



## Agenda Item Summary

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**File ID:** 20-0648

**NPH-3**

**Meeting Date:** 5/7/2020

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**PLACEMENT:** New Business

**TITLE:**

**NNA KANSAS WEST, LLC (K048-002) (QUASI-JUDICIAL)**

**EXECUTIVE SUMMARY:**

NNA Kansas West, LLC- Request for a zoning district change from the current PUD-C, Commercial Planned Unit Development District and R-3A, Liberal Multi-Family District to LI, Limited Industrial District or the most appropriate zoning district for an approximate 11.54-acre parcel. The site is located on the south east corner of the Florida Turnpike and SW Kanner Highway, the site also fronts SW Old Kansas Avenue in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Daniel T. Sorrow, AICP, Cotleur & Hearing

Presented by: Peter Walden, Principal Planner, Growth Management Department

**PREPARED BY:** Joan Seaman, Administrative Specialist II

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# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## **A. Application Information**

### **NNA KANSAS WEST REZONING**

Applicant:	NNA Kansas West, LLC
Property Owner:	NNA Kansas West, LLC
Agent for the Applicant:	Cotleur & Hearing, Dan Sorrow
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	K048-002
Application Type and Number:	DEV2020020015
Report Number:	2020_0407_Staff_Report FINAL.docx
Application Received:	03/10/2020
Transmitted:	03/10/2020
Staff Report:	04/07/2020
LPA Hearing:	05/07/2020
BCC Hearing:	05/19/2020

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## **B. Project description and analysis**

This is an application for a proposed amendment to the County Zoning Atlas for an industrial district designation (Section 3.2.E, LDR). A Zoning District change from PUD-C, Commercial Planned Unit Development District and R-3A, Liberal Multiple Family District to LI, Limited Industrial District, or the most appropriate zoning district. The undeveloped, approximate 11.54-acre parcel is located on the south east corner of the Florida Turnpike and SW Kanner Highway, the site also fronts SW Old Kansas Avenue in Stuart.

A majority of the site, approximately 11 acres was part of the Stuart 95 PUD-C, established in 1992, The only part of the PUD that was developed is the neighboring gas station with convenience store on the south west corner of SW Kanner Highway and Jack James Drive. The PUD agreement has expired and the property owners' association dissolved. A small portion of the site, approximately ½ acre on the southern end of the site, adjacent to Jack James Drive is zoned R-3A, Liberal Multi-family District. This district is a category "C" district from the 1967 zoning code. The R-3A district is inconsistent with the Industrial land use designation.

Due to the expiration of the PUD and the inconsistency of the R-3A Zoning District, this rezoning is

considered mandatory.

The future land use designation for the property on the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan (CGMP) is Industrial, which is a classification that allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District. Industrial development includes both Limited Impact and Extensive Impact Industries.

There are three (3) standard zoning districts that are available to implement the Industrial land use policies of the CGMP, which are LI Limited Industrial, GI General Industrial, and HI Heavy Industrial districts. In addition to the standard zoning districts, 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 applicant is proposing to rezone the property to the LI Limited Industrial District, which permits the least intensive of industrial uses. The following tables compare the permitted uses and the development standards for the available standard zoning districts.

**TABLE 3.11.2 (EXCERPT)**  
**PERMITTED USES – CATEGORY “A” NONRESIDENTIAL DISTRICTS**

USE CATEGORY	LI	GI	HI
<i>Residential Uses</i>			
Accessory dwelling units	P	P	P
Apartment hotels			
Mobile homes			
Modular homes			
Multifamily dwellings			
Single-family detached dwellings			
Single-family detached dwellings, if established prior to the effective date of this ordinance			
Townhouse dwellings			
Duplex dwellings			
Zero lot line single-family dwellings			
<i>Agricultural Uses</i>			
Agricultural processing, indoor		P	P
Agricultural processing, outdoor			P
Agricultural veterinary medical services	P	P	
Aquaculture	P	P	P
Crop farms			

Dairies			
Exotic wildlife sanctuaries			
Farmer's markets			
Feed lots			
Fishing and hunting camps			
Orchards and groves			
Plant nurseries and landscape services	P	P	
Ranches			
Silviculture			
Stables, commercial			
Storage of agricultural equipment, supplies and produce			
Wildlife rehabilitation facilities			
<i>Public and Institutional Uses</i>			
Administrative services, not-for-profit	P	P	P
Cemeteries, crematory operations and columbaria	P	P	P
Community centers			
Correctional facilities		P	P
Cultural or civic uses			
Dredge spoil facilities			
Educational institutions	P	P	P
Electrical generating plants			P
Fairgrounds			
Halfway houses			
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance			
Hospitals			
Neighborhood assisted residences with six (6) or fewer residents			
Neighborhood boat launches			
Nonsecure residential drug and alcohol rehabilitation and treatment facilities			
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance			
Places of worship	P	P	

Post offices	P		
Protective and emergency services	P	P	P
Public libraries	P		
Public parks and recreation areas, active	P	P	P
Public parks and recreation areas, passive	P	P	P
Public vehicle storage and maintenance			
Recycling drop-off centers	P	P	P
Residential care facilities			
Solid waste disposal areas			P
Utilities	P	P	P
<i>Commercial and Business Uses</i>			
Adult business	P	P	P
Ancillary retail use			
Bed and breakfast inns			
Business and professional offices	P	P	
Campgrounds			
Commercial amusements, indoor	P		
Commercial amusements, outdoor	P		
Commercial day care	P	P	
Construction industry trades	P	P	P
Construction sales and services	P	P	P
Family day care			
Financial institutions	P	P	
Flea markets	P	P	
Funeral homes			
General retail sales and services	P		
Golf courses			
Golf driving ranges	P		
Hotels, motels, resorts and spas	P	P	
Kennels, commercial	P	P	P
Limited retail sales and services	P		
Marinas, commercial			
Marine education and research			

Medical services	P		
Pain management clinics	P		
Parking lots and garages			
Recreational vehicle parks			
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance			
Residential storage facilities	P	P	
Restaurants, convenience, with drive-through facilities	P		
Restaurants, convenience, without drive-through facilities			
Restaurants, general	P	P	
Shooting ranges			
Shooting ranges, indoor	P	P	P
Shooting ranges, outdoor			
Trades and skilled services	P	P	P
Vehicular sales and service	P	P	
Vehicular service and maintenance	P	P	P
Veterinary medical services	P	P	P
Wholesale trades and services	P	P	P
<b><i>Transportation, Communication and Utilities Uses</i></b>			
Airstrips			
Airports, general aviation		P	P
Truck stop/travel center			P
<b><i>Industrial Uses</i></b>			
Biofuel facility		P	P
Composting, where such use was approved or lawfully established prior to March 1, 2003			
Extensive impact industries		P	P
Limited impact industries	P	P	P
Mining			P
Salvage yards		P	P
Yard trash processing			P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002	P	P	

<b><i>Life Science, Technology and Research (LSTAR) Uses</i></b>			
Biomedical research	P	P	P
Bioscience research	P	P	P
Computer and electronic components research and assembly	P	P	P
Computer and electronic products research and assembly	P	P	P
Computer programming/software research	P	P	P
Computer system design	P	P	P
Electromedical apparatus research and assembly	P	P	P
Electronic equipment research and assembly	P	P	P
Laser research and assembly	P	P	P
Lens research	P	P	P
Management, scientific and technical services	P	P	P
Marine Research	P	P	P
Medical and dental labs	P	P	P
Medical equipment assembly	P	P	P
Optical equipment assembly	P	P	P
Optical instruments assembly	P	P	P
Optoelectronics assembly	P	P	P
Pharmaceutical products research	P	P	P
Precision instrument assembly	P	P	P
Professional, scientific and technical services	P	P	P
Reproducing magnetic and optical media	P	P	P
Research and development laboratories and facilities, including alternative energy	P	P	P
Scientific and technical consulting services	P	P	P
Simulation training	P	P	P
Technology centers	P	P	P
Telecommunications research	P	P	P
Testing laboratories	P	P	P
<b><i>Targeted Industries Business (TIB) Uses</i></b>			
Aviation and aerospace manufacturing	P	P	P
Business-to-business sales and marketing	P	P	P
Chemical manufacturing	P	P	P

Convention centers	P	P	P
Credit bureaus	P	P	P
Credit intermediation and related activities	P	P	P
Customer care centers	P	P	P
Customer support	P	P	P
Data processing services	P	P	P
Electrical equipment and appliance component manufacturing	P	P	P
Electronic flight simulator manufacturing	P	P	P
Fiber optic cable manufacturing	P	P	P
Film, video, audio and electronic media production and postproduction	P	P	P
Food and beverage products manufacturing	P	P	P
Funds, trusts and other financial vehicles	P	P	P
Furniture and related products manufacturing	P	P	P
Health and beauty products manufacturing	P	P	P
Information services and data processing	P	P	P
Insurance carriers	P	P	P
Internet service providers, web search portals	P	P	P
Irradiation apparatus manufacturing	P	P	P
Lens manufacturing	P	P	P
Machinery manufacturing	P	P	P
Management services	P	P	P
Marine and marine related manufacturing	P	P	P
Metal manufacturing	P	P	P
National, international and regional headquarters	P	P	P
Nondepository credit institutions	P	P	P
Offices of bank holding companies	P	P	P
On-line information services	P	P	P
Performing arts centers	P	P	P
Plastics and rubber products manufacturing	P	P	P
Printing and related support activities	P	P	P
Railroad transportation	P	P	P
Reproducing magnetic and optical media manufacturing	P	P	P



