



Board of County Commissioners

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 19-0187

PHQJ-3

Meeting Date: 2/12/2019

PLACEMENT: Public Hearings - Quasi-Judicial**TITLE:****HUMANE SOCIETY OF THE TREASURE COAST, INC. REQUEST FOR REZONING (H071-004)****EXECUTIVE SUMMARY:**

Humane Society of the Treasure Coast, Inc (H071-004) rezoning request for a zoning district change from the current A-2, Agricultural District to AR-5A, Agricultural Ranchette District, or the most appropriate zoning district. Included in this application is a request for a certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: Name: Matthew Stahley
Title: Senior Planner

REQUESTED BY: Terence P. McCarthy, Esquire**PRESET:**

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date: 02/12/19
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By: [Signature] D.C.

PROCEDURES: Quasi-Judicial**BACKGROUND/RELATED STRATEGIC GOAL:**

This is an application for a proposed amendment to the county Zoning Atlas for an agricultural district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district on an approximate 15.4 acre parcel of land from A-2, Agricultural District, to AR-5A, Agricultural Ranchette District. The parcel is located on the west side of Leighton Farm Avenue about 1/4 of a mile south of SW Martin Highway in Palm City. Included with this application is a Request for a Certificate of Facilities Exemption.

The land use designation for the property on the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan (CGMP) is Agricultural Ranchette, which has a maximum density allowance of one unit per 5 acres. The current zoning district on the property is A-2, Agricultural District a Category "C" district in the current Article 3 zoning code. The district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

There is one (1) standard "Category A" zoning district that is available to implement the Agricultural Ranchette land use policies of the CGMP, which is the AR-5A, Agricultural Ranchette District. In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed project 1418

In exchange the district requires additional benefits to the County and more controls by the County.

The Humane Society originally received site plan approval in 2001. At that time, it was not mandatory to rezone to a Category "A" zoning district. The Humane Society has applied for a minor site plan revision. As of 2002, the applicant is required to rezone the property to a Category "A" District.

The following supporting materials are provided attached to this agenda item:

Staff Report

Draft Resolution to Approve Rezoning

Application Materials

Legal Description

Property Noticing Example

Affidavit of Sign Posting

Advertisement Tear Sheet

Draft Resolution to Deny Rezoning

LPA Minutes

ISSUES:

There are no issues with this application.

LEGAL SUFFICIENCY REVIEW:

None

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and File the agenda item and the staff report as Exhibit 1.

Move that the Board approve the request to rezone from A-2, Agricultural to AR-5A, Agricultural Ranchette.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the 1,000.00 development review fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

1419

ALTERNATIVE RECOMMENDATIONS

Same as above

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

HUMANE SOCIETY OF THE TREASURE COAST, INC. REZONING

Applicant:	Humane Society of the Treasure Coast, Inc
Property Owner:	Humane Society of the Treasure Coast, Inc
Agent for the Applicant:	Terence P. McCarthy, Esquire
County Project Coordinator:	Matt Stahley, Senior Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	H071-004
Application Type and Number:	DEV20181100012
Report Number:	2019_0109_H071-004_Staff_Report_BCC
Application Received:	12/11/2018
Transmitted:	12/11/2018
Date of Report:	12/20/2018
LPA Meeting:	01/03/2019
BCC Meeting:	02/12/2019

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B. Project description and analysis

This is an application for a proposed amendment to the county Zoning Atlas for an agricultural district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district on an approximate 15.4 acre parcel of land from A-2, Agricultural District, to AR-5A, Agricultural Ranchette District. The parcel is located on the west side of Leighton Farm Avenue about 1/4 of a mile south of SW Martin Highway in Palm City. Included with this application is a Request for a Certificate of Facilities Exemption.

The land use designation for the property on the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan (CGMP) is Agricultural Ranchette, which has a maximum density allowance of one unit per 5 acres.

The current zoning district on the property is A-2, Agricultural District a Category "C" district in the current Article 3 zoning code. The district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

There is one (1) standard “Category A” zoning district that is available to implement the Agricultural Ranchette land use policies of the CGMP, which is the AR-5A, Agricultural Ranchette District. In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County.

The following tables indicate the permitted uses and the development standards for the AR-5A category “A” Districts (only permitted uses are listed for the non-residential uses) The permitted uses for the A-2 District are listed separately as the permitted uses do not directly correspond to the Category “A” table.

PERMITTED USES
TABLE 3.11.1 (excerpted)
PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS

USE CATEGORY	A R 5 A
Modular homes	P
Single-family detached dwellings	P
Agricultural veterinary medical services	P
Aquaculture	P
Crop farms	P
Exotic wildlife sanctuaries	P
Farmer's markets	P
Fishing and hunting camps	P
Orchards and groves	P
Plant nurseries and landscape services	P
Ranches	P
Silviculture	P
Stables, commercial	P

Wildlife rehabilitation facilities	P
Administrative services, not-for-profit	P
Cemeteries, crematory operations and columbaria	P
Community centers	P
Neighborhood assisted residences with six or fewer residents	P
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance	P
Places of worship	P
Protective and emergency services	P
Public parks and recreation areas, active	P
Public parks and recreation areas, passive	P
Public vehicle storage and maintenance	
Recycling drop-off centers	P
Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance	P
Utilities	P
Bed and breakfast inns	P
Commercial day care	P
Family day care	P
Golf courses	P
Kennels, commercial	P

Airstrips	P
Mining	P

Sec. 3.412. - A-2 Agricultural District.

3.412.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 the A-1 and A-1A Districts.
2. Airports and landing fields. Airplane landing fields and accessory facilities for private or public use, including flight strips, provided runways and flight patterns are so oriented as not to constitute a nuisance to any established or planned residential areas as delineated in the comprehensive plan of the County.
3. Cemeteries, crematories and mausoleums. Graves shall not be closer than 25 feet from the property line.
4. Stock raising, stables and dog kennels; provided stables, kennels and dog runways are not less than 50 feet to the property line.
5. Agricultural packinghouses, sawmills and planing mills, turpentine stills and other operations utilizing the natural resources of the region; provided, however, no such operation shall be established or conducted within 600 feet of the nearest highway right-of-way or within 50 feet of the property line.
6. Public works projects, public stormwater management projects, and public utility facilities and service facilities, and any ancillary uses associated with the foregoing, including excavations; rock, stone, or gravel crushing facilities; and ready mix concrete plants.
7. Fishing camps.
8. Hunting camps subject to the following requirements:
 - a. Any licensee with a Hunting Preserve License issued by the Florida Fish and Wildlife Conservation Commission which is valid as of November 17, 2009, located on land zoned A-2 within Martin County may establish one hunting camp.
 - b. The minimum lot size shall be 20 acres.
 - c. Kennels for hunting dogs kept at the hunting camp shall not be located within 200 feet of any property line unless completely enclosed and soundproofed and shall be designed and maintained for secure, humane confinement. Animal wastes from the kennels shall be managed in such a manner as to prevent odors from being carried beyond the property boundary.
 - d. Overnight accommodations shall be limited to no more than six guest rooms. The length of stay for any guest shall not exceed 14 consecutive nights.
 - e. Meals may be served only to customers of the hunting camp. Freestanding restaurants open to the general public are not permitted.
 - f. Overnight camping of a duration not to exceed five nights is permitted. No permanent structures shall be constructed for the purpose of overnight camping.
 - g. Shooting ranges as defined in section 3.3 are not permitted within a hunting camp.

1424

- h. The sale and/or rental of hunting accessories to customers of a hunting camp are permitted. Retail sales of hunting accessories to the general public are not permitted.
 9. Public structures owned and operated by governmental agencies and used for public purposes.
 10. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.
 11. Farmer's markets, as defined in division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.
 12. Solar energy facilities, provided however, such operations shall be conducted in accordance with section 3.100.1.
- 3.412.B. *Required lot area.* The required lot area shall not be less than five acres; provided, however, that in the old recorded subdivisions known as Palm City Farms (Plat Book 6, page 42, Palm Beach County), St. Lucie Inlet Farms (Plat Book 1, page 98, Palm Beach County), and St. Lucie Gardens (Plat Book 1, page 35, St. Lucie County), each full (as opposed to fractional) tract shown on said plats shall for purposes of lot area requirements be considered to be ten acres, and one-half of any such tract shall for purposes of lot area requirements be considered to be five acres; and provided further, however, that the existence of road rights-of-way and road easements (other than that of the Sunshine State Parkway, also known as Florida Turnpike) shall be disregarded for purposes of lot area requirements.
- 3.412.C. *Minimum yards required.*
1. *Front:* 25 feet.
 2. *Rear and side:* 25 feet.
 3. 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.
 4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
 5. No setback or yard shall be required adjacent to water frontage.

TABLE 3.12.1 (excerpted)
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	AR-5A	5 ac.	300	0.20	—	—	30	50	—
C	A-2	20 ac.	—	.05	—	—	40	50	—

TABLE 3.12.2. (excerpted)
STRUCTURE SETBACKS

C A T	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	AR-5A	40	40	40	40	40	40	40	40	40	40	40	40
C	A-2	25	25	25	25	25	25	25	25	25	25	25	25

Standards for Amendments to the Zoning Atlas

1. The Comprehensive Growth Management Plan (CGMP) states in Chapter 4, Section 4.4: “Goal 4.4.: To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And, in Objective 4.4A. “To eliminate inconsistencies between the FLUM and the zoning maps and regulations.”
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2 E.1. provides the following “Standards for amendments to the Zoning Atlas.”

The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

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

The subject property was designated as Agricultural Ranchette, up to 0.2 units per acre on the original Future Land Use Map (FLUM) adopted in 1982. The requested AR-5A Zoning District implements the Agricultural Ranchette Future Land Use policies of the CGMP. The granting of a zoning change to the AR-5A Zoning District by the County will be consistent with the policies set forth in the CGMP.

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

Zoning implementation policies and requirements are contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code. Pursuant to Article 3 there is 1 “straight” Category A zoning district available to implement the Agricultural Ranchette future land use classification, which is the AR-5A Zoning District. Therefore, rezoning the subject property to the AR-5A Zoning District is consistent with the Comprehensive Plan. In addition to the “straight” zoning district, the PUD (Planned Unit Development) District is also available as another option. Pursuant to Section 3.10.B., LDR, the AR-5A district is intended to implement the policies of the CGMP for lands designated Agricultural Ranchette on the Future Land Use Map of the CGMP. Therefore, rezoning the subject property to the AR-5A Zoning District is consistent with the Land Development Regulations. The granting of a zoning change by the County does not exempt the applicant from any of the County’s Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any Development Order approval action taken by the County.

- c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,***

The subject property is located in Palm City Farms on the west side of Leighton Farm Avenue about 1/4 of a mile south of SW Martin Highway in Palm City.

The property is not in a Community Redevelopment Area. Palm City Farms is an established agricultural and detached single family neighborhood. The average lot size is approximately 5 -10 acres.

The requested zoning change to the AR-5A Zoning District is compatible with the distribution of uses in the area and implements the future land use on the property.

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

The pattern of development which has focused on agricultural and residential uses is well established. A review of historical aeriels and a comparison of the original future land use map to the current parcel configurations and development of the area indicate that conditions have not substantially changed in the area since the adoption of the County’s Future Land Use Map in 1982.

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

The property is located outside the Primary Urban Services District. As such, the full range of urban services at service levels established by the CGMP is not available for the property. The request to rezone does not increase the maximum Density allowed by the Agricultural Ranchette Future Land Use Designation therefore, the rezoning to AR-5A does not increase the demands on Public Facilities.

- f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,*

The proposed amendment to the zoning atlas is consistent with the Agricultural Ranchette assigned to the Future Land Use Map in 1982. The permitted uses and Land Development regulations pertaining to the AR-5A Zoning District are well suited for the area and will conserve the value and development pattern that is well established.

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

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

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through J of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Matt Stahley	320-3047	Comply
G	Development Review	Matt Stahley	320-3047	Comply
H	School Board	Kimberly Everman	223-3105	Comply
I	County Attorney	Krista Storey	288-5443	Review ongoing
J	Adequate Public Facilities	Matt Stahley	320-3047	Exempt

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

D. Review Board action

Pursuant to Sections 10.1.D., 10.4.A.1., and 10.5.A.1., LDR, Martin County, Fla. (2016), applications for a zoning map change shall be subject to a review and recommendation of the Local Planning Agency (LPA) with final action to be determined by the Board of County Commissioners (BCC). Both the LPA and BCC meetings shall be public hearings in accordance with Section 10.7., LDR, Martin County, Fla. (2016).

This matter was heard at the January 3, 2019 LPA meeting where the board voted unanimously to recommend approval of the rezoning request.

