIMUS, a/k/a EVON R. PRIMUS, Deceased.

NOTICE TO CREDITORS