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

**TABLE 3.12.1 (excerpted)**  
**DEVELOPMENT STANDARDS**

<b>C A T</b>	<b>Zoning District</b>	<b>Min. Lot Area (sq. ft.)</b>	<b>Min. Lot Width (ft.)</b>	<b>Max. Res. Density (upa)</b>	<b>Max. Hotel Density (upa)</b>	<b>Max. Building Coverage (%)</b>	<b>Max. Height (ft.)/(stories)</b>	<b>Min. Open Space (%)</b>	<b>Other Req. (footnote)</b>
A	LI	15,000	100	—	—	50	30	20	—
A	GI	30,000	125	—	—	50	40	20	
A	HI	1 ac.	125	—	—	60	40	20	—

**TABLE 3.12.2 (excerpted)**  
**STRUCTURE SETBACKS**

		<b>Front/by story (ft.)</b>				<b>Rear/by story (ft.)</b>				<b>Side/by story (ft.)</b>			
<b>C A T</b>	<b>Zoning District</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
A	LI	15 (c)	15 (c)	15 (c)	15 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)

A	GI	15 (c)	15 (c)	15 (c)	15 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)	10 (c)
A	HI	40	40	40	40	40	40	40	40	40	40	40	40

(c) Where the real property boundary abuts an RE, RS, MH, RM, HR-1, HR-1A, R-1, R-1A, R-1B, R-1C, R-2, R-2B, R-2C, R-2T, RT, TP, E, E-1, WE-1 zoning district, a residential use in a PUD, or the real property boundary of a public school, these increased setbacks shall apply:

Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)				
1	2	3	4	1	2	3	4	1	2	3	4	Corner
25	25	25	25	20	20	30	40	15	20	20	30	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. provide the following “Standards for amendments to the Zoning Atlas.”

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

3. The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:
  - a. ***Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,***

The subject property is designated for Industrial land use on the Future Land Use Map (FLUM) of the Comprehensive Growth Management Plan (CGMP). The zoning implementation policies and requirements are contained in Article 3, Zoning Regulations, Land Development

Regulations, Martin County Code identify three (3) standard zoning districts, including LI, GI, and HI, that are available to implement the Industrial future land use classification.

In addition to the standard zoning districts the PUD (Planned Unit Development) District is also available as a fourth option. The PUD District offers more design flexibility to applicants for proposed projects in exchange for additional benefits provided to the public and more controls by the County, which is considered concurrently with a proposed site plan. The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) are asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2 E.1., Land Development Regulations (LDR), Martin County Code (MCC).

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

*The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District. Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.*

*Private development of airport property shall be subject to an Airport Zoning District or Planned Unit Development (Airport) Zoning District, when such a district is adopted to implement this policy.*

*The locational criteria require that all development in areas designated Industrial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system, as described in the Sanitary Sewer Services Element and the Potable Water Services Element. Areas of the County where freestanding urban services (i.e., regional utility system) can be provided by a group of industrial users may be considered as independent or freestanding urban service districts. They may be illustrated as such on Figure 4-2 in conjunction with formal amendments to the FLUM as provided in section 1.11, Amendment Procedures. All such freestanding urban service districts must comply with the adopted LOS standards in this Plan and the Capital Improvements Element.*

*The Seven Js Industrial Area (which covers the same area as the plat of Seven Js Subdivision, recorded in Plat Book 15, Page 97 of the Public Records of Martin County, Florida) is hereby established as a Freestanding Urban Service District. Any package wastewater treatment plants constructed in it shall be fully funded and maintained by the landowner.*

*The AgTEC future land use category is hereby established as a Freestanding Urban Service District.*

*Industrially designated areas are not generally adaptive to residential use, and they shall not be located in areas designated for residential development unless planned for a mixed-use development allowed under Goal 4.3 or in a large-scale PUD.*

*This provision shall not prohibit residences for night watchmen or custodians whose presence on industrial sites is necessary for security purposes. Such a use may be permitted through the Land Development Regulations.*

*Based on the extensive impacts that industrial development frequently generates, industrial development shall be encouraged to develop under provisions of a PUD zoning district to give the applicant maximum design flexibility and to avoid major unanticipated adverse impacts.*

*The Land Development Regulations shall be amended to include performance standards for regulating the nuisance impacts sometimes associated with intense commercial and industrial development. Sites acceptable for development by limited impact industries shall contain a minimum of 15,000 square feet, maximum building coverage of 40 percent and maximum building height of 30 feet. Sites better suited for development by extensive impact industries shall have a minimum lot size of 30,000 square feet, maximum building coverage of 50 percent and maximum building height of 40 feet. Minimum open space for either use shall be 20 percent. The FAR shall be governed by the parking standards of the Land Development Regulations. Salvage yards shall be considered an industrial use due to the potential intensity and nature of the use, acreage requirements, aesthetic impact and associated heavy truck traffic.*

*Residential use shall be permitted in the Industrial future land use designation as part of a mixed-use project, in a Mixed Use Overlay, as allowed under Goal 4.3 in any of the seven CRAs designated in Policy 4.2B.4. Residential densities shall be as provided for in Policy 4.3A.2.*

This application requests a rezoning of the property to the LI Zoning District, which is the least intensive district of the Category A zoning districts created specifically to implement the CGMP policies for lands designated Industrial on the Future Land Use Map of the CGMP. The site fronts SW Kanner Highway, a major arterial roadway, and is between the Florida Turnpike and Interstate I-95, therefore meets the locational criteria of being an accessible site adjacent to a major thoroughfare. Furthermore, it is located within a large area of land designated for industrial land use and is not adjacent to residential land use. The site is located within the primary urban services district and will be required to demonstrate compliance with all applicable standards for the Industrial land use designation in the CGMP.

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

There are three (3) standard zoning districts that are available to implement the Industrial future land use policies of the CGMP. The three (3) standard zoning districts include the LI Limited Industrial, GI General Industrial, and HI Heavy Industrial Districts.

The subject property has an area of approximately 11.54 acres, a lot width of approximately

430 linear feet fronting the right-of-way for SW Kanner Highway, and a lot width of approximately 875 linear feet fronting the right-of-way for SW Jack James Drive, consistent with the minimum development standards governing the requested LI Zoning District, as shown above in Table 13.12.1. With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted to the County. This request to rezone the subject property is consistent with the information the County provided to the applicant at a pre-application workshop held on January 2, 2020 and is considered mandatory.

The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations and no development of the property is proposed as part of this application requesting a rezoning. 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,***

As shown in the figures contained in Section E below, the subject property fronts 3 roads, SW Kanner Highway, which is a major arterial roadway, the Florida Turnpike a major expressway and SW Jack James Drive and has ample frontage on roadways. The adjacent parcels to the east and south, have the same Industrial land use. The primary land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for the local area include a concentration of industrial uses within the local lands between the two interstate roadways. The proposed zoning district of LI is the least intensive zoning district for the implementation of the Industrial future land use designation. Existing development within the area consists primarily of industrial and commercial uses, consistent with the location and future land use designation. Therefore, the requested LI zoning district is suitable to the site and is compatible with the character of the existing land uses in the adjacent and surrounding area.

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

The requested zoning district of LI is the least intensive Category A zoning district that is consistent with the future land use designation and the currently existing development associated with the areas adjacent to, and within proximity of, the subject site. This site is located within the primary urban service district and the infrastructure needed to support and provide services to the existing and proposed development in this local area are available. Development that has occurred within recent years located both north and south of the site is in conformance with the industrial land use designated for the area. Any development proposed on the property in conformance with the Industrial future land use designation and LI zoning district will be required to meet the County development standards. Therefore, the proposed LI zoning is compatible with the existing historical uses and the current contemporaneous development pattern and is appropriate for this property.

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

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

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

The land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for development contains industrial land uses within proximity to the subject parcel. The rezoning to LI, Limited Industrial District, would be consistent with the Industrial Future Land Use provisions and provide the opportunity for the commercial use of a convenience store and fueling for the nearby commercial and industrial employment centers, as well as the public frequenting or commuting through the area. This development pattern is well established adjacent to, and within the vicinity of, the subject parcel and the extension of this pattern to the subject property through the assignment of the requested LI zoning district is suitable, contemplated and supported by the CGMP.

- 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 public 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 T of this report. The current review status for each agency is as follows:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Peter Walden	219-4923	Comply
G	Development Review	Peter Walden	219-4923	Comply
H	County Attorney	Krista Storey	288-5443	Review Ongoing
I	Adequate Public Facilities	Peter Walden	219-4923	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. Staff recommends approval of this rezoning petition.