E. Location and site information

Parcel number(s) and address: 23-38-40-000-031-00010-1
 Existing Zoning: A-2, Agricultural District
 Future land use: Agricultural Ranchette up to 0.2 units per acre
 Census tract: Not Applicable

1428

Commission district:

5

Location Map

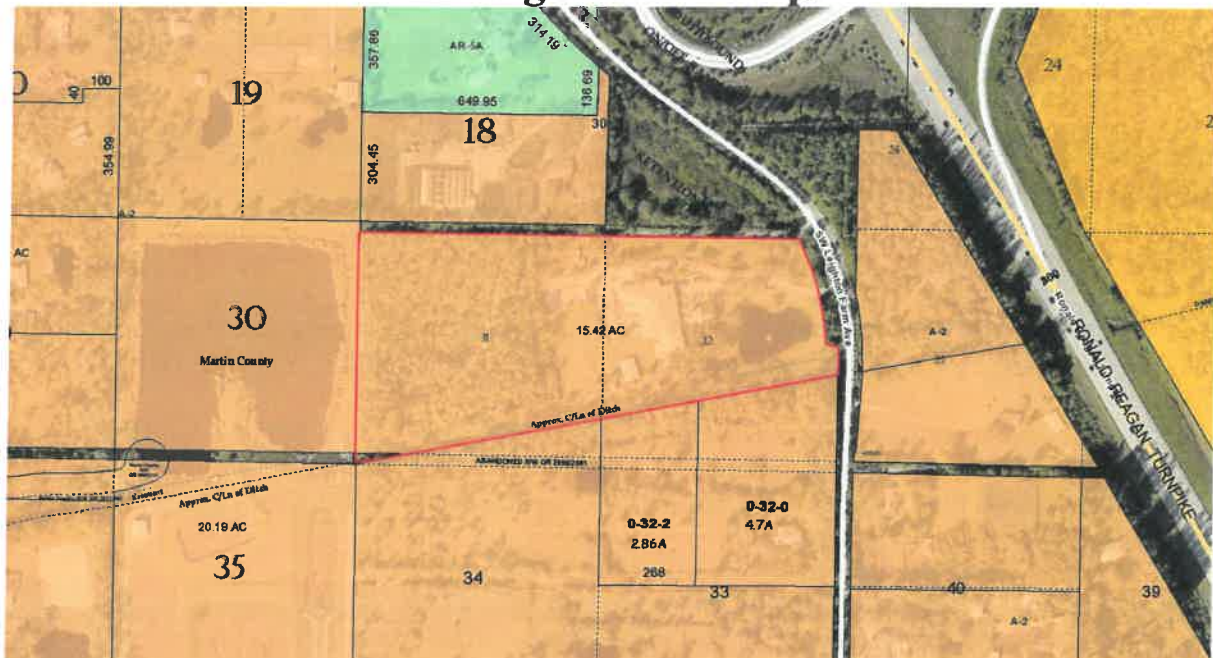


2018 Aerial



1429

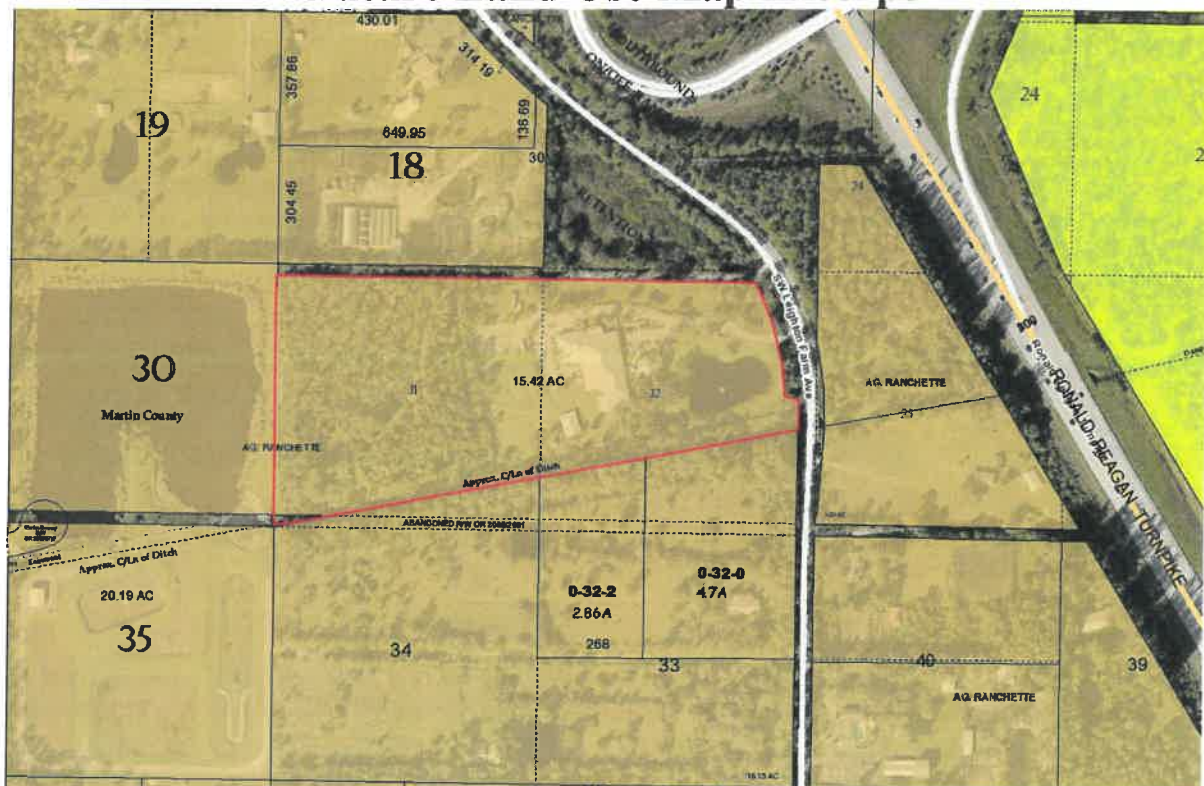
Zoning Atlas Excerpt



Adjacent property zoning districts:

North: A-2, South: A-2, East: SW Leighton Farm Ave Right of way, West: A-2

Future Land Use Map Excerpt



1430

Adjacent property Land Use designations:

North: Agricultural Ranchette, South: Agricultural Ranchette, East: SW Leighton Farm Ave Right of way, West: Agricultural Ranchette

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

Findings of Compliance:

Zoning Conditions

Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations. MARTIN COUNTY, FLA., CGMP POLICY 4.4A.1 (2016)

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application. MARTIN COUNTY, FLA., CGMP POLICY 4.4A.1. (2016)

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

The Growth Management Department Development Review Division staff has reviewed the application and, pursuant to the analysis provided in Section B of this report, finds this application in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application. MARTIN COUNTY, FLA., LDR SECTION 3.2.E. (2016)

Additional Information:

Information #1:

Notice Of A Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.12) prior to the public hearing by the applicant to all owners of real property located within a distance of 1,000 feet of the boundaries of the affected property.

Information #2:

Notice(s) of public hearings regarding development applications shall be published by the County at least 14 days prior to the date of the public hearing (seven calendar days if the application is being expedited pursuant to section 10.12) in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application. MARTIN COUNTY, FLA., LDR SECTION 10.6.D. (2016)

Information #3:

Based upon the staff findings of compliance, this application will be scheduled for the next LPA meeting, and following that hearing will be scheduled for the next BCC meeting dependent upon the County's scheduling policy.

H. Determination of compliance with Martin County Health Department and Martin County School Board

The applicant has indicated that there are no proposed construction activities associated with this rezoning application, pursuant to Section 10.1.F., LDR. Martin County, Fla., (2016) Therefore, the Martin County Health Department was not required to review this application for consistency with the State of Florida Codes.

Martin County School Board

Martin County School Board staff has reviewed this application and has issued a finding of no objection to the proposed rezoning.

I. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

J. 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.

K. 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.

L. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

M. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$1,000.00	\$1,000.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

N. General application information

Applicant: The Humane Society of the Treasure Coast, Inc.
4100 SW Leighton Farm Avenue
Palm City, FL 34990

Agent: Terence P. McCarthy, Esquire
2400 SE Federal Highway-4th Floor
Stuart, FL 34994

O. 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

[space above line provided for recording data]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 19-

[REGARDING A CHANGE IN ZONING CLASSIFICATION FROM A-2, AGRICULTURAL DISTRICT, TO AR-5A, AGRICULTURAL RANCHETTE DISTRICT FOR THE HUMANE SOCIETY OF THE TREASURE COAST, INC. INCLUDED WITH THIS APPLICATION IS A REQUEST FOR A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]

WHEREAS, this Board has made the following determinations of fact:

1. Humane Society of the Treasure Coast, Inc submitted an application for a change in zoning district classification from the current A-2, Agricultural District to AR-5A, Agricultural Ranchette District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on January 3, 2019, and recommended approval of the applicant's request.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on February 12, 2019.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The zoning district classification of the property described in Exhibit A is hereby changed from the A-2, Agricultural District, to AR-5A, Agricultural Ranchette District.

B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the property described in Exhibit A is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.

D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 12TH DAY OF FEBRUARY, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER

BY: _____
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
ACTING COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

EXHIBIT "A"

Legal Description

and other good and valuable considerations to said grantee in hand paid by said grantor, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit: Tracts 31 and 32, Palm City Farms, according to Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach, (now Martin) County, Florida, in plat Book 6, page 42, public records, lying and being situated in Section 23, Township 38 South, Range 40 East, Martin County, Florida; LESS AND EXCEPTING THEREFROM the Southerly part lying South of the centerpoint of the drainage ditch and the North 30 feet thereof Tracts 31 and 32;

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
From the Northeast corner of Tract 32, Section 23, Township 38 South, Range 40 East, Martin County, Florida, said point being the Point of Beginning; thence run North 89 degrees 20 minutes 08 seconds West along the Northernly line of Tract 32 for a distance of 141.19 feet to a point; thence curving to the right on a radius of 522.79 feet run for a distance of 343.64 feet to a point; thence run South 00 degrees 08 minutes 07 seconds West for a distance of 25.00 feet to a point; thence run South 89 degrees 20 minutes 08 seconds East for a distance of 50.00 feet to a point on the Easterly line of Tract 32; thence run North 00 degrees 08 minutes 07 seconds East along the Easterly line of Tract 32 for a distance of 350.00 feet to the POINT OF BEGINNING; all lying and being located in Section 23, Township 38 South, Range 40 East Martin County, Florida.



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](#)



A. General Information:

- ## Email

Select from the list

10. Landscape Architect:
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

11. Surveyor:
Name or Company Name Stephen J. Brown, Inc.
Company Representative Stephen J. Brown
Address 619 SE 5th Street
City Stuart State fl Zip 34994
Phone 772 - 288 - 7176 Fax _____ - _____ - _____
Email sjbinc@bellsouth.net

Select from the list

12. Civil Engineer:
Name or Company Name Bowman Consulting
Company Representative Octavio Reis
Address 4450 W. Eau Gallie Blvd. - Suite 232
City Melbourne State FL Zip 32934
Phone 772 - 220 - 1413 Fax 772 - 220 - 7881
Email oreis@bowmanconsulting.com

Select from the list

13. Traffic Engineer:
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

14. Architect:
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

15. Attorney:
Name or Company Name McCarthySummers Bobko Wood Norman Bass & Melby
Company Representative Terence P. McCarthy, Esquire
Address 2400 SE Federal Highway - 4th Floor
City Stuart State FL Zip 34994
Phone 772 - 286 - 1700 Fax 772 - 283 - 1803
Email tpm@mccarthysummers.com

16. **Environmental Planner:** Select from the list
Name or Company Name _____
Company Representative _____
Address _____
City _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

17. **Other Professional:**
Name or Company Name _____
Company Representative _____
Address _____
City _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

18. **Parcel Control Number(s):**

23-38-40-000-031-00010-1 _____

19. Certifications by Professionals:

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

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

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

B. Applicant or Agent Certification:

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

The Humane Society of The Treasure Coast, Inc.



Applicant's signature

Frank Valente, President

11.20.2018

Date

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 20th day of November, 2018, by Frank Valente, President of The Humane Society of The Treasure Coast, Inc., a Florida not-for-profit corporation, on behalf of the Corporation. He/She is [] personally known to me or [☒] has produced _____ as identification.

Donna A. Dempsey
Notary public signature
DONNA A. DEMPSEY
Printed name
State of FLORIDA at-large





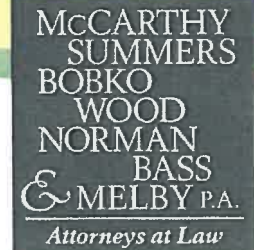
Martin County Development Review
Digital Submittal Affidavit

I, DONNA DEMPSEY, attest that the electronic version included for the project HUMANES SOCIETY REZONING AP 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.

Donna Dempsey
Applicant Signature

11/20/18
Date

NARRATIVE



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

Dear Nicki,

As you know, this office has the pleasure of representing The Humane Society of The Treasure Coast, Inc. (the "HSTC"). The current location of the HSTC facility on SW Leighton Farm Avenue has been owned by the HSTC for over thirty (30) years. During these 30 years, Martin County has grown significantly, and the need for the services of the HSTC has grown accordingly. I am happy to say that the HSTC is about to grow again. Through the gracious donations of benefactors, the HSTC plans to make renovations to its current facilities and add a free-standing training center to the site. In order to accomplish all of these changes, the HSTC intends to file an application for a revised minor site plan approval.

At our recent pre-application conference with the County staff, the HSTC representatives that, in order to accomplish the proposed revised minor site plan approval, the zoning will need to be changed from A-2 to AR-5A.

Should you need any further information or documentation regarding this matter, please don't hesitate to advise.

Very truly yours,

Terence P. McCarthy
TPM/dd
tpm@mccarthysummers.com

cc: Client

Terence P. McCarthy *
Robert P. Summers *
Steven J. Wood **
Kenneth A. Norman
Kathryn C. Bass
Nicola J. Boone Melby ***
Owen Schultz

Margaret E. Wood
Donna R. McMillan
Jessica M. VanValkenburgh
Christen Spake

Noel A. Bobko *

*Board Certified
Real Estate Lawyer

**Board Certified Wills,
Trusts & Estates Lawyer

***Board Certified
Elder Law Lawyer

*Retired

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS The Humane Society of the Treasure Coast, Inc. ("Owner") is the owner of certain real property lying and being in Palm City, Martin County, Florida, more particularly described on Exhibit "A" attached hereto.

WHEREAS, the Owner wishes to appoint the individual hereinafter named as their Attorney-In-Fact, for the purposes hereinafter set forth.

NOW, THEREFORE, the Owner hereby appoints **Terence P. McCarthy** as its Attorney-In-Fact (the "Attorney"), to act, manage, conduct, do and perform any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorney, perform any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorney, proper and expedient in connection with the Land Use Application for the Property with Martin County, Florida (the "Land Use Application"). This Power of Attorney shall extend to and include, but not be limited to, the execution by the Attorney of all other acts necessary for Land Use Application.

The Attorney shall have full power to accomplish the purposes of this Power of attorney as fully and effectually in all respects as the Owner could do if personally present. The Attorney shall not be required to post bond of any nature in connection with this Power of Attorney.

No action by the Owner subsequent to the making of this instrument shall be considered or treated as a revocation of the actions taken by the Attorney pursuant hereto. The exercise by the Attorney at any time, for from time to time, of any of the rights or powers hereunder shall not exhaust the capacity and power of the Attorney thereafter from time to time to exercise such rights and powers, or any of them, but such capacity and power shall continue at all times so long as this instrument shall be in effect.