### **D. Review Board action**

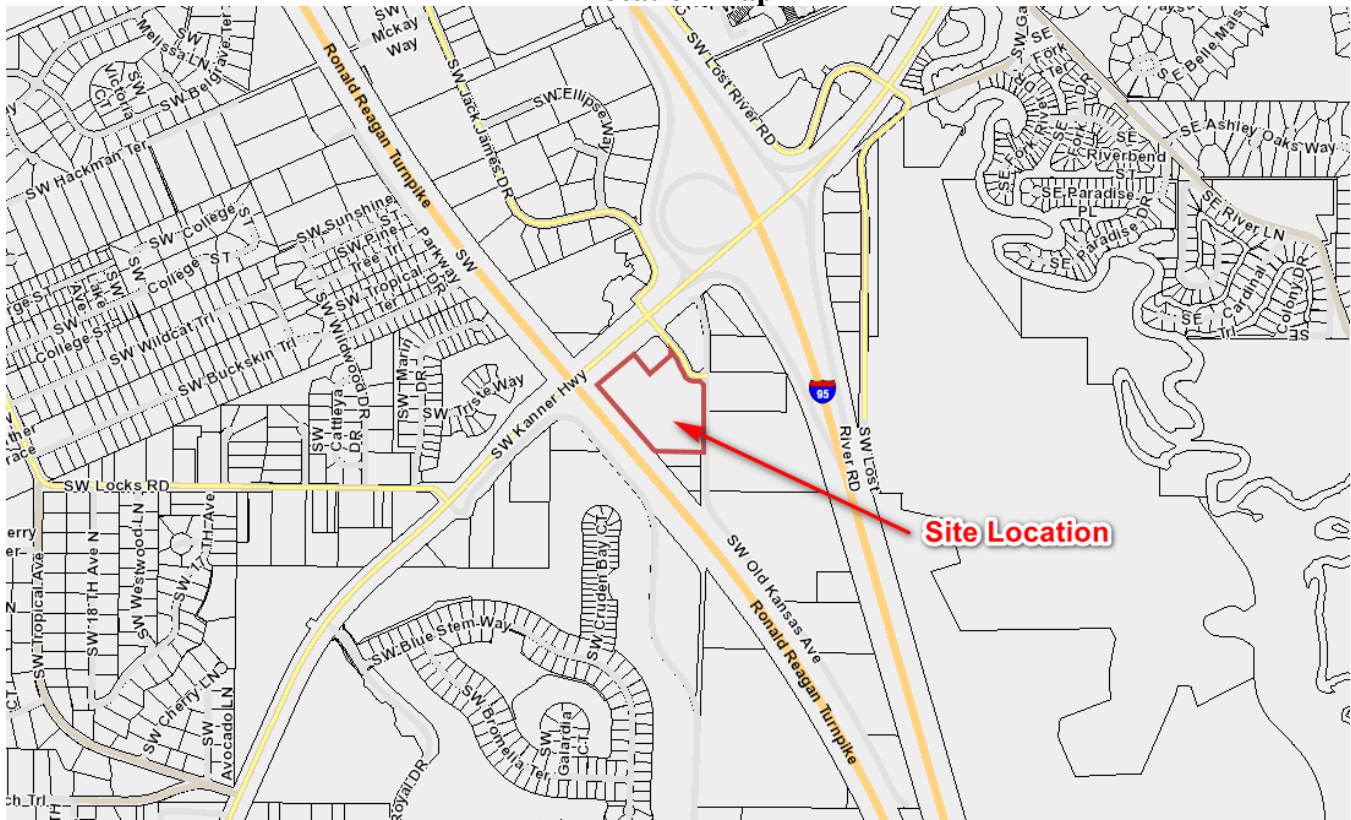
This application is classified as an amendment to the official zoning map. Pursuant to Section 10.3.B., Land Development Regulations (LDR), Martin County, Fla. (2019), a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board's consideration. And, pursuant to Section 10.5.F., LDR, Martin County, Fla. (2019), final action on

this request for an amendment to the official zoning map is required by the Board of County Commissioners (BCC) at a public hearing.

### **E. Location and site information**

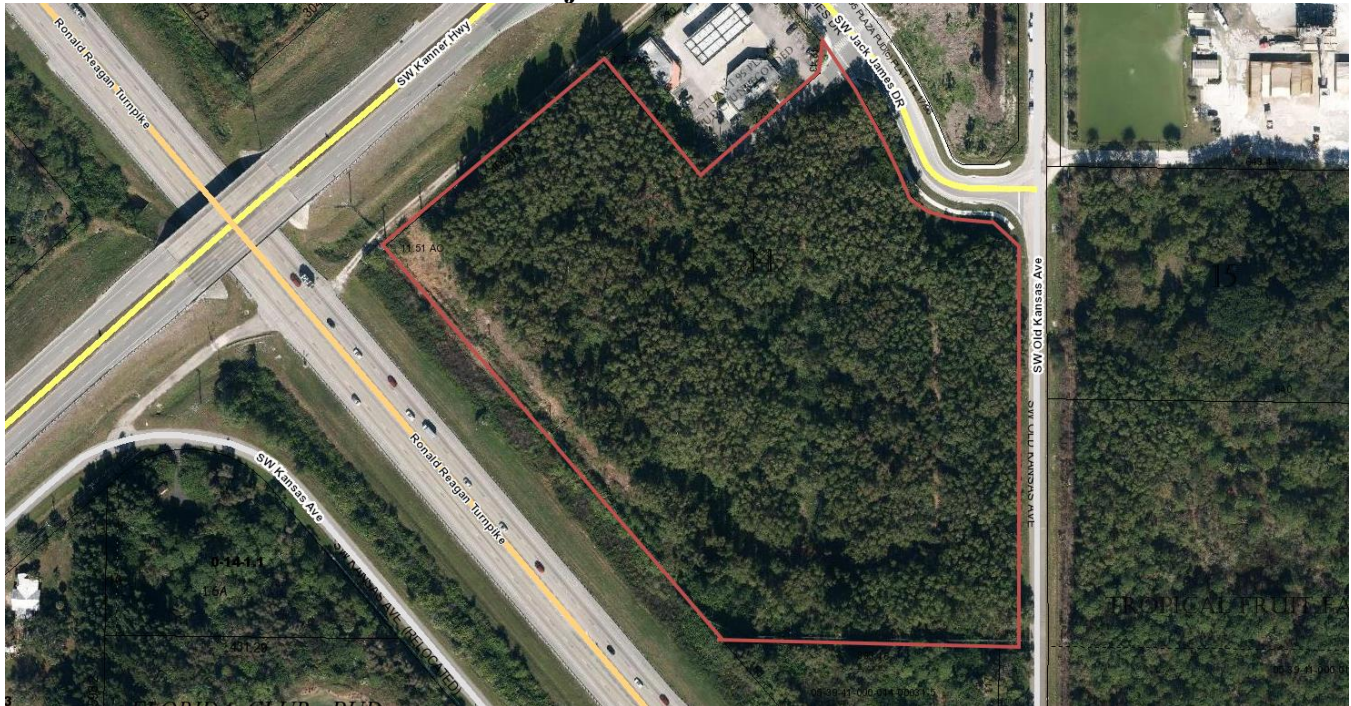
Parcel number(s) and address: 05-39-41-000-014-00022-0  
Existing Zoning: PUD-C, Commercial Planned Unit Development (expired), R-3A, Liberal Multi-family District  
Future land use: Industrial  
Gross area of site: 11.54 acres