The Owner hereby ratifies and confirms, and agrees at all times to ratify and confirm, all that the Attorney shall lawfully do or cause to be done in and about the Property by virtue of this instrument.

The address of the Attorney is: McCarthy, Summers, Bobko, Wood, Norman, Bass & Melby, P.A., Attention: Terence P. McCarthy, Esquire.

This Limited Power of Attorney shall terminate upon the earlier of (a) sixty (60) days after the approval or disapproval of the Land Use Application or (b) written notice from the Owner to the Attorney.

IN WITNESS WHEREOF, the parties hereto have signed and sealed these presents the 20th day of November, 2018.

Witnesses:

The Humane Society of The
Treasure Coast, Inc., a Florida not-
for-profit corporation

Erin McNeal

Erin McNeal

Printed Name of Witness

Donna Dempsey

DONNA DEMPSEY

Printed Name of Witness

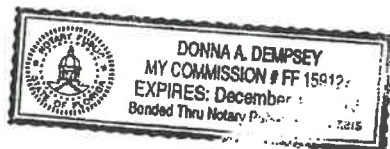
By:

Frank Valente, President

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 20th day of November, 2018, by **Frank Valente, President of The Humane Society of The Treasure Coast, Inc., a Florida not-for-profit corporation, on behalf of the Corporation.** He ☒ is personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of November, 2018.



Donna A. Dempsey

Notary Public

Printed Name: DONNA A. DEMPSEY

My Commission Expires: 12/15/18

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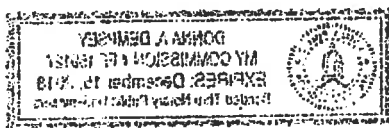
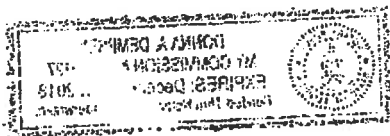
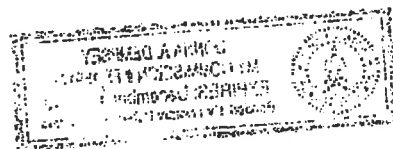


EXHIBIT "A"

Legal Description

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Tracts 31 and 32, Palm City Farms, according to Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach, (now Martin) County, Florida, in Plat Book 6, page 42, public records, lying and being situated in Section 23, Township 38 South, Range 40 East, Martin County, Florida; LESS AND EXCEPTING THEREFROM the Southerly part lying South of the centerpoint of the drainage ditch and the North 30 feet thereof Tracts 31 and 32;

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

From the Northeast corner of Tract 32, Section 23, Township 38 South, Range 40 East, Martin County, Florida, said point being the Point of Beginning; thence run North 89 degrees 20 minutes 08 seconds West along the Northern line of Tract 32 for a distance of 141.19 feet to a point; thence curving to the right on a radius of 522.79 feet run for a distance of 343.64 feet to a point; thence run South 00 degrees 08 minutes 07 seconds West for a distance of 25.00 feet to a point; thence run South 89 degrees 20 minutes 08 seconds East for a distance of 50.00 feet to a point on the Easterly line of Tract 32; thence run North 00 degrees 08 minutes 07 seconds East along the Easterly line of Tract 32 for a distance of 350.00 feet to the POINT OF BEGINNING; all lying and being located in Section 23, Township 38 South, Range 40 East Martin County, Florida.

This Instrument Prepared By:

TERRY E. BUCHANAN OF
 CRARY, BUCHANAN, ROWDISH & ROVIE
 Attorneys at Law
 Suite 1, 555 Colorado Avenue
 STUART, FLORIDA 33497

650694

Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 6th day of April 19 87. Between

MICHAEL S. MUCCI and BARBARA W. MUCCI, his wife
 of the County of Martin, State of Florida, grantor*, and
 THE ANIMAL RESCUE LEAGUE OF MARTIN COUNTY, INC.

whose post office address is 2675 SE Dixie Highway, Stuart, FL 33494

of the County of Martin, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND 00/100-----

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:
 Tracts 31 and 32, Palm City Farms, according to Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach, (now Martin) County, Florida, in Plat Book 6, page 42, public records, lying and being situated in Section 23, Township 38 South, Range 40 East, Martin County, Florida; LESS AND EXCEPTING THEREFROM the Southerly part lying South of the centerpoint of the drainage ditch and the North 30 feet thereof Tracts 31 and 32;

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Subject to easements, restrictions, reservations and zoning of record; and taxes subsequent to December 31, 1986. This is not the homestead property of the Grantor.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Karen Medicus

Michael S. Mucci (Seal)

Barbara W. Mucci (Seal)

(Seal)

(Seal)

STATE OF FLORIDA
 COUNTY OF MARTIN

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared MICHAEL S. MUCCI and BARBARA W. MUCCI, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of April 19 87.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
 KAREN MEDICUS
 1000 N. W. 10th Ave., Suite 100
 Ft. Lauderdale, FL 33304

Notary Public

BOOK 714 PAGE 2327

1448

<http://or.martinclerk.com/LandmarkWeb/Search/DocumentAndInfoByBookPage?Key=Assessor&booktype=O&booknumber=714&pagenumber=2327#>

1/2

Unofficial copy

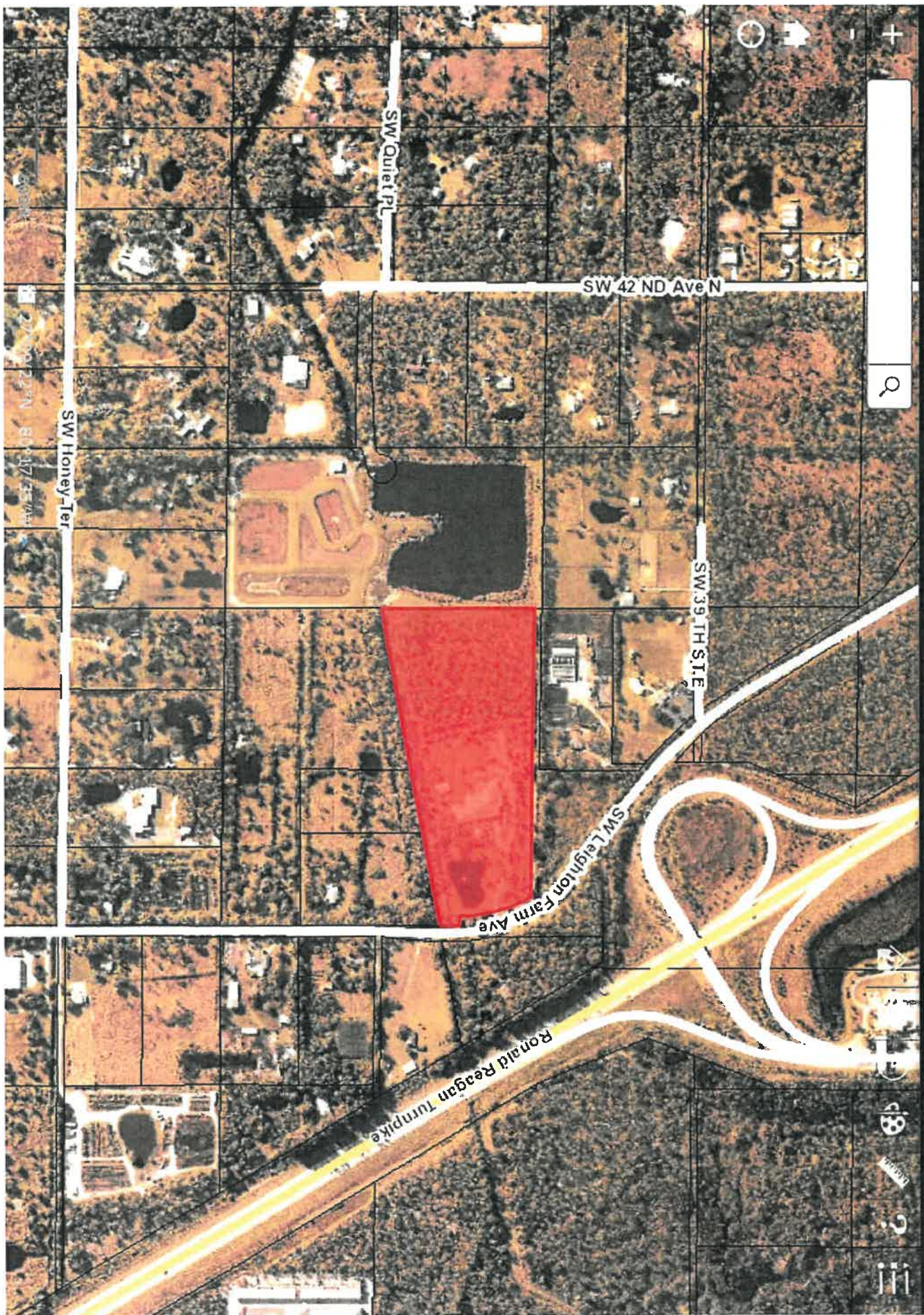
67 APR 9 P2:15
BY [Signature]
Clerk of Court
D.C.

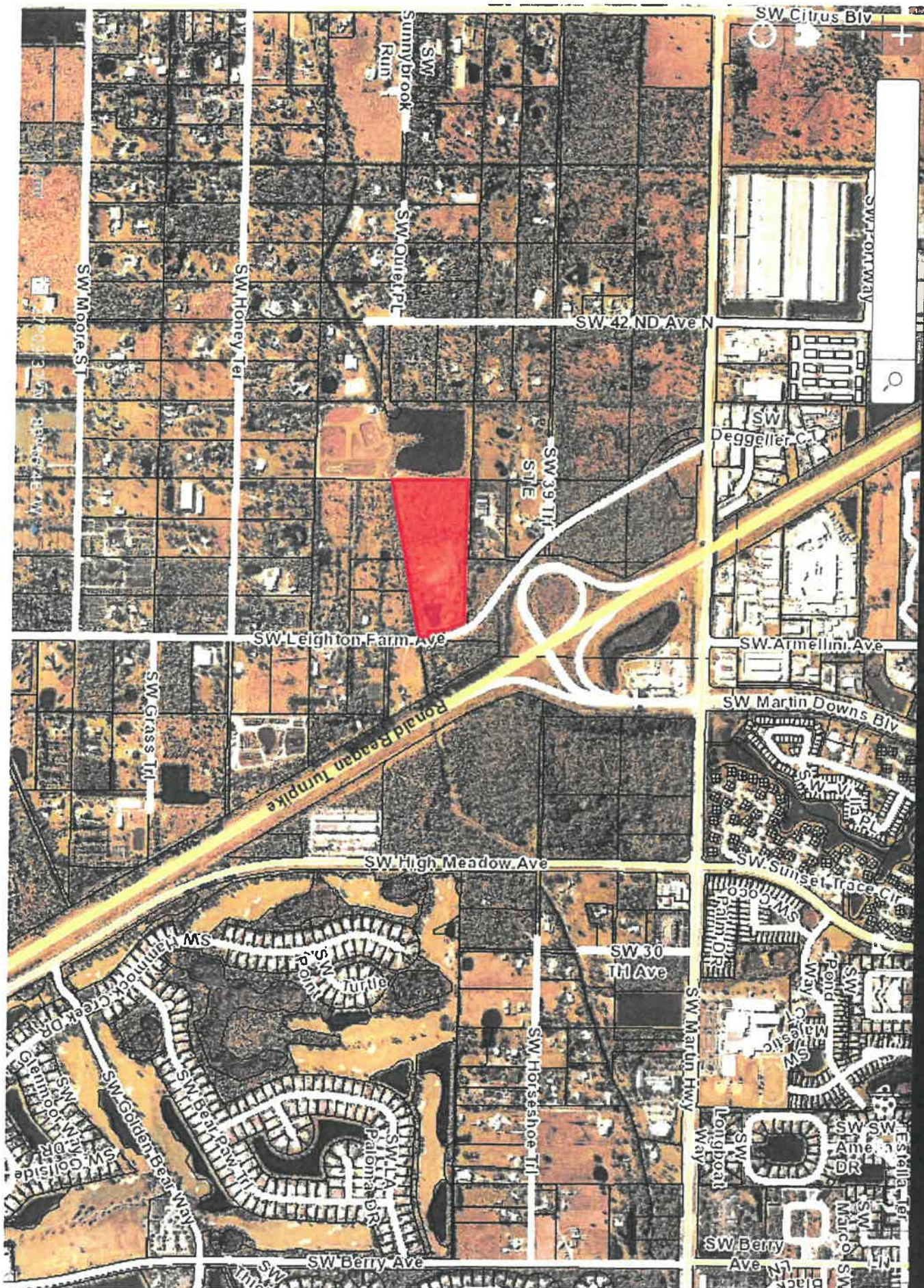
125151
MARTIN
COUNTY
STATE OF FLORIDA
DOCUMENTARY
DEPT. OF REVENUE
P.B. APR-9'87
11103
750.00
STAMP TAX

Legal Description

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit: Tracts 31 and 32, Palm City Farms, according to Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach, (now Martin) County, Florida, in Plat Book 6, page 42, public records, lying and being situated in Section 23, Township 38 South, Range 40 East, Martin County, Florida; LESS AND EXCEPTING THEREFROM the Southerly part lying South of the centerpoint of the drainage ditch and the North 30 feet thereof Tracts 31 and 32;