**Location Map**





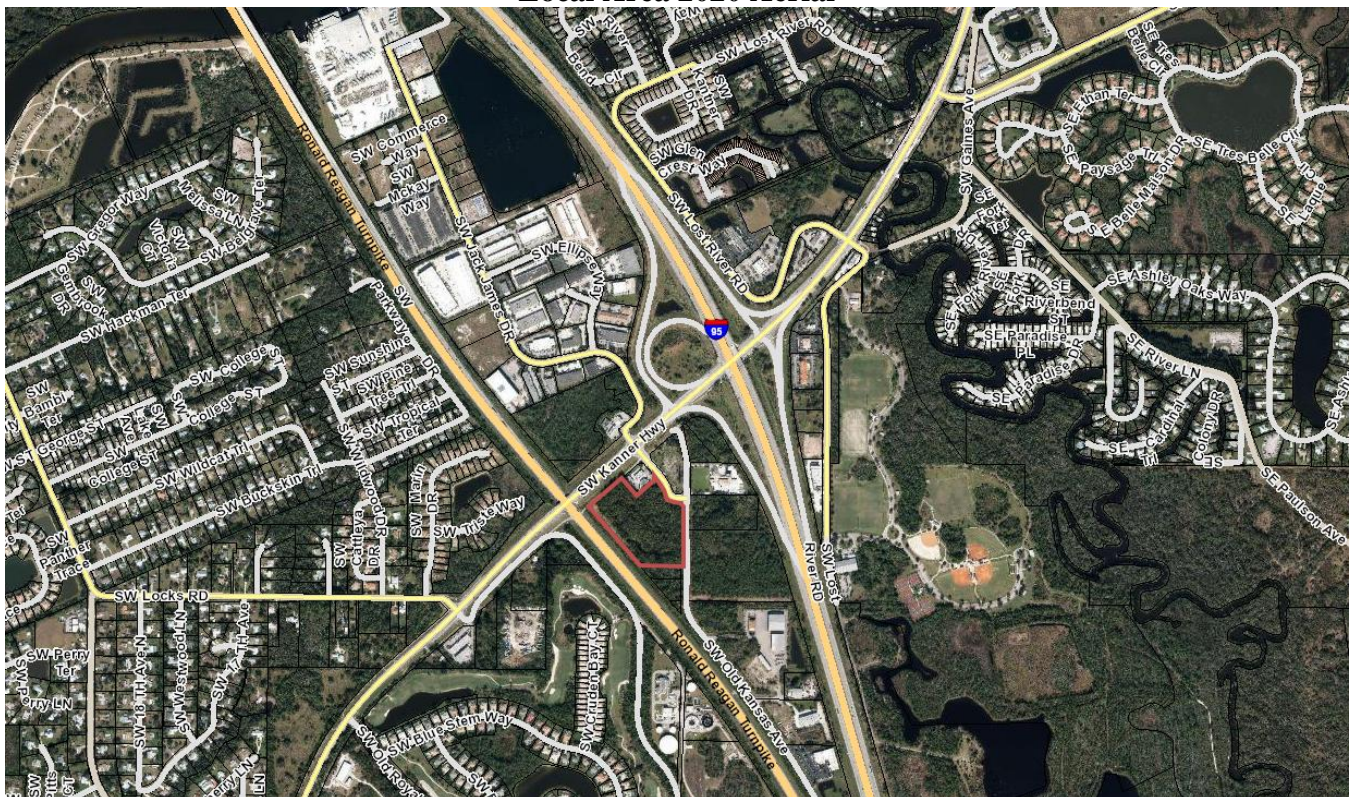
### Subject Site 2020 Aerial



Adjacent existing or proposed development:

To the north:	Commercial (across SW Kanner Hwy)
To the south:	Undeveloped
To the east:	Existing 7-11 and Undeveloped (across SW Jack James Dr)
To the west:	Florida Turnpike

### Local Area 2020 Aerial





Zoning district designations of abutting properties:

To the north: LI, Limited Industrial, R-2 (across SW Kanner Hwy)  
 To the south: R-3A, Liberal Multi-FamilyFamily  
 To the east: PUD-C, Commercial Planned Unit Development (expired, across SW Jack James Dr) and LI, Limited Industrial, GI, General Industrial  
 To the west: Florida Turnpike ROW

**Zoning Atlas Excerpt**



Future land use designations of abutting properties:

To the north: Industrial  
 To the south: Industrial  
 To the east: Industrial  
 To the west: Florida Turnpike ROW

**Future Land Use Map Excerpt**



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

**Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

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

**Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

**Additional Information:**

**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 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR, § 10.6.E.1.

**Information #2:**

Notice(s) of public hearings regarding development applications shall be published at least 14 days prior to the date of the public hearing (seven calendar days if the application is being expedited pursuant to section 10.5.E) 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. [Section 10.6.D., LDR, MCC]

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

**Review Ongoing**

***I. Determination of compliance with the adequate public facilities requirements - responsible departments***

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

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

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

#### ***J. Post-approval requirements***

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

##### **Item #1:**

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

##### **Item #2:**

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

#### ***K. Local, State, and Federal Permits***

There are no applicable Local, State and Federal Permits associated with amendments to the County Zoning Atlas.

#### ***L. Fees***

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

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

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

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

#### ***M. General application information***

Applicant: NNA Kansas West, LLC  
Jeffrey Collins  
601 Heritage Drive #227

Jupiter, FL 33458

Agent: Cotleur and Hearing  
Dan Sorrow  
1934 Commerce Way #1  
Jupiter, FL 33458

## ***N. Acronyms***

ADA..... Americans with Disability Act  
AHJ ..... Authority Having Jurisdiction  
ARDP ..... Active Residential Development Preference  
BCC..... Board of County Commissioners  
CGMP ..... Comprehensive Growth Management Plan  
CIE ..... Capital Improvements Element  
CIP ..... Capital Improvements Plan  
FACBC ..... Florida Accessibility Code for Building Construction  
FDEP..... Florida Department of Environmental Protection  
FDOT ..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA .... Water/Waste Water Service Agreement

## ***O. Attachments***





**Martin County, Florida Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
**2401 SE Monterey Road, Stuart, FL 34996**  
**772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

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## **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. When submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or flash drive. bookmarked as indicated in the Application Instructions. One paper packet must also be submitted.
4. When submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc flash drive with #3 above. 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.
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.
9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage (8 1/2 x 11).
11. 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.
12. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.

13. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.
14. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
15. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings as required by Section 10.6.E., LDR.
16. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential zoning district.  
[School Impact Worksheet](#)
17. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)

**RESOURCES:** [Martin County Development Review Webpage](#)



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

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### A. GENERAL INFORMATION

#### Type of Application:

Name or Title of Proposed Project: \_\_\_\_\_

#### Brief Project Description:

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: \_\_\_\_\_

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: \_\_\_\_\_

Previous Project Name if applicable: \_\_\_\_\_

#### Parcel Control Number(s)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Contract Purchaser (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Civil Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_



## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Environmental Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### D. Certification by Professionals

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

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

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

**E. APPLICANT or AGENT CERTIFICATION**

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

Rachel Plummer  
Applicant Signature

02-20-20  
Date

Rachel Plummer  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Palm Beach

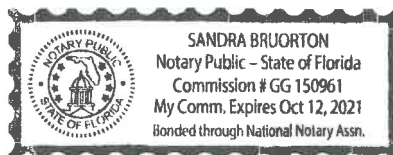
I hereby certify that the foregoing instrument was acknowledged before me this 20 day of February, 20 20, by Rachel Plummer.

He or She X is personally known to me or \_\_\_ has produced \_\_\_ as identification.

Sandra Bruorton  
Notary Public Signature

Sandra Bruorton  
Printed name

STATE OF: Florida at-large





**Martin County County Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION**  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

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### Digital Submittal Affidavit

I, Rachel Plummer, attest that the electronic version included for the project NNA Kansas West 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.

Rachel Plummer  
Applicant Signature

02-20-20  
Date

### NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

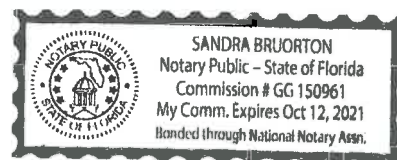
I hereby certify that the foregoing instrument was acknowledged before me this 20 day of February, 20 20, by Rachel Plummer.

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

Sandra Bruorton  
Notary Public Signature

Sandra Bruorton  
Printed name

STATE OF: Florida at-large



NNA Kansas West  
Mandatory Rezone Application

February 20, 2020

On behalf of the property owner, NNA Kansas West, LLC, please accept this as our formal request for Zoning change from the expired PUD and Category C Zoning District, R-3A to Light Industrial Zoning District. The 11.54 acre site is located in Unincorporated Martin County to the south of Kanner Highway, west of I-95 and east of the FL Turnpike. The future land use designation of the site is Industrial. The surrounding Future Land Uses abutting the property is Industrial. The surrounding Zoning Districts abutting the property include Light Industrial, Planned Unit Development-Commercial, General Industrial and R-3A. The client intends to develop this land with various approved light industrial uses.

I look forward to working with the County on this project. Please contact me with any questions.

Sincerely,



Daniel T. Sorrow, PLA, AICP, LEED AP BD+C  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
561.800.8426 Cell  
561.747.6336 Office

January 31, 2020

Martin County Growth Management  
Planning and Zoning Department  
2401 SE Monterey Rd  
Stuart, FL 34996

**RE: LETTER OF AUTHORIZATION**

To Whom It May Concern:

Please allow this letter to serve as authorization for Coteleur & Hearing and its staff to act as agents for the area owned by NNA Kansas West, located in Unincorporated Martin County at the corner of Kanner Hwy and Jack James Drive, for the purposes of obtaining approvals and permits from state and local government agencies regarding all application documents for the NNA Kansas West project.

For:

Jeffrey J Collins, VP Dev.  
Signatory Authority

Jeffrey J Collins, VP of Development  
Printed Name

2-11-20

Date

**NOTARY ACKNOWLEDGEMENT**

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  
☒ physical presence or ☐ online notarization, this 11 day of Feb 2020 (year), by J Collins (name of person acknowledging), who is personally known to me or has produced DL (type of identification) as identification.

Additionally, the notarial certificate for an affidavit to be recorded should read substantially as follows:

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of

☐ physical presence or ☐ online notarization, this 11 day of Feb 2020 (year), by J Collins (name of person making statement), who is personally known to me or has produced DL (type of identification) as identification.