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
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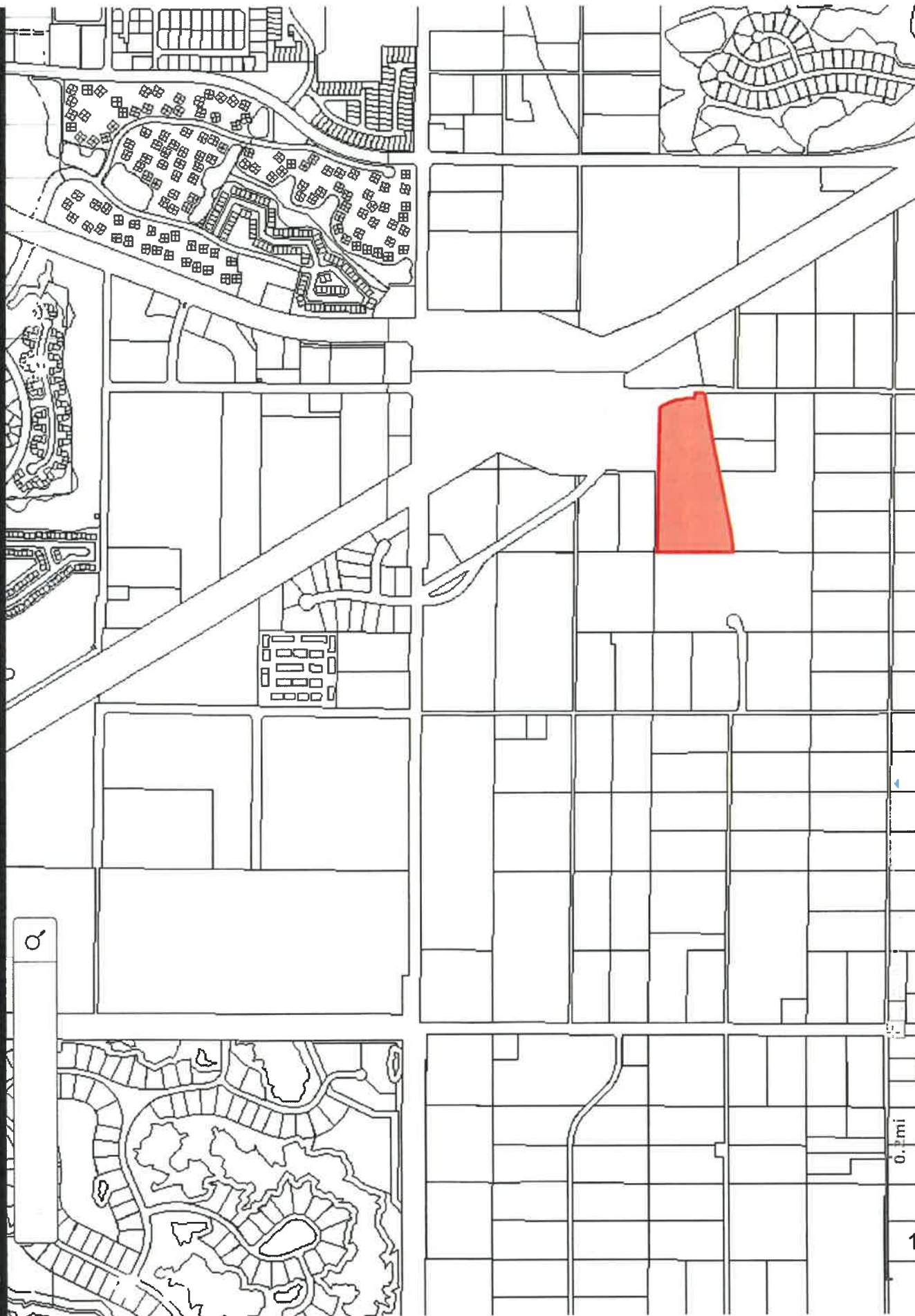




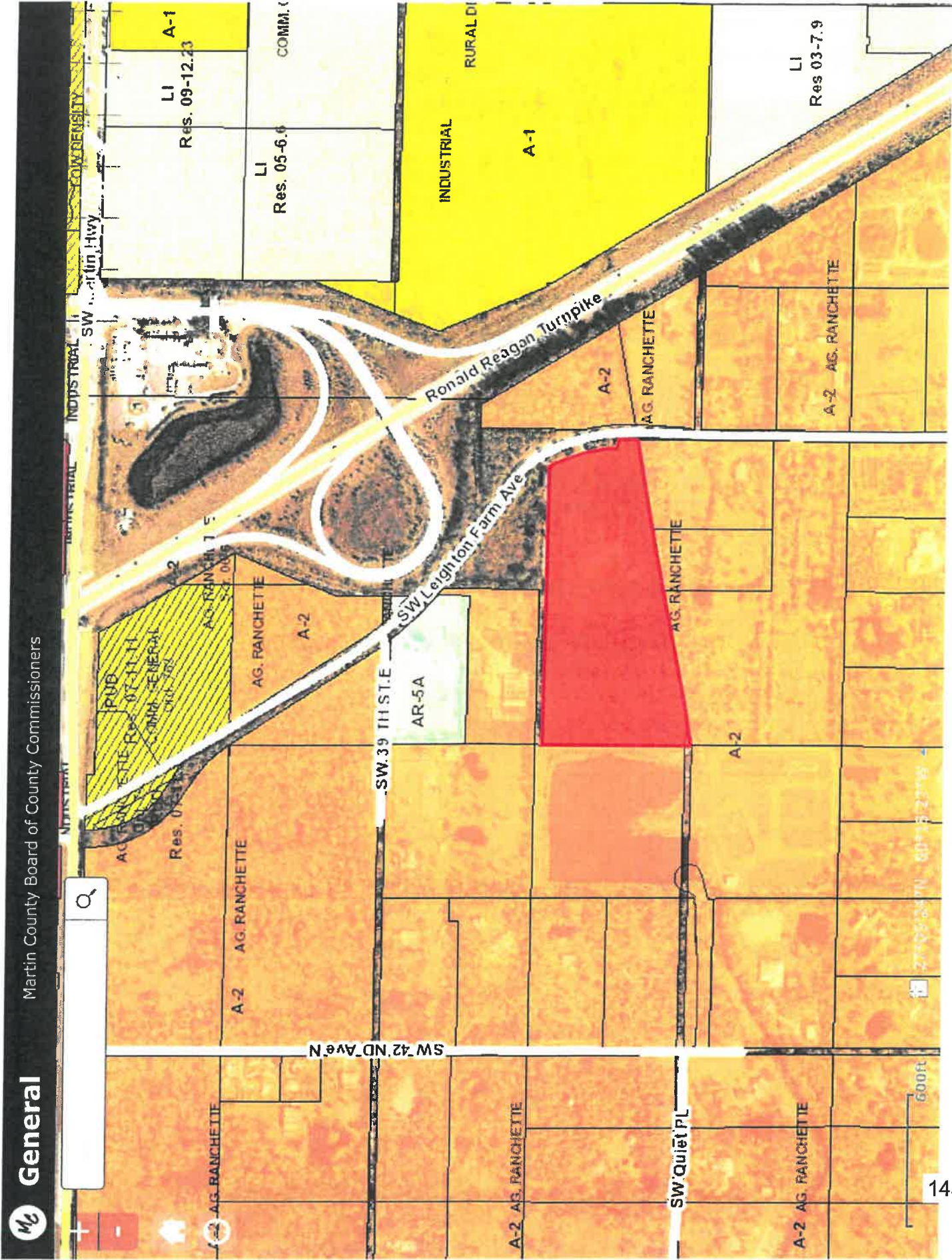


General

Martin County Board of County Commissioners



1453





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

November 19, 2018

Ownership Search

Prepared For: McCarthy, Summers, Bobko, Wood, Norman, Bass & Melby, P.A.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 1000 foot area surrounding the following described parcel of land:

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

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

The apparent property owners of land surrounding the above referenced property are as follows: (See attached).

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

Karen Rae Hyche
President



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

OWNERSHIP REPORT

SEARCH NO. P18-11,412/KRH

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

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 1000 foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

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

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

The land referred to herein is described as follows:

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

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

This Instrument Prepared By:

LARRY E. BUCHANAN OF
 CHARTY, BUCHANAN, ROWDISH & ROWIE
 Attorneys at Law
 Suite 1, 555 Colorado Avenue
 STUART, FLORIDA 33197

650604

Warranty Deed (STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, Made this 6th day of April 19 87, Between

MICHAEL S. MUCCI and BARBARA W. MUCCI, his wife
 of the County of Martin, State of Florida, grantor*, and
 THE ANIMAL RESCUE LEAGUE OF MARTIN COUNTY, INC.

whose post office address is 2675 SE Dixie Highway, Stuart, FL 33494
 of the County of Martin, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND 00/100-----

Dollars,
 and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:
 Tracts 31 and 32, Palm City Farms, according to Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach, (now Martin) County, Florida, in Plat Book 6, page 42, public records, lying and being situated in Section 23, Township 38 South, Range 40 East, Martin County, Florida; LESS AND EXCEPTING THEREFROM the Southerly part lying South of the centerpoint of the drainage ditch and the North 30 feet thereof Tracts 31 and 32;

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
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Subject to easements, restrictions, reservations and zoning of record; and taxes subsequent to December 31, 1986. This is not the homestead property of the Grantor, and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Allen Medicus (Seal)
Michael S. Mucci (Seal)
Barbara W. Mucci (Seal)
 _____ (Seal)

STATE OF FLORIDA
 COUNTY OF MARTIN

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared MICHAEL S. MUCCI and BARBARA W. MUCCI, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.
 WITNESS my hand and official seal in the County and State last aforesaid this 6th day of April 19 87.

My commission expires:

BOOK 714 PAGE 2327

Exhibit "A"

Unofficial Copy

APR 9 2015
10:15 AM
CLERK OF COURT
BY [Signature]

07 APR 9 P2:15

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
APR - 9 '15
750.00
111523

BOOK 714 PAGE 2328

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

generated on 11/19/2018 11:44:34 AM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-031-00010-1	17092	4102 SW LEIGHTON FARM AVE, PALM CITY	\$2,916,060	11/17/2018

Owner Information

Owner(Current)	HUMANE SOCIETY OF THE TREASURE COAST
Owner/Mail Address	4100 SW LEIGHTON FARM AVE PALM CITY FL 34990
Sale Date	4/9/1987
Document Book/Page	<u>0714 2327</u>
Document No.	
Sale Price	150000

Location/Description

Account #	17092	Map Page No.	K-IV
Tax District	5005	Legal Description	PALM CITY FARMS SEC 23 T38S R40E TRS 31 & 32 N OF C/LN DITCH (LESS N 30' & R/W OF SW LEIGHTON FARMS RD) & INCLUDING ANY PORTION OF THAT ABANDONED R/W PER OR 2096/2691 LYING BETWEEN S/LN OF TR 31 & N OF C/LN OF DITCH
Parcel Address	4102 SW LEIGHTON FARM AVE, PALM CITY		
Acres	15.4200		

Parcel Type

Use Code	7500 Orphan/non-profit/charity
Neighborhood	64000 Palm City W of Turnpike

Assessment Information

Market Land Value	\$317,650
Market Improvement Value	\$2,598,410
Market Total Value	\$2,916,060

Exhibit "B"

1459

INSTR 1474981 OR BK 1526 PG 0086 REC'D 03/07/2003 09:25 AM
MARSHA EWING MARTIN COUNTY DEPUTY CLERK Y Copus (asst mgr)

UNITY OF TITLE

In consideration of the issuance of a Permit to The Humane Society of the Treasure Coast, Inc. as "Owner(s)" for the construction of a new building and parking lot in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

Signed, acknowledged and notarized on this 7TH day of AUGUST, 2000

ATTEST:

Witness Sign: [Signature]

Print Name: CHAD D. MINY

Title: _____

Witness Sign: [Signature]

Print Name: PETER EDAMEN

Title: TWO

"OWNER"

Humane Society of the Treasure Coast, Inc.

Print Name of Corporation Above

By: [Signature]

Print Name: Mary W.L. Cowan

Title: President

Note: If corporate seal is applied, only one witness is required; if not, 2 witnesses are required.

STATE OF Florida

COUNTY OF Martin

The foregoing instrument was acknowledged before me this 7TH day of, AUGUST, 2000 by Mary W.L. Cowan, President (name of officer or agent and title) of The Humane Society of the Treasure Coast, Inc. (name of corporation) a Florida (state of place of incorporation) corporation, on behalf of the corporation. He or she ☒ is personally known to me or ☐ has produced _____ as identification and ☐ did, ☐ did not take an oath.

NOTARY PUBLIC

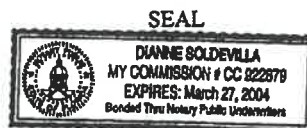
Sign: [Signature]

Print Name Dianne Soldevilla

My Commission Expires: March 27, 2004

/reports.drc/unity/unity.form.corporate
Revised 6/96

91064-01-04-UnityOfTitle-Corporate-080200.doc



For Ref. only 1460

OR BK 01526 PG 0087

EXHIBIT "A"

LEGAL DESCRIPTION

THE TOTAL PROPERTY ACREAGE IS 15.21 ACRES.

THE PARCEL CONTROL NUMBER IS 23-38-40-000-031-00010-100000.

TRACTS 31 AND 32, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE SOUTHERLY PART LYING SOUTH OF THE CENTERPOINT OF THE DRAINAGE DITCH AND THE NORTH 30 FEET THEREOF TRACTS 31 AND 32;

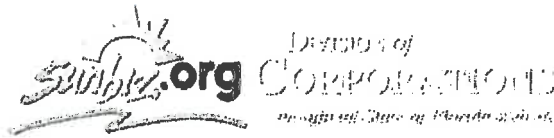
LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

FROM THE NORTHEAST CORNER OF TRACT 32, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°20'08" WEST ALONG THE NORTHERLY LINE OF TRACT 32 FOR A DISTANCE 141.19 FEET TO A POINT; THENCE CURVING TO THE RIGHT ON A RADIUS OF 522.79 FEET RUN FOR A DISTANCE OF 343.64 FEET TO A POINT; THENCE RUN TO THE SOUTH 00°08'07" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT; THENCE RUN SOUTH 89°20'08" EAST FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY LINE OF TRACT 32; THENCE RUN NORTH 00°08'07" EAST ALONG THE EASTERLY LINE OF TRACT 32 FOR A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING LOCATED IN SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

91064-01-04-Misc-LEGAL DESCRIPTION-092900.doc

[Florida Department of State](#)

Division of Corporations

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Not For Profit Corporation

THE HUMANE SOCIETY OF THE TREASURE COAST, INC.

Filing Information

Document Number 735829
FEI/EIN Number 59-0774235
Date Filed 05/17/1976
State FL
Status ACTIVE
Last Event NAME CHANGE AMENDMENT
Event Date Filed 07/01/1991
Event Effective Date NONE

Principal Address

4100 SW LEIGHTON FARM AVE.
PALM CITY, FL 34990

Changed: 04/30/2002

Mailing Address

4100 SW LEIGHTON FARM AVE.
PALM CITY, FL 34990

Changed: 03/18/2009

Registered Agent Name & Address

VALENTE, FRANK
1G LEXINGTON LANE EAST
PALM BEACH GARDENS, FL 33418

Name Changed: 03/18/2009

Address Changed: 03/18/2009

Officer/Director Detail**Name & Address**

Title CH

McCarthy, Terrence P., Esq.
3 Kingston Ct.
Stuart, FL 34996

For Ref. only

1462

Title TR

Skrzypczak, Kathy
4181 SE St. Lucie Blvd.
Stuart, FL 34997

Title PR

VALENTE, FRANK
1G LEXINGTON LANE EAST
PALM BEACH GARDENS, FL 33418

Annual Reports

Report Year	Filed Date
2016	01/26/2016
2017	01/16/2017
2018	02/09/2018

Document Images

02/09/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- ANNUAL REPORT	View image in PDF format
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01/06/2010 -- ANNUAL REPORT	View image in PDF format
03/18/2009 -- ANNUAL REPORT	View image in PDF format
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07/06/2004 -- ANNUAL REPORT	View image in PDF format
06/27/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
03/28/2001 -- ANNUAL REPORT	View image in PDF format
04/03/2000 -- ANNUAL REPORT	View image in PDF format
03/02/1999 -- ANNUAL REPORT	View image in PDF format
04/23/1998 -- ANNUAL REPORT	View image in PDF format
04/18/1997 -- ANNUAL REPORT	View image in PDF format
02/22/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Return to Detail Screen](#) /[Return to Detail Screen](#)**Events****THE HUMANE SOCIETY OF THE TREASURE COAST, INC.**

Document Number 735829
Date Filed 05/17/1976
Effective Date None
Status Active

Event Type	Filed Date	Effective Date	Description
NAME CHANGE AMENDMENT	07/01/1991		OLD NAME WAS : ANIMAL RESCUE LEAGUE OF MARTIN COUNTY, INC.

[Return to Detail Screen](#)

Florida Department of State, Division of Corporations

1464

State of Florida
Dept. Of Transportation
3400 W. Commercial Blvd.
Ft. Lauderdale FL 33309-3421

Fla State Turnpike Authority
PO Box 613069
Ocoee FL 34761

Moyal Group Inc.
48 Finch Avenue West
Toronto ON M2N2H2
CANADA

Paul Freeman (Tr)
13891 Jetport Loop Rd. Ste. 9
Fort Myers FL 33913

Gregory P. Weil
2650 NW South Shore Rd.
Stuart FL 34994

Cristina E. Pardo
3855 SW Honey Terr.
Palm City FL 34990

Life Quest Church
3998 SW Leighton Farms Ave.
Palm City FL 34990

David W. & Katie P. Groves
3901 SW 39th St.
Palm City FL 34990

Dustin R. & Billie Boorman
2513 SE St. Lucie Blvd.
Stuart FL 34996

Roger J. & Patricia Ballay
10301 Greenacres Dr.
Silver Springs MD 20903

William F. IV & Sandra Stiger
4101 SW 42nd Ave.
Palm City FL 34990

Charles M. & Julie L. Schlapkohl
4151 SW 42nd Ave.
Palm City FL 34990

Martin County
2401 SE Monterey Rd.
Stuart FL 34996

Arthur G. Quinn III (Tr)
William Ingram (Tr)
5838 Highway 88 E
Mena AR 71953

Arthur G. Quinn III
5838 Highway 88 E
Mena AR 71953-8991

Brian E. & Mary T. Soucie
4325 SW 42nd Ave.
Palm City FL 34990

Ingrid K. Jimrusti
4085 SW Honey Terr.
Palm City FL 34990

David & Rose C. Sanders
PO Box 219
Palm City FL 34991-0219

Audrey M. Hopson (Tr)
PO Box 586
Palm City FL 34991

William J. & Carolyn L. Walsh
PO Box 1213
Palm City FL 34991

Frank A. Ferraro
PO Box 936
Palm City FL 34991

Cristina E. Pardo
Jaime E. Arroyo
3855 SW Honey Terr.
Palm City FL 34990

Jeff L. McGinley
Susan V. Greene
3725 SW Honey Terr.
Palm City FL 34990

Robert S. Pinder
3663 SW Honey Terr.
Palm City FL 34990

Florida Assets LLC
5500 Military Trl. #22-247
Jupiter FL 33458

Nemec Limited Partnership
608 Harbour Pointe Way
Greenacres FL 33413

Sands Commerce Center LLC
902 Carnegie Center Ste. 400
Princeton NJ 08540

William Robbins
Boris Penchev
5005 SW Corsair Ave.
Palm City FL 34990

Raskin Family Ltd. Ptnrshp.
Edith A. Berlin (Tr)
4349 Trevi Ct.
Lake Worth FL 33467

Eugenia Creech
4175 SW Leighton Farms Ave 1465
Palm City FL 34990

Richard Schall
PO Box 236
Port Salerno FL 34992-0236

David J. Holzinger (Tr)
PO Box 93
Palm City FL 34991

James F. Lewis
4325 SW Leighton Farms Ave.
Palm City FL 34990

Gail M. & John R. Singleton
1341 SE Fleming Way
Stuart FL 34997

Aquatic Vegetation Holding LLC
1860 W. 10th St.
West Palm Beach FL 33404

Aquatic Vegetation Control Inc.
1860 W. 10th St.
Riviera Beach FL 33404

Palm City Business Park Condo.
459 NW Prima Vista Blvd.
Port Saint Lucie FL 34983

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:22:14 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-016-00000-4	17065	UNASSIGNED, PALM CITY	\$19,550	11/17/2018

Owner Information

Owner(Current)	MOYAL GROUP INC
Owner/Mail Address	48 FINCH AVENUE WEST TORONTO ON M2N2H2
Sale Date	10/20/2016
Document Book/Page	<u>2887 2007</u>
Document No.	2602966
Sale Price	25000

Location/Description

Account #	17065	Map Page No.	K-IV
Tax District	5005	Legal Description	23 38 40 PALM CITY FARMS TR 16 (LESS PIKE)
Parcel Address	UNASSIGNED, PALM CITY		
Acres	.5100		

Parcel Type

Use Code	1000 Vacant Commercial
Neighborhood	40100 Palm City

Assessment Information

Market Land Value	\$19,550
Market Improvement Value	
Market Total Value	\$19,550

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:24:26 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-013-00000-1	17063	SW 42ND AVE, PALM CITY	\$360,000	11/17/2018

Owner Information	
Owner(Current)	FREEMAN PAUL (TR)
Owner/Mail Address	13891 JETPORT LOOP RD STE 9 FORT MYERS FL 33913
Sale Date	8/13/1987
Document Book/Page	<u>0731 0237</u>
Document No.	
Sale Price	1500000

Location/Description			
Account #	17063	Map Page No.	K-IV
Tax District	5005	Legal Description	23 38 40 PALM CITY FARMS TRS 13 & 14
Parcel Address	SW 42ND AVE, PALM CITY		
Acres	20.0000		

Parcel Type	
Use Code	6400 GrazLD Soil Cpcty CL IV
Neighborhood	640001 Palm City Farms_15-25 Acres

Assessment Information	
Market Land Value	\$360,000
Market Improvement Value	
Market Total Value	\$360,000

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:25:06 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-015-00000-6	17064	UNASSIGNED, PALM CITY	\$245,100	11/17/2018

Owner Information

Owner(Current)	WEIL GREGORY P
Owner/Mail Address	2650 NW SOUTH SHORE RD STUART FL 34994
Sale Date	3/21/2014
Document Book/Page	<u>2708 1574</u>
Document No.	2446278
Sale Price	100

Location/Description

Account #	17064	Map Page No.	
Tax District	5005	Legal Description	23 38 40 PALM CITY FARMS TR 15 (LESS PIKE)
Parcel Address	UNASSIGNED, PALM CITY		
Acres	8.0000		

Parcel Type

Use Code	0000 Vacant Residential
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$245,100
Market Improvement Value	
Market Total Value	\$245,100

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:25:48 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-018-00000-0	17066	3993 SW LEIGHTON FARM AVE, PALM CITY	\$303,110	11/17/2018

Owner Information

Owner(Current)	PARDO CRISTINA E
Owner/Mail Address	3855 SW HONEY TER PALM CITY FL 34990
Sale Date	4/23/1999
Document Book/Page	<u>1400 0827</u>
Document No.	
Sale Price	0

Location/Description

Account #	17066	Map Page No.	
Tax District	5005	Legal Description	PALM CITY FARMS, S 304.54' OF TRACT 18 & ALSO E 30' OF TR 18 LYING S OF LEIGHTON FARMS AVE
Parcel Address	3993 SW LEIGHTON FARM AVE, PALM CITY		
Acres	4.8300		

Parcel Type

Use Code	6900 Ornamentals Misc agric.
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$183,540
Market Improvement Value	\$119,570
Market Total Value	\$303,110

1470

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:26:30 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-018-00010-8	17067	3998 SW LEIGHTON FARM AVE, PALM CITY	\$646,130	11/17/2018

Owner Information

Owner(Current)	LIFE QUEST CHURCH
Owner/Mail Address	3998 SW LEIGHTON FARMS AVE PALM CITY FL 34990
Sale Date	11/29/2006
Document Book/Page	<u>2201 1024</u>
Document No.	1976651
Sale Price	0

Location/Description

Account #	17067	Map Page No.	K-IV
Tax District	5005	Legal Description	PALM CITY FARMS, N 357.86' OF TR 18 (LESS PIKE, LESS LEIGHTON FARMS AVE R/W, LESS E 50' N OF LEIGHTON FARMS AVE & LESS E 30' S OF LEIGHTON FARMS AVE)
Parcel Address	3998 SW LEIGHTON FARM AVE, PALM CITY		
Acres	4.8500		

Parcel Type

Use Code	7100 Churches
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$184,300
Market Improvement Value	\$461,830
Market Total Value	\$646,130

1471

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:27:22 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-019-00010-6	17069	3901 SW 39TH ST, PALM CITY	\$444,810	11/17/2018

	Owner Information
Owner(Current)	GROVES DAVID W & KATIE P
Owner/Mail Address	3901 SW 39TH ST PALM CITY FL 34990
Sale Date	2/24/1999
Document Book/Page	<u>1374 0748</u>
Document No.	
Sale Price	212400

	Location/Description		
Account #	17069	Map Page No.	K-IV
Tax District	5005	Legal Description	23-38-40 PALM CITY FARMS TRACT 19
Parcel Address	3901 SW 39TH ST, PALM CITY		
Acres	10.0000		

	Parcel Type
Use Code	5000 Improved Ag Stables
Neighborhood	640003 Palm City Farms_10 Acre Tracts

	Assessment Information
Market Land Value	\$280,000
Market Improvement Value	\$164,810
Market Total Value	\$444,810

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:27:51 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-020-00000-6	17070	3951 SW 42ND AV, PALM CITY	\$272,580	11/17/2018

Owner Information

Owner(Current)	BOORMAN DUSTIN R BOORMAN BILLIE
Owner/Mail Address	2513 SE ST LUCIE BLVD STUART FL 34996
Sale Date	2/28/2018
Document Book/Page	<u>2978 2534</u>
Document No.	2682108
Sale Price	345000

Location/Description

Account #	17070	Map Page No.	K-IV
Tax District	5005	Legal Description	PALM CITY FARMS, TR 20 (LESS BEG SW COR TR 20, N 315', E 580.44', N 40', E 100' TO E/LN S 354.99' & W TO POB & LESS W 15')
Parcel Address	3951 SW 42ND AV, PALM CITY		
Acres	5.0000		

Parcel Type

Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$190,000
Market Improvement Value	\$82,580
Market Total Value	\$272,580

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:28:29 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-020-00010-4	17071	4051 SW 42ND AVE, PALM CITY	\$417,780	11/17/2018

Owner Information

Owner(Current)	BALLAY ROGER J BALLAY PATRICIA
Owner/Mail Address	10301 GREENACRES DR SILVER SPRING MD 20903
Sale Date	8/13/2015
Document Book/Page	<u>2802 1313</u>
Document No.	2530447
Sale Price	100

Location/Description

Account #	17071	Map Page No.	K-IV
Tax District	5005	Legal Description	PALM CITY FARMS, PT OF TR 20, BEG SW COR, N 315', E 580.44', N40', E 100' TO E/LN, S 354.99 & W TO POB (LESS W 15')
Parcel Address	4051 SW 42ND AVE, PALM CITY		
Acres	4.9000		

Parcel Type

Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$186,200
Market Improvement Value	\$231,580
Market Total Value	\$417,780

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:29:47 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-029-00000-7	17088	4101 SW 42ND AVE, PALM CITY	\$320,740	11/17/2018

Owner Information

Owner(Current)	STIGER WILLIAM F IV STIGER SANDRA
Owner/Mail Address	4101 SW 42ND AVE PALM CITY FL 34990
Sale Date	7/14/2016
Document Book/Page	<u>2866 2059</u>
Document No.	2585626
Sale Price	418500

Location/Description

Account #	17088	Map Page No.	K-23
Tax District	5005	Legal Description	23 38 40 PALM CITY FARMS N 1/2 OF TRACT 29
Parcel Address	4101 SW 42ND AVE, PALM CITY		
Acres	5.0000		

Parcel Type

Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$190,000
Market Improvement Value	\$130,740
Market Total Value	\$320,740

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:30:09 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-029-00010-5	17089	4151 SW 42ND AVE, PALM CITY	\$628,970	11/17/2018

Owner Information

Owner(Current)	SCHLAPKOHL CHARLES M AND JULIE L
Owner/Mail Address	4151 SW 42ND AVE PALM CITY FL 34990
Sale Date	1/30/2012
Document Book/Page	<u>2558 2759</u>
Document No.	2314670
Sale Price	600000

Location/Description

Account #	17089	Map Page No.	K-IV
Tax District	5005	Legal Description	SOUTH ONE-HALF OF TRACT 29 AND THE NORTH 130 FEET OF TRACT 36 PALM CITY FARMS SEC 23-38-40 ACCORDING PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 42 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY FLORIDA LESS AND EXCEPT THOSE LANDS DESCRIBED IN OR 2096/2767 OR 2831/885
Parcel Address	4151 SW 42ND AVE, PALM CITY		
Acres	6.0000		