Julie G. Hurst 2-11-2020



**RESOLUTIONS  
OF  
JIMCO Mgt., LLC ("Company")**

---

I, Charles R. Modica, hereby certify that I am a member and the Manager of the Company, and that the following Resolutions were approved by the Members thereof:

**RESOLVED**, that effective immediately Jeffrey Collins is appointed Vice President/Development of the Company with the following limited powers to serve until he may resign the position or be replaced by the Manager of the Company or by vote of the Members:

to enter into and execute on behalf of the Company, and on behalf of any other limited liability company or other entity for which the Company has been appointed Manager or otherwise granted the authority to enter into contracts (the Company and each such other entity being an "Authorizing Party"), such agreements as he deems necessary and appropriate for the development of, and construction of improvements on, property owned by an Authorizing Party. This authority does not include the power to bind an authorizing Party to any agreement pertaining to (i) borrowing money or the guarantee of any indebtedness; (ii) the grant or exchange of collateral security for any debt or obligation; (iii) conveying, selling or purchasing any real property or interest in real property or (iv) any other act or action in regard to any matter whatsoever that is not a reasonably apparent element of the development of or construction on property owned by the Authorizing Party; and it is

**FURTHER RESOLVED**, that the compensation and benefits payable to Mr. Collins shall be determined from time to time by the Manager of the Company.

**I CERTIFY** that the above Resolutions are in conformity, and not in conflict, with the Articles of Organization and the Operating Agreement of the Company, and that the same have not been rescinded or modified.

**IN WITNESS WHEREOF**, I have subscribed my name hereto effective December 15 2017.



---

Charles R. Modica  
Manager, JIMCO Mgt., LLC

**RESOLUTIONS  
OF  
NNA Kansas West, LLC ("Company")**

---

I, Charles R. Modica, hereby certify that I am the Manager of JIMCO Mgt., LLC and JIMCO Mgt., LLC is the Manager of the Company, and that the following Resolutions were approved by the Members thereof:

**RESOLVED**, that Jeffrey C. Collins is appointed Vice President of Development for the Company effective November 21, 2019 and shall hold such position until further action by the Company; and it is

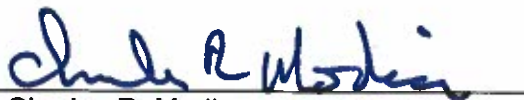
**FURTHER RESOLVED**, that the compensation and benefits payable to Mr. Collins shall be determined from time to time by a Manager of the Company with the approval of Charles R. Modica; and it is

**FURTHER RESOLVED**, that Mr. Collins is authorized to enter into and execute on behalf of the Company such agreements as he deems necessary and appropriate for the development of, and construction of improvements on, property owned by the Company provided, however, that this authority does not include authority to: bind the Company to any agreement pertaining to the borrowing of money by or for the Company or by or for any other person or entity; grant or exchange collateral security for any obligation of the Company or for any obligation of any other person or entity; convey, sell or purchase for the Company any real property or interest in real property; act on behalf of the Company in regard to any business or matter whatsoever that is not a reasonably apparent element of the development of or construction on property owned by the Company.

I **CERTIFY** that the above Resolutions are in conformity, and not in conflict, with the Articles of Organization and the Operating Agreement of the Company, and that the same have not been rescinded or modified.

**IN WITNESS WHEREOF**, I have subscribed my name effective November 21, 2019.

JIMCO Mgt., LLC, Manager



By: Charles R. Modica  
Manager



Recorded in Martin County, FL 12/17/2018 3:17 PM  
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
 Rec Fees: \$18.50 Deed Tax: \$19,250.00  
 CFN#2730267 BK 3032 PG 1075 PAGE 1 of 2

Prepared by and return to:

M. Lanning Fox

Fox McCluskey Bush Robison, PLLC

3473 SE Willoughby Blvd.

Stuart, FL 34994

772-287-4444

File Number: BR237S04

Parcel Identification No. 5-39-41-000-014-00020.80000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 10th day of December, 2018 between Bruner Parks, LLC, a Florida limited liability company whose post office address is 611 SE Palm Beach Road, Stuart, FL 34994 of the County of Martin, State of Florida, grantor\*, and NNA Kansas West, LLC, a Florida limited liability company whose post office address is 8985 SE Bridge Road, Hobe Sound, FL 33455 of the County of Martin, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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:

A PARCEL OF LAND BEING KNOWN AS A PORTION OF LOT 14 "TROPICAL FRUIT FARMS", A RECORDED PLAT, SHOWN AT PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 76, EAST OF THE SUNSHINE STATE PARKWAY AND WEST OF S.W. OLD KANSAS AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 76 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 40°52'32" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PARKWAY, A DISTANCE OF 740.93 FEET TO THE NORTH LINE OF THE NORTH 117.00 FEET OF THE SOUTH ¼ OF LOT 14 LYING EAST OF SAID SUNSHINE STATE PARKWAY; THENCE SOUTH 89°34'06" EAST, ALONG SAID NORTH PROPERTY LINE, A DISTANCE OF 425.59 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.W. OLD KANSAS AVENUE (A 40.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°28'25" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 568.55 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.W. JACK JAMES DRIVE (AN 80.00-FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 45°28'25" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 49.50 FEET; THENCE SOUTH 89°31'35" WEST, A DISTANCE OF 39.11 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°18'55", AN ARC DISTANCE OF 125.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°09'30" WEST, A DISTANCE OF 26.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'44", AN ARC DISTANCE OF 183.22 FEET; THENCE NORTH 40°54'14" WEST, A DISTANCE OF 7.49 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 04°05'46" WEST, ALONG THE NORTHEASTERLY LINE OF THAT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1323, PAGE 1848, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA (THE "EASEMENT"), A DISTANCE OF 42.40 FEET; THENCE SOUTH 49°05'46" WEST, ALONG SAID NORTH LINE OF THE EASEMENT, A DISTANCE OF 225.13

DoubleTime®



FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2607, PAGE 273, MARTIN COUNTY PUBLIC RECORDS; THENCE NORTH 40°52'17" WEST, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2607, PAGE 273, A DISTANCE OF 218.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 76; THENCE SOUTH 49°05'46" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 406.19 FEET TO THE POINT OF BEGINNING.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against 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:

Malcolm  
Witness Name: Malcolm Fox  
Tyson Waters  
Witness Name: TYSON WATERS

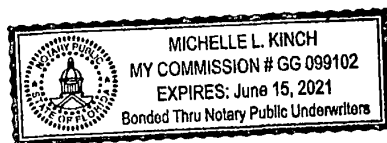
Bruner Parks LLC, a Florida limited liability company

By: Jeffrey C. Bruner  
JEFFREY C. BRUNER, Manager

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2018 by JEFFREY C. BRUNER, Manager of Bruner Parks LLC, a Florida limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Michelle L. Kinch  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Certification of Property Ownership**

The undersigned, NNA Kansas West LLC, a Florida limited liability company ("Kansas West"), hereby certifies that the property described on Exhibit "A" attached hereto ("Property") was purchased by, and title was transferred to, Kansas West on December 10, 2018 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida, Records Book 3032, Page 1075. Kansas West further certifies that, since the Transfer Date, Kansas West has not sold, conveyed or otherwise transferred its interest in the Property or any portion thereof.

By affixing its signature hereto, the undersigned hereby certifies that the foregoing is a true and complete statement.

**KANSAS WEST:**

NNA Kansas West, LLC, a Florida limited liability company

By: JIMCO Mgt, LLC, a Florida limited liability company

Its: Manager

By: Charles R. Modica

Charles R. Modica

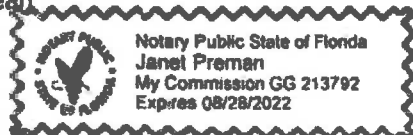
Its: Manager

STATE OF FLORIDA

COUNTY OF Martin

The foregoing certification was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of February, 2020, by CHARLES R. MODICA, who ☒ is personally known to me or ☐ produced a driver's license as identification.