Parcel Type

Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$261,440
Market Improvement Value	\$367,530
Market Total Value	\$628,970

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:30:24 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-030-00000-5	17090	4201 SW 42ND AVE, PALM CITY	\$247,180	11/17/2018

Owner Information

Owner(Current)	MARTIN COUNTY
Owner/Mail Address	2401 SE MONTEREY RD STUART FL 34996
Sale Date	5/16/2013
Document Book/Page	<u>2652 0116</u>
Document No.	2395833
Sale Price	250000

Location/Description

Account #	17090	Map Page No.	K-23
Tax District	5005	Legal Description	PALM CITY FARMS, TRACTS 30 & 35 & ALL CLOSED ROAD BWTN (LESS R/W PORTION AS DESC IN OR 2096/2757)
Parcel Address	4201 SW 42ND AVE, PALM CITY		
Acres	20.3800		

Parcel Type

Use Code	8600 Cnty other than prev cvrd
Neighborhood	64000 Palm City W of Turnpike

Assessment Information

Market Land Value	\$105,720
Market Improvement Value	\$141,460
Market Total Value	\$247,180

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:31:26 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-031-00000-3	17091	4326 SW LEIGHTON FARM AVE, PALM CITY	\$290,900	11/17/2018

Owner Information

Owner(Current)	QUINN ARTHUR G III SC-TR INGRAM WILLIAM SC-TR
Owner/Mail Address	5838 HIGHWAY 88 E MENA AR 71953
Sale Date	10/9/1992
Document Book/Page	<u>0980 0902</u>
Document No.	
Sale Price	100

Location/Description

Account #	17091	Map Page No.	K-23
Tax District	5005	Legal Description	PALM CITY FARMS, THAT PORTION OF TRACTS 31 & 34 LYING S OF DRAINAGE DITCH PER OR 508/2343 & ALL CLSD RD BTWN & S1/2 TRACT 33
Parcel Address	4326 SW LEIGHTON FARM AVE, PALM CITY		
Acres	16.1500		

Parcel Type

Use Code	0100 Single Family
Neighborhood	640001 Palm City Farms_15-25 Acres

Assessment Information

Market Land Value	\$290,700
Market Improvement Value	\$200
Market Total Value	\$290,900

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:32:15 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-032-00000-1	17093	4256 SW LEIGHTON FARM RD, PALM CITY	\$286,720	11/17/2018

Owner Information

Owner(Current)	QUINN ARTHUR G III
Owner/Mail Address	5838 HWY 88 E MENA AR 71953-8991
Sale Date	6/19/1995
Document Book/Page	<u>1128 642</u>
Document No.	
Sale Price	150000

Location/Description

Account #	17093	Map Page No.	K-IV
Tax District	5005	Legal Description	23 38 40 PALM CITY FARMS TR 32 S OF DRAINAGE DITCH & N 1/2 OF TRACT 33 AND CLOSED RD BTWN (LESS W 268' OF ALL) PER O.R. 508/2343
Parcel Address	4256 SW LEIGHTON FARM RD, PALM CITY		
Acres	4.7900		

Parcel Type

Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$182,020
Market Improvement Value	\$104,700
Market Total Value	\$286,720

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:32:27 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-032-00020-7	17094	UNASSIGNED, PALM CITY	\$46,330	11/17/2018

Owner Information	
Owner(Current)	QUINN ARTHUR G III SC-TR INGRAM WILLIAM SC-TR
Owner/Mail Address	5838 HIGHWAY 88 E MENA AR 71953
Sale Date	10/9/1992
Document Book/Page	<u>0980 0902</u>
Document No.	
Sale Price	100

Location/Description			
Account #	17094	Map Page No.	K-IV
Tax District	5005	Legal Description	PALM CITY FARMS, W 268' OF TRACT 32 LYING S OF DITCH & W 268' OF N 1/2 OF TRACT 33 & ALL OF CLOSED ROAD BETWEEN
Parcel Address	UNASSIGNED, PALM CITY		
Acres	2.8600		

Parcel Type	
Use Code	0000 Vacant Residential
Neighborhood	640001 Palm City Farms_15-25 Acres

Assessment Information	
Market Land Value	\$46,330
Market Improvement Value	
Market Total Value	\$46,330

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:32:42 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-036-00000-2	17095	4325 SW 42ND AVE, PALM CITY	\$755,400	11/17/2018

Owner Information

Owner(Current)	SOUCIE BRIAN E SOUCIE MARY T
Owner/Mail Address	4325 SW 42ND AVE PALM CITY FL 34990
Sale Date	1/10/2018
Document Book/Page	<u>2970 0488</u>
Document No.	2673989
Sale Price	100

Location/Description

Account #	17095	Map Page No.	K-IV
Tax District	5005	Legal Description	23-38-40 PALM CITY FARMS TR 36 (LESS N 130')
Parcel Address	4325 SW 42ND AVE, PALM CITY		
Acres	8.0300		

Parcel Type

Use Code	6700 Poultry Bees TropFish etc
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$305,140
Market Improvement Value	\$450,260
Market Total Value	\$755,400

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:33:42 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-045-00000-3	17106	4085 SW HONEY TERR, PALM CITY	\$413,870	11/17/2018

	Owner Information
Owner(Current)	JIMRUSTI INGRID K (L/E)
Owner/Mail Address	4085 SW HONEY TER PALM CITY FL 34990
Sale Date	6/17/2003
Document Book/Page	<u>1788 2698</u>
Document No.	1674799
Sale Price	0

	Location/Description
Account #	17106
Tax District	5005
Parcel Address	4085 SW HONEY TERR, PALM CITY
Acres	5.0000
	Map Page No.
	Legal Description PALM CITY FARMS E1/2 OF TR 45

	Parcel Type
Use Code	6900 Ornamentals Misc agric.
Neighborhood	640000 Palm City Farms

	Assessment Information
Market Land Value	\$190,000
Market Improvement Value	\$223,870
Market Total Value	\$413,870

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:33:57 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-045-00010-1	17107	4165 SW HONEY TERR, PALM CITY	\$524,060	11/17/2018

		Owner Information
Owner(Current)		SANDERS DAVID SANDERS ROSE C
Owner/Mail Address		PO BOX 219 PALM CITY FL 34991-0219
Sale Date		10/28/2002
Document Book/Page		<u>1716 2969</u>
Document No.		
Sale Price		75000

Location/Description			
Account #	17107	Map Page No.	K-IV
Tax District	5005	Legal Description	PALM CITY FARMS W1/2 OF TR 45
Parcel Address	4165 SW HONEY TERR, PALM CITY		
Acres	5.0000		

Parcel Type	
Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

Assessment Information	
Market Land Value	\$190,000
Market Improvement Value	\$334,060
Market Total Value	\$524,060

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:34:10 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-046-00000-1	17108	3955 SW HONEY TERR, PALM CITY	\$435,240	11/17/2018

Owner(Current)		Owner Information
Owner/Mail Address		HOPSON AUDREY M (TR)
Sale Date		P O BOX 586
Document Book/Page		PALM CITY FL 34991
Document No.		3/10/1999
Sale Price		<u>1383 1212</u>
		0

Location/Description			
Account #	17108	Map Page No.	K-IV
Tax District	5005	Legal Description	23 38 40 PALM CITY FARMS E 1/2 TR 46
Parcel Address	3955 SW HONEY TERR, PALM CITY		
Acres	5.0000		

Parcel Type	
Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

Assessment Information	
Market Land Value	\$190,000
Market Improvement Value	\$245,240
Market Total Value	\$435,240

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:34:22 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-046-00010-9	17109	4035 SW HONEY TERR, PALM CITY	\$423,020	11/17/2018

	Owner Information
Owner(Current)	WALSH WILLIAM J & CAROLYN L
Owner/Mail Address	PO BOX 1213 PALM CITY FL 34991
Sale Date	5/1/1986
Document Book/Page	<u>0673 2077</u>
Document No.	
Sale Price	54000

	Location/Description		
Account #	17109	Map Page No.	K-IV
Tax District	5005	Legal Description	23 38 40 PALM CITY FARMS W 1/2 TR 46
Parcel Address	4035 SW HONEY TERR, PALM CITY		
Acres	5.0000		

	Parcel Type
Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	640000 Palm City Farms

	Assessment Information
Market Land Value	\$190,000
Market Improvement Value	\$233,020
Market Total Value	\$423,020

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:34:34 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-047-00000-9	17110	3755 SW HONEY TERR, PALM CITY	\$589,580	11/17/2018

	Owner Information
Owner(Current)	FERRARO FRANK A
Owner/Mail Address	PO BOX 936 PALM CITY FL 34991
Sale Date	11/30/2009
Document Book/Page	<u>2425 2627</u>
Document No.	2182042
Sale Price	100

	Location/Description		
Account #	17110	Map Page No.	K-IV
Tax District	5005	Legal Description	23-38-40 PALM CITY FARMS E 1/2 TR 47
Parcel Address	3755 SW HONEY TERR, PALM CITY		
Acres	5.0000		

	Parcel Type
Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

	Assessment Information
Market Land Value	\$190,000
Market Improvement Value	\$399,580
Market Total Value	\$589,580

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:34:46 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-000-047-00010-7	17111	3855 SW HONEY TERR, PALM CITY	\$334,770	11/17/2018

		Owner Information
Owner(Current)		PARDO CRISTINA E ARROYO JAIME E
Owner/Mail Address		3855 SW HONEY TERR PALM CITY FL 34990
Sale Date		3/8/2005
Document Book/Page		<u>1989 1235</u>
Document No.		1820461
Sale Price		525000

Location/Description			
Account #	17111	Map Page No.	K-IV
Tax District	5005	Legal Description	23-38-40 PALM CITY FARMS W 1/2 TR 47
Parcel Address	3855 SW HONEY TERR, PALM CITY		
Acres	5.0000		

Parcel Type	
Use Code	6700 Poultry Bees TropFish etc
Neighborhood	640000 Palm City Farms

Assessment Information	
Market Land Value	\$190,000
Market Improvement Value	\$144,770
Market Total Value	\$334,770

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:36:01 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-003-000-00010-3	17146	3725 SW HONEY TER, PALM CITY	\$644,910	11/17/2018

Owner Information

Owner(Current)	MCGINLEY JEFF L GREENE SUSAN V
Owner/Mail Address	3725 SW HONEY TERR PALM CITY FL 34990
Sale Date	6/9/2014
Document Book/Page	<u>2723 2452</u>
Document No.	2460896
Sale Price	180000

Location/Description

Account #	17146	Map Page No.	K-IV
Tax District	5005	Legal Description	QUINNS THIRD MINOR PLAT LOT 1
Parcel Address	3725 SW HONEY TER, PALM CITY		
Acres	5.0000		

Parcel Type

Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$190,000
Market Improvement Value	\$454,910
Market Total Value	\$644,910

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:36:14 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
23-38-40-003-000-00020-1	17147	3663 SW HONEY TERR, PALM CITY	\$292,070	11/17/2018

Owner Information	
Owner(Current)	PINDER ROBERT S
Owner/Mail Address	3663 SW HONEY TER PALM CITY FL 34990
Sale Date	11/7/2008
Document Book/Page	<u>2360 0678</u>
Document No.	2116173
Sale Price	100

Location/Description			
Account #	17147	Map Page No.	K-IV
Tax District	5005	Legal Description	QUINNS THIRD MINOR PLAT LOT 2
Parcel Address	3663 SW HONEY TERR, PALM CITY		
Acres	5.0000		

Parcel Type	
Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

Assessment Information	
Market Land Value	\$190,000
Market Improvement Value	\$102,070
Market Total Value	\$292,070

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:37:31 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-009-00000-7	17170	UNASSIGNED, PALM CITY	\$9,740	11/17/2018

Owner Information

Owner(Current)	FLORIDA ASSETS LLC
Owner/Mail Address	5500 MILITARY TRL #22-247 JUPITER FL 33458
Sale Date	8/16/2012
Document Book/Page	<u>2595 0856</u>
Document No.	2346681
Sale Price	1600

Location/Description

Account #	17170	Map Page No.	
Tax District	5005	Legal Description	24 38 40 PALM CITY FARMS TR 9 E OF TURNPIKE & N 1/2 OF CLSD RD ADJ TO SOUTH PER OR 1200/767
Parcel Address	UNASSIGNED, PALM CITY		
Acres	.5700		

Parcel Type

Use Code	4000 Vacant Industrial
Neighborhood	40100 Palm City

Assessment Information

Market Land Value	\$9,740
Market Improvement Value	
Market Total Value	\$9,740

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:37:53 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-010-00000-5	17171	SW HORSESHOE TR, PALM CITY	\$285,970	11/17/2018

Owner Information	
Owner(Current)	NEMEC LIMITED PARTNERSHIP
Owner/Mail Address	608 HARBOUR POINTE WAY GREENACRES FL 33413
Sale Date	3/15/2007
Document Book/Page	<u>2230 1387</u>
Document No.	1999270
Sale Price	0

Location/Description			
Account #	17171	Map Page No.	K-24A
Tax District	5005	Legal Description	24 38 40 PALM CITY FARMS TR 10
Parcel Address	SW HORSESHOE TR, PALM CITY		
Acres	10.1000		

Parcel Type	
Use Code	4000 Vacant Industrial
Neighborhood	40100 Palm City

Assessment Information	
Market Land Value	\$285,970
Market Improvement Value	
Market Total Value	\$285,970

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:39:57 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-022-00000-0	17196	SW HIGH MEADOW AVE, PALM CITY	\$829,030	11/17/2018

		Owner Information
Owner(Current)		SANDS COMMERCE CENTER LLC
Owner/Mail Address		902 CARNEGIE CENTER STE 400 PRINCETON NJ 08540
Sale Date		11/10/2008
Document Book/Page		<u>2372 0195</u>
Document No.		2128305
Sale Price		100

		Location/Description	
Account #	17196	Map Page No.	
Tax District	5005	Legal Description	PALM CITY FARMS SEC 24 T38S R40E; TR'S 22 23 24 26 & 27 LYING E OF TURNPIKE & W OF HIGH MEADOWS AVE & S 1/2 OF CLSD RD N/O TR 24 & N1/2 OF CLSD RD BTWN TRS 26 27 38 & 39
Parcel Address	SW HIGH MEADOW AVE, PALM CITY		
Acres	36.6200		

		Parcel Type
Use Code		4000 Vacant Industrial
Neighborhood		40100 Palm City

		Assessment Information
Market Land Value		\$829,030
Market Improvement Value		
Market Total Value		\$829,030

1492

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

generated on 11/19/2018 12:40:54 PM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-024-00010-4	17197	4101 SW LEIGHTON FARM AVE, PALM CITY	\$129,280	11/17/2018

Owner Information

Owner(Current)	ROBBINS WILLIAM PENCHEV BORIS
Owner/Mail Address	5005 SW CORSAIR AVE PALM CITY FL 34990
Sale Date	6/6/2018
Document Book/Page	<u>2998 0033</u>
Document No.	2699521
Sale Price	155000

Location/Description

Account #	17197	Map Page No.	K-V
Tax District	5005	Legal Description	THAT PORTION OF TRS 24 & 25 SEC 24 T38S R40E OF PALM CITY FARMS LYING NLY OF DANFORTH CREEK & WLY OF TURNPIKE & ELY OF LEIGHTON FARM AVE
Parcel Address	4101 SW LEIGHTON FARM AVE, PALM CITY		
Acres	4.2000		

Parcel Type

Use Code	0000 Vacant Residential
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$129,280
Market Improvement Value	
Market Total Value	\$129,280

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:44:20 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-025-00000-3	17198	UNASSIGNED, PALM CITY	\$100	11/17/2018

Owner Information

Owner(Current)	RASKIN FAMILY LIMITED PTNRSHIP BERLIN EDITH A (TR)
Owner/Mail Address	4349 TREVI CT LAKE WORTH FL 33467
Sale Date	4/23/1996
Document Book/Page	<u>1177 0370</u>
Document No.	
Sale Price	3114800

Location/Description

Account #	17198	Map Page No.	
Tax District	5005	Legal Description	24-38-40 PALM CITY FARMS TRACT 25 E OF PIKE
Parcel Address	UNASSIGNED, PALM CITY		
Acres	.0044		

Parcel Type

Use Code	9900 Vacant Acreage
Neighborhood	37000 Nominal Value Sites

Assessment Information

Market Land Value	\$100
Market Improvement Value	
Market Total Value	\$100

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:44:40 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-025-00010-1	17199	4175 SW LEIGHTON FARM AVE R, PALM CITY	\$279,820	11/17/2018

Owner Information

Owner(Current)	CREECH EUGENIA
Owner/Mail Address	4175 SW LEIGHTON FARMS AVE PALM CITY FL 34990
Sale Date	10/19/1997
Document Book/Page	<u>1287 2679</u>
Document No.	1278591
Sale Price	44400

Location/Description

Account #	17199	Map Page No.	K-IV
Tax District	5005	Legal Description	24 38 40 PALM CITY FARMS
Parcel Address	4175 SW LEIGHTON FARM AVE R, PALM CITY		TRS 25 & 26 W OF PIKE & S OF CREEK
Acres	3.8600		

Parcel Type

Use Code	0100 Single Family
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$173,700
Market Improvement Value	\$106,120
Market Total Value	\$279,820

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:46:35 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-039-00010-2	17201	UNASSIGNED, PALM CITY	\$92,720	11/17/2018

Owner Information

Owner(Current)	SCHALL RICHARD
Owner/Mail Address	PO BOX 236 PORT SALERNO FL 34992-0236
Sale Date	7/29/2002
Document Book/Page	<u>1667 1465</u>
Document No.	
Sale Price	0

Location/Description

Account #	17201	Map Page No.	
Tax District	5005	Legal Description	24 38 40 PALM CITY FARMS TR 39 W OF PIKE
Parcel Address	UNASSIGNED, PALM CITY		
Acres	3.2500		

Parcel Type

Use Code	6900 Ornamentals Misc agric.
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$29,250
Market Improvement Value	\$63,470
Market Total Value	\$92,720

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

generated on 11/19/2018 12:47:18 PM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-040-00000-2	17202	4225 SW LEIGHTON FARM AVE, PALM CITY	\$245,790	11/17/2018

Owner Information

Owner(Current)	HOLZINGER DAVID J TR
Owner/Mail Address	PO BOX 93 PALM CITY FL 34991
Sale Date	7/16/2007
Document Book/Page	<u>2263 2675</u>
Document No.	2026245
Sale Price	0

Location/Description

Account #	17202	Map Page No.	K-V
Tax District	5005	Legal Description	24 38 40 PALM CITY FARMS N 1/2 TR 40 & N 7.5' OF THE S 1/2 TR 40
Parcel Address	4225 SW LEIGHTON FARM AVE, PALM CITY		
Acres	5.1000		

Parcel Type

Use Code	6900 Ornamentals Misc agric.
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$193,800
Market Improvement Value	\$51,990
Market Total Value	\$245,790

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:47:34 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-040-00010-0	17203	4325 SW LEIGHTON FARM AVE, PALM CITY	\$311,110	11/17/2018

Owner Information

Owner(Current)	LEWIS JAMES F
Owner/Mail Address	4325 SW LEIGHTON FARMS AVE PALM CITY FL 34990
Sale Date	5/29/2013
Document Book/Page	<u>2654 0193</u>
Document No.	2397479
Sale Price	100

Location/Description

Account #	17203	Map Page No.	K-V
Tax District	5005	Legal Description	24 38 40 PALM CITY FARMS S 1/2 TR 40 (LESS THE N 7.5')
Parcel Address	4325 SW LEIGHTON FARM AVE, PALM CITY		
Acres	4.9000		

Parcel Type

Use Code	6700 Poultry Bees TropFish etc
Neighborhood	640000 Palm City Farms

Assessment Information

Market Land Value	\$186,200
Market Improvement Value	\$124,910
Market Total Value	\$311,110

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:47:48 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-041-00000-0	17204	SW LEIGHTON FARM AVE, PALM CITY	\$132,720	11/17/2018

Owner Information	
Owner(Current)	SINGLETON GAIL M SINGLETON JOHN R
Owner/Mail Address	1341 SE FLEMING WAY STUART FL 34997
Sale Date	9/19/2018
Document Book/Page	<u>3016 1645</u>
Document No.	2716124
Sale Price	215000

Location/Description			
Account #	17204	Map Page No.	K-24B
Tax District	5005	Legal Description	NORTH HALF OF TRACT 41 SEC 24- 38-40 PALM CITY FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 42 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY FLORIDA
Parcel Address	SW LEIGHTON FARM AVE, PALM CITY		
Acres	4.7400		

Parcel Type	
Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	640003 Palm City Farms_10 Acre Tracts

Assessment Information	
Market Land Value	\$132,720
Market Improvement Value	
Market Total Value	\$132,720

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:48:02 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-041-00010-0	1119414	4395 SW LEIGHTON FARM AVE, PALM CITY	\$179,520	11/17/2018

Owner Information

Owner(Current)	AQUATIC VEGETATION HOLDING LLC
Owner/Mail Address	1860 W 10TH ST WEST PALM BEACH FL 33404
Sale Date	8/24/2018
Document Book/Page	<u>3012 2884</u>
Document No.	2712975
Sale Price	279000

Location/Description

Account #	1119414	Map Page No.	K-24B
Tax District	5005	Legal Description	SOUTH HALF OF TRACT 41 SEC 24-38-40 PALM CITY FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 42 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY FLORIDA
Parcel Address	4395 SW LEIGHTON FARM AVE, PALM CITY		
Acres	4.7500		

Parcel Type

Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	640003 Palm City Farms_10 Acre Tracts

Assessment Information

Market Land Value	\$133,000
Market Improvement Value	\$46,520
Market Total Value	\$179,520

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:48:16 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-042-00000-8	17205	3449 SW HONEY TERR, PALM CITY	\$259,600	11/17/2018

Owner(Current)	Owner Information
Owner/Mail Address	AQUATIC VEGETATION CONTROL INC
Sale Date	1860 W 10TH ST
Document Book/Page	RIVIERA BEACH FL 33404
Document No.	7/9/2007
Sale Price	2262 1650
	2025153
	550000

Location/Description			
Account #	17205	Map Page No.	K-IV
Tax District	5005	Legal Description	24 38 40 PALM CITY FARMS TRS 42 & 43 W OF PIKE
Parcel Address	3449 SW HONEY TERR, PALM CITY		
Acres	10.2700		

Parcel Type	
Use Code	6900 Ornamentals Misc agric.
Neighborhood	640003 Palm City Farms_10 Acre Tracts

Assessment Information	
Market Land Value	\$258,810
Market Improvement Value	\$790
Market Total Value	\$259,600

Martin County, Florida - Laurel Kelly, C.F.A*generated on 11/19/2018 12:48:59 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-005-000-00001-0	507252	UNASSIGNED, PALM CITY	\$0	11/17/2018

Owner Information

Owner(Current)	PALM CITY BUSINESS PARK CONDOMINIUM
Owner/Mail Address	459 NW PRIMA VISTA BLVD PORT SAINT LUCIE FL 34983
Sale Date	4/12/2006
Document Book/Page	<u>2131 2665</u>
Document No.	0
Sale Price	0

Location/Description

Account #	507252	Map Page No.	
Tax District	5005	Legal Description	COMMON
Parcel Address	UNASSIGNED, PALM CITY		ELEMENTS &
Acres	10.2500		CONDOMINIUM
			PARCEL PALM
			CITY BUSINESS
			PARK
			CONDOMINIUM, A
			CONDOMINIUM
			ACCORDING TO
			THE
			DECLARATION OF
			CONDOMINIUM
			RECORDED IN
			OFFICIAL
			RECORDS BOOK
			2131 PAGE 2665
			AND ALL
			AMENDMENTS
			THERETO PUBLIC
			RECORDS
			MARTIN COUNTY
			FLORIDA

Parcel Type

Use Code	9449 Hm Own No Val ROW CONDO
Neighborhood	36910 Common Areas - County Wide

Assessment Information

Market Land Value	
Market Improvement Value	
Market Total Value	\$0

1502

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
The Humane Society of The Treasure Coast, Inc.	4100 SW Leighton Farm Avenue Palm City, FL 34990

(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
N/A		

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
N/A		

(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*
	Septic Tank Permit			Ongoing
	Revised Minor Site Plan Application			Ongoing

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

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

The Humane Society of The Treasure Coast, Inc., a
Florida not-for-profit corporation


Frank Valente, President

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 20th day of November 2018, by Frank Valente, President of The Humane Society of The Treasure Coast, Inc., a Florida not-for-profit corporation, on behalf of the Corporation. who is personally known to me or has produced _____ as identification.


Notary Public, State of FLORIDA
Print Name: DONNA A. DEMPSEY
My Commission Expires: 12/15/18

(Notary Seal)

AFFIANT

P:\DOCS\13336\13336.01\VARIANCE\32Z6521.DOCX 11/9/2018 2:40:33 PM



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

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:
Tracts 31 and 32, Palm City Farms, according to Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach, (now Martin) County, Florida, in Plat Book 6, page 42, public records, lying and being situated in Section 23, Township 38 South, Range 40 East, Martin County, Florida; LESS AND EXCEPTING THEREFROM the Southerly part lying South of the centerpoint of the drainage ditch and the North 30 feet thereof Tracts 31 and 32;

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
From the Northeast corner of Tract 32, Section 23, Township 38 South, Range 40 East, Martin County, Florida, said point being the Point of Beginning; thence run North 89 degrees 20 minutes 08 seconds West along the Northern line of Tract 32 for a distance of 141.19 feet to a point; thence curving to the right on a radius of 522.79 feet run for a distance of 343.64 feet to a point; thence run South 00 degrees 08 minutes 07 seconds West for a distance of 25.00 feet to a point; thence run South 89 degrees 20 minutes 08 seconds East for a distance of 50.00 feet to a point on the Easterly line of Tract 32; thence run North 00 degrees 08 minutes 07 seconds East along the Easterly line of Tract 32 for a distance of 350.00 feet to the POINT OF BEGINNING; all lying and being located in Section 23, Township 38 South, Range 40 East Martin County, Florida.

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:

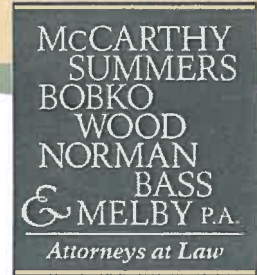
1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification 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.

EXHIBIT "A"

Legal Description

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit: Tracts 31 and 32, Palm City Farms, according to Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach, (now Martin) County, Florida, in Plat Book 6, page 42, public records, lying and being situated in Section 23, Township 38 South, Range 40 East, Martin County, Florida; LESS AND EXCEPTING THEREFROM the Southerly part lying South of the centerpoint of the drainage ditch and the North 30 feet thereof Tracts 31 and 32;

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NOTICE OF PUBLIC HEARINGS

December 12, 2018

Subject and Location: The Humane Society of The Treasure Coast, Inc. rezoning (H071-004) request for a zoning district change from the current A-2, Agricultural District to the AR-5A Agricultural Ranchette District, or the most appropriate zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption. The subject property is approximately 15.42 acres located at 4102 SW Leighton Farm Avenue, Palm City, FL 34990.

Dear Property Owner:

As a landowner within 1,000 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of a rezoning approval request 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, January 3, 2019

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, February 12, 2019

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

Terence P. McCarthy*
Robert P. Summers*
Steven J. Wood**
Kenneth A. Norman
Kathryn C. Bass
Nicola J. Boone Melby***
Owen Schultz

Margaret E. Wood
Donna R. McMillan
Jessica M. VanValkenburgh
Christen Spake

Noel A. Bobko†

*Board Certified
Real Estate Lawyer

**Board Certified Wills,
Trusts & Estates Lawyer

***Board Certified
Elder Law Lawyer

†Retired

McCARTHY, SUMMERS, BOBKO, WOOD,
NORMAN, BASS & MELBY, P.A.