[Notary Seal]



Janet Preman  
Notary Public – State of Florida  
Printed  
Name: JANET PREMAN  
My Commission  
Expires: 8/28/22

**EXHIBIT "A"**

A PARCEL OF LAND BEING KNOWN AS A PORTION OF LOT 14 "TROPICAL FRUIT FARMS", A RECORDED PLAT, SHOWN AT PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 76, EAST OF THE SUNSHINE STATE PARKWAY AND WEST OF S.W. OLD KANSAS AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 76 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 40°52'32" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PARKWAY, A DISTANCE OF 740.93 FEET TO THE NORTH LINE OF THE NORTH 117.00 FEET OF THE SOUTH ¼ OF LOT 14 LYING EAST OF SAID SUNSHINE STATE PARKWAY; THENCE SOUTH 89°34'06" EAST, ALONG SAID NORTH PROPERTY LINE, A DISTANCE OF 425.59 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.W. OLD KANSAS AVENUE (A 40.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°28'25" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 568.55 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.W. JACK JAMES DRIVE (AN 80.00-FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 45°28'25" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 49.50 FEET; THENCE SOUTH 89°31'35" WEST, A DISTANCE OF 39.11 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°18'55", AN ARC DISTANCE OF 125.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°09'30" WEST, A DISTANCE OF 26.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'44", AN ARC DISTANCE OF 183.22 FEET; THENCE NORTH 40°54'14" WEST, A DISTANCE OF 7.49 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 04°05'46" WEST, ALONG THE NORTHEASTERLY LINE OF THAT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1323, PAGE 1848, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA (THE "EASEMENT"), A DISTANCE OF 42.40 FEET; THENCE SOUTH 49°05'46" WEST, ALONG SAID NORTH LINE OF THE EASEMENT, A DISTANCE OF 225.13 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2607, PAGE 273, MARTIN COUNTY PUBLIC RECORDS; THENCE NORTH 40°52'17" WEST, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2607, PAGE 273, A DISTANCE OF 218.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 76; THENCE SOUTH 49°05'46" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 406.19 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION FOR NNA KANSAS WEST:

A parcel of land being known as a portion of lot 14 "tropical fruit farms", a recorded plat, shown at plat book 3, page 6, public records of palm beach, now Martin County, lying in section 5, township 39 south, range 41 east, Martin County, Florida, lying south of state road 76, east of the Sunshine State Parkway and west of s.w. Old Kansas Avenue, being more particularly described as follows:

Beginning at a point of intersection of the east right-of-way line of the Sunshine State Parkway (a variable width right-of-way) and the south right-of-way line of state road 76 (a variable width right-of-way); thence south 40°52'32" east, along the east right-of-way line of said parkway, a distance of 740.93 feet to the north line of the north 117.00 feet of the south ¼ of lot 14 lying east of said Sunshine State Parkway; thence south 89°34'06" east, along said north property line, a distance of 425.59 feet to the west right-of-way line of s.w. Old Kansas Avenue (a 40.00 foot wide right-of-way); thence north 00°28'25" west, along said west right-of-way line, a distance of 568.55 feet to the southwesterly right-of-way line of s.w. Jack James drive (an 80.00-foot wide right-of-way); thence north 45°28'25" west, along said south right-of-way line, a distance of 49.50 feet; thence south 89°31'35" west, a distance of 39.11 feet to the beginning of a curve, concave northeasterly, said curve has a radius of 105.00 feet; thence northwesterly, along said curve through a central angle of 68°18'55", an arc distance of 125.19 feet to a point of tangency; thence north 22°09'30" west, a distance of 26.82 feet to the beginning of a curve, concave southwesterly, said curve has a radius of 560.00 feet; thence northwesterly, along said curve through a central angle of 18°44'44", an arc distance of 183.22 feet; thence north 40°54'14" west, a distance of 7.49 feet; thence leaving said southerly right-of-way line, south 04°05'46" west, along the northeasterly line of that easement recorded in official records book 1323, page 1848, of the public records of Martin County Florida (the "easement"), a distance of 42.40 feet; thence south 49°05'46" west, along said north line of the easement, a distance of 225.13 feet to the southwest corner of the property described in official records book 2607, page 273, Martin County public records; thence north 40°52'17" west, along the west line of said property described in official records book 2607, page 273, a distance of 218.00 feet to the south right-of-way line of said state road 76; thence south 49°05'46" west, along said south right-of-way line, a distance of 406.19 feet to the point of beginning.

Containing 502465.58 square feet, 11.54 acres, more or less.





490 245 0 490 980  
 Feet

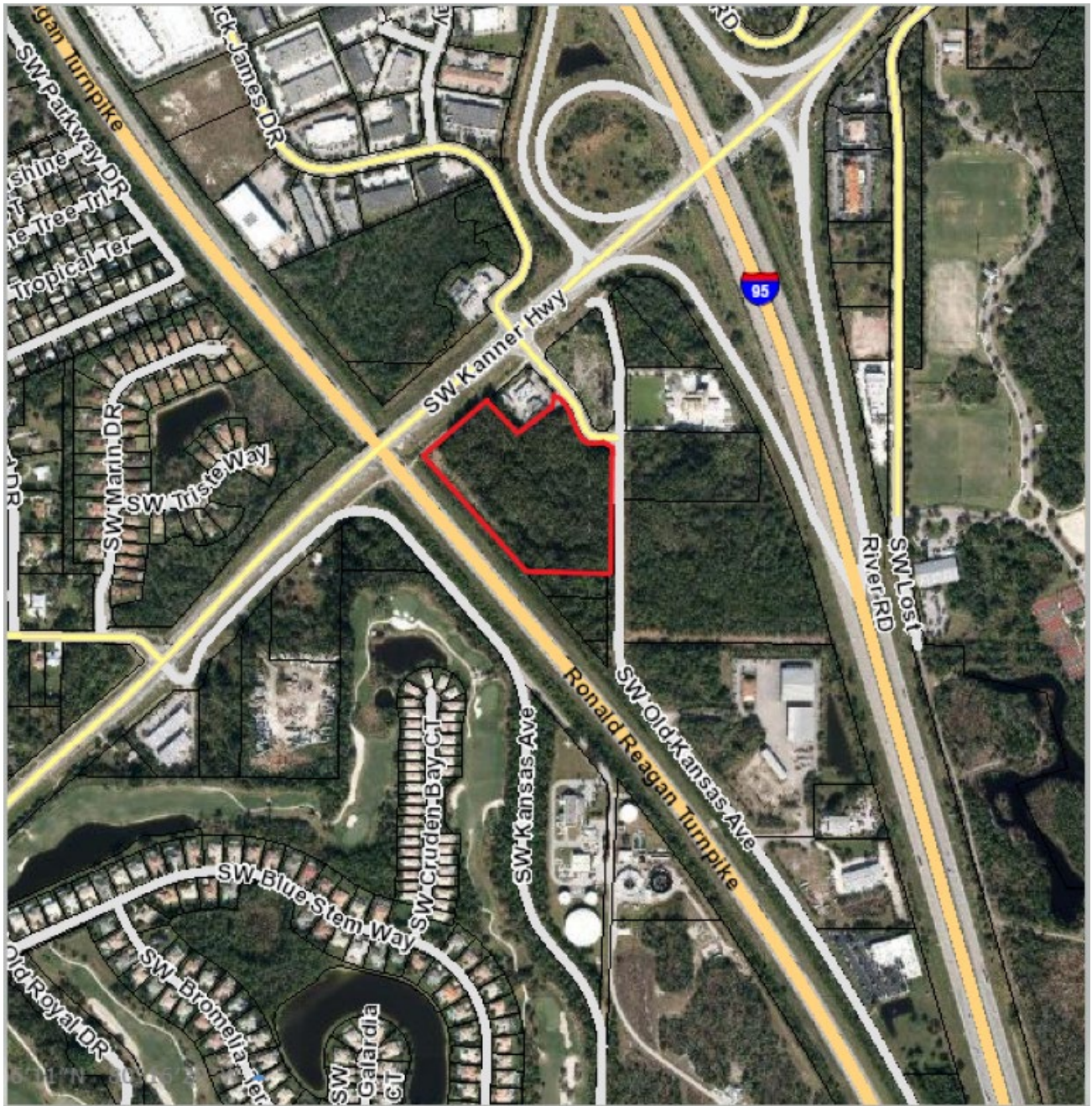
# NNA KANSAS WEST Location Map Stuart, FL



Cotleur &  
 Hearing<sup>37</sup>



AERIAL PHOTO

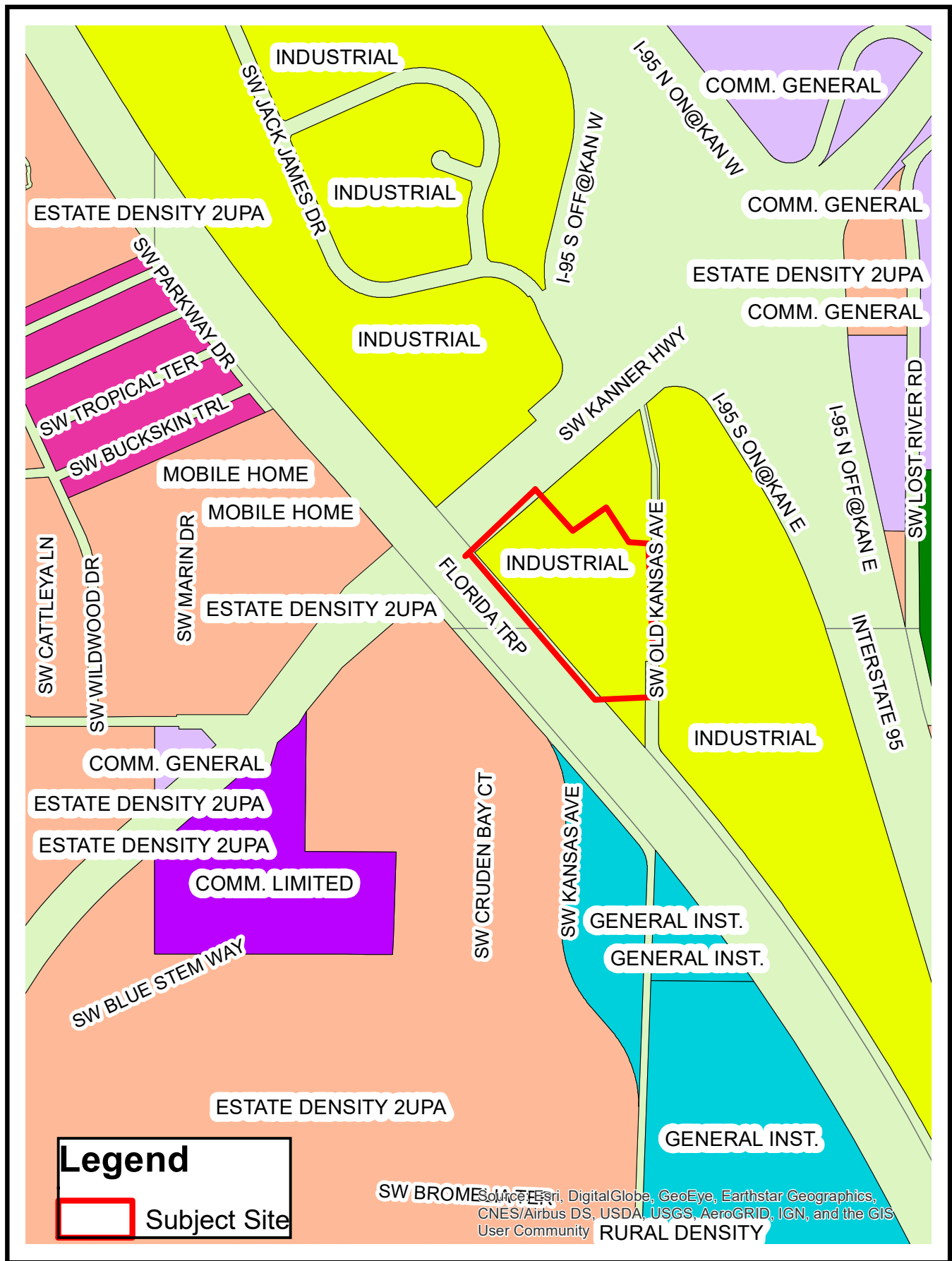




# Martin County Property Information Lookup

General Information		Property Location Map	
Parcel #	<a href="#">053941000014000220</a>		
Owner Name:	NNA KANSAS WEST LLC		
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455		
Site Address:	8160 SW JACK JAMES DR STUART, FL 34997		
<a href="#">Storm Surge Evacuation Zone:</a>	E		
<a href="#">Flood Zone:</a>	X		
Base Flood Elevation:	N/A' NAVD		
FIRM Panel:	<a href="#">12085C0282H</a>		
Urban Service District:	Primary		
Municipality:	Unincorporated Martin County		
Taxing District:	District 4		
<a href="#">ISO-PPC Rating:</a>	3		
<a href="#">Subdivision infill applicability:</a>	Yes		
<b>Building Design Wind Speed</b>			
Occupancy Category I:	140	Election information obtained from the <a href="#">Martin County GIS</a> system. If there are any questions, please contact the <a href="#">Martin County Supervisor of Elections</a> at 772-288-5637	
Occupancy Category II:	160	Voter Precinct	18
Occupancy Category III and IV:	170	Commission District:	4
<b>Land Use</b>		<a href="#">Commissioner:</a>	Sarah Heard 772-288-5400
*NOTE: Land Use information can change frequently, please verify with the <a href="#">Martin County Growth Management Department</a> at 772-288-5495		<a href="#">Clerk of Circuit Court:</a>	Carolyn Timmann 772-288-5576
Zoning:	PUD,R-3A,PUD-C	<a href="#">County Sheriff:</a>	William Snyder 772-220-7000
Zoning Details:	Res. 08-10.20,Res. 96-12.22,Res #92-6.24	<a href="#">Property Appraiser:</a>	Laurel Kelly 772-288-5608
Future Landuse	INDUSTRIAL	<a href="#">School Superintendent:</a>	Laurie J. Gaylord 772-219-1200
Landuse Details:	N/A	<a href="#">Supervisor of Elections:</a>	Vicki Davis 772-288-5637
<b>Community Redevelopment</b>		<a href="#">Tax Collector:</a>	Ruth Pietruszewski 772-288-5600
CRA:	N/A	<b>Utilities &amp; Solid Waste</b>	
Zoning Overlay Zone:	N/A	Service: Utility:	Availability: Phone:
Mixed Use Areas:	N/A	Water: Martin County Utilities	Yes 772-221-1434
<b>Schools</b>		Sewer: Martin County Utilities	Yes 772-221-1434
School information obtained from the <a href="#">Martin County School District</a> system. If there are any questions, please contact the Martin County School District at 772-219-1200		Recycle Collection:	Friday
Elementary School:	Crystal Lake Elementary	Trash Collection:	Tuesday and Friday
Middle School:	Dr. David L. Anderson Middle School	<input type="button" value="Print"/>	
High School:	South Fork High School		
Created: February , 21st, 2020 9:26 AM			

**Disclaimer:** The Geographic Information System map product, received from Martin County, ("COUNTY") is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.





### 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
NNA Kansas West, LLC	601 Heritage Dr. Suite #227 Jupiter, FL 33458

(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
JILI, LLC Charles R. Modica, Lisa Modica	8985 SE Bridge Rd. Hobe Sound Fl 33455	95%
JILI, LLC Charles R. Modica, Lisa Modica	8985 SE Bridge Rd. Hobe Sound Fl 33455	5%

(If more space is needed attach separate sheet)

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

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 21 day of Feb 2020 20120, by Jeff Collins, who is personally known to me or have produced DL as identification.

Julie Hurst  
Notary Public, State of Florida  
Print Name: Julie Hurst  
My Commission Expires: 1-22-24

(Notary Seal)



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

**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.



Cotleur &  
Hearing

162606535

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☎ 561.747.6336 ✉ 561.747.1377

March 9, 2020

Pete Walden  
Growth Management Department  
2401 SE Monterey Rd, Stuart, FL 34996

Re: Ownership Search- NNA Kansas West

We certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding the following described parcel of land: See Exhibit "A" attached hereto and made a part hereof, and consisting of the following Parcel Identification Number: 05-39-41-000-014-00022-0.

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

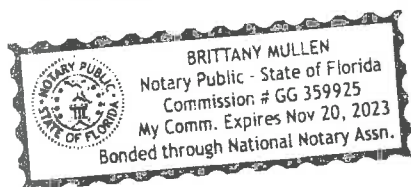
Sincerely,

Daniel Sorrow  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of March, 2020, by Daniel Sorrow who is personally known to me or has produced N/A as identification.

[NOTARIAL SEAL]



NOTARY PUBLIC, State of Florida

## EXHIBIT "A"

## LEGAL DESCRIPTION

A parcel of land being known as a portion of lot 14 "tropical fruit farms", a recorded plat, shown at plat book 3, page 6, public records of palm beach, now Martin County, lying in section 5, township 39 south, range 41 east, Martin County, Florida, lying south of state road 76, east of the Sunshine State Parkway and west of S.W. Old Kansas Avenue, being more particularly described as follows:

Beginning at a point of intersection of the east right-of-way line of the Sunshine State Parkway (a variable width right-of-way) and the south right-of-way line of state road 76 (a variable width right-of-way); thence south  $40^{\circ}52'32''$  east, along the east right-of-way line of said parkway, a distance of 740.93 feet to the north line of the north 117.00 feet of the south  $\frac{1}{4}$  of lot 14 lying east of said Sunshine State Parkway; thence south  $89^{\circ}34'06''$  east, along said north property line, a distance of 425.59 feet to the west right-of-way line of S.W. Old Kansas Avenue (a 40.00 foot wide right-of-way); thence north  $00^{\circ}28'25''$  west, along said west right-of-way line, a distance of 568.55 feet to the southwesterly right-of-way line of S.W. Jack James drive (an 80.00-foot wide right-of-way); thence north  $45^{\circ}28'25''$  west, along said south right-of-way line, a distance of 49.50 feet; thence south  $89^{\circ}31'35''$  west, a distance of 39.11 feet to the beginning of a curve, concave northeasterly, said curve has a radius of 105.00 feet; thence northwesterly, along said curve through a central angle of  $68^{\circ}18'55''$ , an arc distance of 125.19 feet to a point of tangency; thence north  $22^{\circ}09'30''$  west, a distance of 26.82 feet to the beginning of a curve, concave southwesterly, said curve has a radius of 560.00 feet; thence northwesterly, along said curve through a central angle of  $18^{\circ}44'44''$ , an arc distance of 183.22 feet; thence north  $40^{\circ}54'14''$  west, a distance of 7.49 feet; thence leaving said southerly right-of-way line, south  $04^{\circ}05'46''$  west, along the northeasterly line of that easement recorded in official records book 1323, page 1848, of the public records of Martin County Florida (the "easement"), a distance of 42.40 feet; thence south  $49^{\circ}05'46''$  west, along said north line of the easement, a distance of 225.13 feet to the southwest corner of the property described in official records book 2607, page 273, Martin County public records; thence north  $40^{\circ}52'17''$  west, along the west line of said property described in official records book 2607, page 273, a distance of 218.00 feet to the south right-of-way line of said state road 76; thence south  $49^{\circ}05'46''$  west, along said south right-of-way line, a distance of 406.19 feet to the point of beginning.