December 12, 2018

Page 2

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

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

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Sincerely,

Terence P. McCarthy

Terence P. McCarthy, Esquire
TPM/dd

Attachment: Location Map




Doug Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

Peter Walden, Principal Planner
2401 SE Monterey Road
Stuart, FL 34996

Notice of Zoning Change
Humane Society of the Treasure Coast
File Number: H071-004

Dear Peter:

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



Doug Fitzwater

State of Florida
County of Martin

Doug Fitzwater, who is personally known to me, acknowledged the forgoing instrument before me on December 17, 2018



Notary Public, State of Florida





Side 1



Side 2

LOCAL PLANNING AGENCY MEETING
Martin County Commissioner Chambers
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING MINUTES- December 6, 2018

Present:

Chairman	Jim Moir
Vice Chairman.....	Scott Watson
Agency Members.....	Don Foley, III
.....	Cindy Hall

School Board Liaison Kimberly Everman

Staff Present:

Growth Management Department:

Director	Nicki van Vonno
Sr. Assistant County Attorney	Krista Storey
Sr. Assistant County Attorney	Elysse Elder
Agency Recorder.....	Mary Holleran

1. CALL TO ORDER

The meeting was called to order at 7:03 pm by Jim Moir, Chairman. A quorum was noted.

2. CONSENT AGENDA

A. Approval of Consent Agenda/Minutes of November 15, 2018

Mr. Foley noted a typographical error on pg.3, changing the word morning to mooring.

* **MOTION – MOVED** by Ms. Hall to approve the Consent Agenda and Minutes of the LPA meeting of November 15, 2018 with the noted change.

** **SECONDED** by Mr. Foley **Carried UNANIMOUSLY**

3. UNFINISHED BUSINESS - None

A. Public Hearings - None

Please Note: ADA Accessibility Disclaimer – This document may be reproduced upon request in an alternative format by contacting the Martin County ADA Coordinator at (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at 333.martin.fl.us/accessibility-feedback.

B. Requests and Presentations – None

4. NEW BUSINESS

A. Public Hearings

1. REQUEST TO CONSIDER AMENDING ARTICLE 3, ZONING DISTRICTS LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE REGARDING MICROBREWERIES AND CRAFT DISTILLERIES.

Requested by: Nicki van Vonno, AICP, Growth Management Department

Presented by: Elysse A. Elder, Senior Assistant County Attorney

Ms. Storey introduced Ms. Elysse Elder, new Senior Assistant County Attorney to the LPA, and welcomed her to present the first agenda item.

Ms. Elder reviewed the proposed amendment that would allow microbreweries and craft distilleries in districts that permit restaurants. It amends the definition of restaurants to include microbreweries and craft distilleries in Article 3, and allowed in zoning districts that permit restaurants, with limited exceptions delineated in the amendment. The proposed amendment outlines the standards for specific uses for both microbreweries and craft distilleries in Division 3, which is also incorporated by reference into Division 7, Category “C” Zoning Districts. ~~Strikethrough~~ passages were deleted, and new passages were underlined.

The amendment expands the microbreweries and craft distilleries to revitalize and attract business and has included standards to govern these facilities throughout all of the zoning districts.

LPA Comments/Questions:

Ms. Hall questioned Sec. 3.3, indicating craft distilleries cannot sell its spirits for consumption on the premises. Ms. Elder explained the spirits can be sold and used elsewhere, and a tasting room can be attached on the premises. Ms. Hall referred to Sec. 3.64.1.C – for the floor space of the craft distillery to be used for the distilling function, but no consumption of the craft spirits, and the remaining area used for a restaurant, tasting room or retail operations. Ms. Elder explained the craft spirits can be tasted, bought and must be consumed elsewhere. Ms. Hall addressed confusion with not being able to drink the purchased spirits in the attached restaurant.

Mr. Moir questioned the distinction between craft distilleries and industrial facilities. Ms. Elder indicated industrial facilities produce over 75,000 gallons of spirits, are regulated and can't sell the spirits, they must distribute elsewhere. A craft distillery produces under 75,000 gallons or less. To clearly define the distinction, the definition was taken from Florida State Statutes. Mr. Moir commented on other requirements for stand-alone facilities versus restaurants with fire hazard codes in the LDRs.

Ms. Elder stated there were other state and Federal regulations that were not in the LDRs, and each request would have to go through Development Review Committee, and that the Fire Marshall is present in the review and the Building Permit.

Mr. Foley acknowledged the County in recognizing the great potential of this industry and being proactive in this development stage.

Public Comment: None

- * **MOTION – MOVED** by Ms. Hall to support staff's recommendation regarding the proposed amendment to Article 3, Zoning District, LDRs, regarding microbreweries and craft distilleries.

** **SECONDED** by Mr. Foley **CARRIED - UNANIMOUSLY**

2. REQUEST TO CONSIDER AMENDING ARTICLE 7, DEVELOPMENT AGREEMENTS LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE.

Requested by: Nicki van Vonno, AICP, Growth Management Department

Presented by: Krista A. Storey, Senior Assistant County Attorney

Ms. Storey reviewed the proposed amendment to Article 7, Development Agreements, LDRs, which is based in part on the Florida Local Government Development Agreement Act and is not consistent with the current version of the Statute. Also, Article 7 has not been amended since 1993 and is not consistent with other more recently amended portions of Land Development Regulations and revisions to Article 7 are necessary. Some other LDRs have been adopted, and strikethroughs eliminate redundancy and provide consistency with State Laws.

Some of the highlights looked at the need for change was the Pineland Prairie project, which had text amendments to the CGMP requiring the project come forward with one or two Development Agreements to address the public facilities obligations of the project, and that is one of the provisions and a piece of that process that is on-going.

We evaluated confusing language and if we have statutory provisions, we believe our Code should appropriately reflect that provision.

One of the provisions of particular interest allows the Development Agreement terms up to 30 years, which has been changed from a previous term of 10 years. We had no mechanism to address long term projects such as a DRI, that did not enable enough time for the County and Developer to do some planning and address issues with the project, and this language created the mechanism to do that. There are statutory minimum requirements. There will be sufficient time and full opportunities for the LPA and the public to participate and provide recommendations and decisions going forward.

Ms. Storey asked for comments and questions from the LPA.

LPA Comments/Questions:

Mr. Moir pointed out the strikethroughs and added language were being incorporated into the language, however he was concerned that the length of time for 30 year- long term projects has been doubled, and that issues and planning over a 30 year horizon can't be anticipated.

Ms. Storey referred to Section 7.5.B. that explained the process providing a longer horizon for some developments, but not for every development.

Mr. Moir commented on whether we could state a maximum of 30 years versus giving 30 years to every Development Agreement and just granting it with no way to negotiate for some benefit. He recalled several developments that have gone past the project development agreement date, and without a trigger to require them we would not have the capacity to re-negotiate and re-plan.

Ms. Storey said the Development Agreement is not to exceed 30 years. She reviewed some of the annual yearly requirements to evaluate and re-assess opportunities and propose amendments to the Code, look into components that may have new horizons and see what triggers are needed.

Mr. Moir reiterated that we may have to re-examine big gaps if a proposed development doesn't achieve the end result within the 30 years.

Mr. Watson understood the concerns, and suggested that stability of financing is usually the big concern, it's sometimes risky to re-negotiate, you have to know what you can do in those 30 years, and solve those problems if the development is not going forward. He thought it was a benefit to have 30 years.

Ms. Everman asked about separate sections for school districts. Ms. Storey said they will have to do a separate section for the School District.

Ms. van Vonno added additional information about on-going activities for the planning process and the Development Agreements and provided examples and timing, indicating the planning activity is not in a void for 30 years, it doesn't stop. The Development Agreement is not development approval and it was not a Development Order.

Ms. Storey explained some of staff's issues for this long term planning process and explained the Development Agreement was a component of the development process, and that they need to have further discussions on all phases of the planning process to achieve a balance for the future

Mr. Moir wanted to see the 30 years as an exception to the rule and noted his concern about the negative future effect. Discussion continued on the 30 year term and the periodic reviews.

Public Comment: - None

* **MOTION – MOVED** by Mr. Watson that this was reasonable, and he supported staff's recommendation of approval for Amendment to Article 7, Development Agreements.

** **SECONDED** – by Mr. Foley **OPPOSED:** by Mr. Moir **CARRIED: 3-1**

5. COMMENTS

a. **Public** - None

b. **Staff – LPA Appointee to the Affordable Housing Committee (AHC)**

c. Members -

Mr. Foley expressed his disappointment at being unable to serve as the LPA representative appointment to the AHC. The LPA members suggested Mr. Moir to again serve as the representative.

- * **MOTION – MOVED** by Mr. Foley to appoint Jim Moir as the LPA representative to the Affordable Housing Committee.

Mr. Moir graciously accepted to serve again.

- * **SECONDED** - by Mr. Watson **CARRIED UNANIMOUSLY**

The December 20, 2018 LPA meeting was cancelled. The next LPA meeting is scheduled for Thursday, January 3, 2019. One of the agenda items coming forward is FP&L's Solar Farm.

6. ADJOURN

There was no further business. The meeting was adjourned at 8:00 pm.

Recorded and Prepared by:

Approved by:

Mary F. Holleran, Agency Recorder

Jim Moir, Chairman

Date

[space above line provided for recording data]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 19-__

[REGARDING DENIAL OF CHANGE IN ZONING CLASSIFICATION FROM A-2, AGRICULTURAL DISTRICT, TO AR-5A, AGRICULTURAL RANCHETTE DISTRICT, FOR HUMANE SOCIETY OF THE TREASURE COAST, INC]

WHEREAS, this Board has made the following determinations of fact:

1. Humane Society of the Treasure Coast, Inc submitted an application for a change in zoning district classification from A-2, Agricultural District, to AR-5A, Agricultural Ranchette District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency was scheduled to hear the application at a public hearing on January 3, 2019. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on February 12, 2019.
5. At the public hearing, all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The request for a zoning district change from the A-2, Agricultural District, to AR-5A, Agricultural Ranchette District, for Humane Society of the Treasure Coast, Inc is hereby denied because XXXX.

B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 12TH DAY OF FEBRUARY, 2019.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

BY: _____
CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER

BY: _____
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
ACTING COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

EXHIBIT "A"

Legal Description

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Section 23, Township 38 South, Range 40 East, Martin County, Florida, to-wit: Tracts 31 and 32, Palm City Farms, according to Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach, (now Martin) County, Florida, in Plat Book 6, page 42, public records, lying and being situated in Section 23, Township 38 South, Range 40 East, Martin County, Florida; LESS AND EXCEPTING THEREFROM the Southerly part lying South of the centerpoint of the drainage ditch and the North 30 feet thereof Tracts 31 and 32;

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Matthew L. Stahley

5209 SE Horseshoe Point Rd • Stuart, FL 34997 • (937)-241-9790 • mstahley@sfwmd.gov

COUNTY
EXHIBIT #2**• Professional Work Experience****Martin County Growth Management Department • Stuart, FL**

Senior Planner • August 2018 to Present

- Reviews proposed developments for conformance with plans and regulations. Consults with developers, individual land-owners, and departments of County government to attain conformance.
- Works in a team environment to improve work methods to accelerate formulation and completion of development reviews, and site compliance monitoring.
- Participates in public meetings and public hearings that can be televised to provide environmental review of development activities. These meetings can be argumentative and opinions/conclusions rendered can be challenged by the applicant or their attorney.

South Florida Water Management District (SFWMD) • West Palm Beach, FL

Water Use Compliance Supervisor • January 2017 to August 2018

- Responsible for supervising and conducting performance reviews for a team of 7 water use compliance analysts responsible for 16 counties within the SFWMD.
- Provide support for compliance staff located at the Ft. Myers and Orlando service centers.
- Perform quality assurance of all notices of non-compliance and enforcement referrals sent to permittees and consultants.
- Served as the team leader for the Indian Prairie Basin (Glades and Highlands Counties) during water shortage events communicating between the regulated community and the District's operations control room. Closely monitored resource concerns and conducted weekly coordination with Martin County Utilities and South Martin Regional Utilities for spring 2017 water shortage.

South Florida Water Management District • Okeechobee, FL and West Palm Beach, FL

Scientist 1,2,3-Water Use Compliance and Permitting • December 2008 to January 2017

- Analyze pumpage data, water level data, chloride data, and groundwater/surface water interactions to determine compliance with conditions of irrigation, dewatering, industrial, and other water use permits. (Martin, Okeechobee, Highlands counties)
- Perform inspections of permitted projects to insure compliance with district conditions of permit issuance.
- Utilize knowledge of the District's water use regulatory program and Florida Statutes to review water use applications. Apply analytical and numerical groundwater flow techniques to determine potential impacts on water resources prior to permit issuance.
- Routinely communicate via oral and written correspondence with other scientific professionals and general public on water use issues, and water use permit applications.
- Served as the team leader for the Indian Prairie Basin during water shortage events communicating between the regulated community and the District's operations control room.
- Provided compliance and enforcement training sessions and presentations to new hires, as well as current environmental resource and water use compliance staff.=

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 02/12/19 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MSV D.C.

Allterra Engineering and Testing • West Palm Beach, FL

Field Geologist and Driller • August 2005 to December 2008

- Performed all geotechnical field tests required for construction of large housing developments and single family homes, and all roadway construction.
- Operated a small truck mounted drill rig to perform soil borings and Penetration tests. Performed soil compaction readings with a nuclear density gauge for house pads, roadway construction, and stormwater and sanitary sewer installation. Conducted test pit inspections for removal of unsuitable material. Performed oversight of auger cast and helical pile installations.

DLZ Corporation • Columbus, OH

Field Geologist • June 2004 to July 2005

- Logged soil and rock core samples on a variety of geotechnical drilling projects under the instruction of a project engineer. Projects ranged from Ohio Department of Transportation projects to single monitor well installations.

Bowser-Morner, Inc • Dayton, OH

Subsurface Technician • October 2003 to June 2004

- Worked as an assistant to the head driller on environmental and exploratory sonic drilling projects.
- Duties included monitor well installation and abandonment on EPA superfund sites, as well as exploratory borings for potential mining operations.

♦Education

- **DePauw University, Greencastle, IN**
Bachelor of Arts Degree in Geology (August 1999 to May 2003)