Containing 502465.58 square feet, 11.54 acres, more or less.





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## EXHIBIT "B"

### LIST OF PROPERTY OWNERS WITHIN 500' OF SUBJECT PROPERTY

8451 KANSAS LLC  
8985 SE BRIDGE RD  
HOBE SOUND FL 33455

NNA KANSAS WEST LLC  
8985 SE BRIDGE RD  
HOBE SOUND FL 33455

BELLSOUTH TELECOMMUNICATIONS LLC  
1010 PINE 9E L 01  
SAINT LOUIS MO 63101

OLD KANSAS AVE LLC  
1705 S OCEAN BLVD  
DELRAY BEACH FL 33483

BRUNER PARKS LLC  
611 SE PALM BEACH RD  
STUART FL 34994

OLD KANSAS SUPPLY LLC  
1534 SE ALLIANCE PL  
STUART FL 34997

FLORIDA GOLF CLUB LLC  
1380 SW KANNER HWY  
STUART FL 34997

OLD KANSAS SUPPLY LLC  
1534 SE ALLIANCE PL  
STUART FL 34997

GKC INTERNATIONAL INC  
689 SW BITTERN ST  
PALM CITY FL 34990

OLD KANSAS SUPPLY LLC  
1534 SE ALLIANCE PL  
STUART FL 34997

KANNER COMMERCE CENTER LLC  
1545 NW 27TH AVE  
POMPANO BEACH FL 33069

SAVANNAH ESTATES PROPERTY OWNERS ASS  
459 NW PRIMA VISTA BLVD  
PORT ST LUCIE FL 34983

KANNER COMMERCE CENTER LLC  
1545 NW 27TH AVE  
POMPANO BEACH FL 33069

STEVENSON INVESTMENTS LLC  
8100 SW JACK JAMES DR  
STUART FL 34997

MARTIN COUNTY  
2401 SE MONTEREY RD  
STUART FL 34996

STUART TRADE CENTER PROPERTY OWNERS  
801 E HALLANDALE BEACH BLVD  
HALLANDALE FL 33009

MASCHMEYER PROPERTIES-8123 INC  
1142 WATER TOWER RD  
WEST PALM BEACH FL 33403

SUNSHINE REAL ESTATE HOLDINGS LLLP  
1650 NW 87TH AVE  
DORAL FL 33172

NNA KANSAS LLC  
8985 SE BRIDGE RD  
HOBE SOUND FL 33455

### 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
NNA Kansas West, LLC	601 Heritage Dr. Suite #227 Jupiter, FL 33458

(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
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JILI, LLC Charles R. Modica, Lisa Modica	8985 SE Bridge Rd. Hobe Sound Fl 33455	5%

(If more space is needed attach separate sheet)

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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

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 21 day of Feb 2020 201  , by Jeff Collins, who is personally known to me or have produced DL as identification.

Julie Hurst  
Notary Public, State of Florida  
Print Name: Julie Hurst  
My Commission Expires: 1-22-24

(Notary Seal)



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

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

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  - 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.



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☎ 561.747.6336 📠 561.747.1377

April 8, 2020

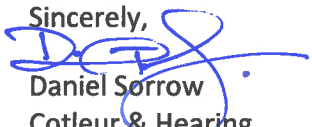
Pete Walden  
Growth Management Department  
2401 SE Monterey Rd, Stuart, FL 34996

Re: **K048-002- NNA Kansas West Rezoning Application**

As required by the Martin County Land Development Review process, I certify the following:

1. Rachel Plummer at Cotleur & Hearing has coordinated posting of public notice signage at the subject property.
2. All public notice signage complies with LDR procedures specified in Section 10.6 of the Martin County Land Development Code. Photographs of the code compliant signage are attached herein.

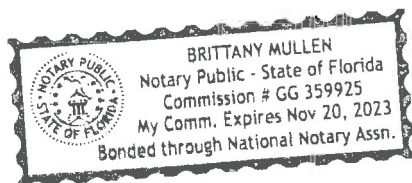
Sincerely,

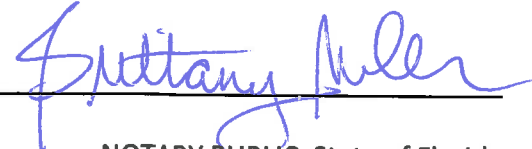
  
Daniel Sorrow  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of April, 2020, by Daniel Sorrow who is personally known to me or has produced N/A as identification.

[NOTARIAL SEAL]



  
NOTARY PUBLIC, State of Florida



## Notice of Zoning Change

NNA KANSAS WEST

FROM: FUD-C & R-3A TO: LIGHT INDUSTRIAL  
DATE, TIME AND PLACE OF HEARING(S) AND OTHER  
INFORMATION AVAILABLE FROM MARTIN COUNTY  
GROWTH MANAGEMENT DEPARTMENT CALL (772) 260-5495

# K048-002







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JUPITER, FL 33458  
561.744.1111  
WWW.COTLEURANDHEARING.COM

April 8, 2020

Pete Walden  
Growth Management Department  
2401 SE Monterey Rd, Stuart, FL 34996

Re: Ownership Search- NNA Kansas West

I certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding the following described parcel of land: See Exhibit "A" attached hereto and made a part hereof, and consisting of the following Parcel Identification Number: 05-39-41-000-014-00022-0.

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

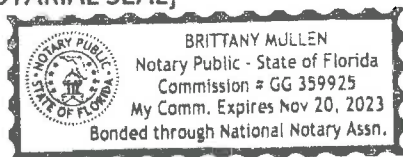
Sincerely,

David F. Milledge, Esq.  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 8th day of April 2020 by David F. Milledge who is personally known to me or has produced \_\_\_\_\_ as identification.

[NOTARIAL SEAL]


  
 \_\_\_\_\_  
 NOTARY PUBLIC, State of Florida

## EXHIBIT "A"

## LEGAL DESCRIPTION

A parcel of land being known as a portion of lot 14 "tropical fruit farms", a recorded plat, shown at plat book 3, page 6, public records of palm beach, now Martin County, lying in section 5, township 39 south, range 41 east, Martin County, Florida, lying south of state road 76, east of the Sunshine State Parkway and west of S.W. Old Kansas Avenue, being more particularly described as follows:

Beginning at a point of intersection of the east right-of-way line of the Sunshine State Parkway (a variable width right-of-way) and the south right-of-way line of state road 76 (a variable width right-of-way); thence south  $40^{\circ}52'32''$  east, along the east right-of-way line of said parkway, a distance of 740.93 feet to the north line of the north 117.00 feet of the south  $\frac{1}{4}$  of lot 14 lying east of said Sunshine State Parkway; thence south  $89^{\circ}34'06''$  east, along said north property line, a distance of 425.59 feet to the west right-of-way line of S.W. Old Kansas Avenue (a 40.00 foot wide right-of-way); thence north  $00^{\circ}28'25''$  west, along said west right-of-way line, a distance of 568.55 feet to the southwesterly right-of-way line of S.W. Jack James drive (an 80.00-foot wide right-of-way); thence north  $45^{\circ}28'25''$  west, along said south right-of-way line, a distance of 49.50 feet; thence south  $89^{\circ}31'35''$  west, a distance of 39.11 feet to the beginning of a curve, concave northeasterly, said curve has a radius of 105.00 feet; thence northwesterly, along said curve through a central angle of  $68^{\circ}18'55''$ , an arc distance of 125.19 feet to a point of tangency; thence north  $22^{\circ}09'30''$  west, a distance of 26.82 feet to the beginning of a curve, concave southwesterly, said curve has a radius of 560.00 feet; thence northwesterly, along said curve through a central angle of  $18^{\circ}44'44''$ , an arc distance of 183.22 feet; thence north  $40^{\circ}54'14''$  west, a distance of 7.49 feet; thence leaving said southerly right-of-way line, south  $04^{\circ}05'46''$  west, along the northeasterly line of that easement recorded in official records book 1323, page 1848, of the public records of Martin County Florida (the "easement"), a distance of 42.40 feet; thence south  $49^{\circ}05'46''$  west, along said north line of the easement, a distance of 225.13 feet to the southwest corner of the property described in official records book 2607, page 273, Martin County public records; thence north  $40^{\circ}52'17''$  west, along the west line of said property described in official records book 2607, page 273, a distance of 218.00 feet to the south right-of-way line of said state road 76; thence south  $49^{\circ}05'46''$  west, along said south right-of-way line, a distance of 406.19 feet to the point of beginning.

Containing 502465.58 square feet, 11.54 acres, more or less.



**EXHIBIT "B"****LIST OF PROPERTY OWNERS WITHIN 500' OF SUBJECT PROPERTY**

8451 KANSAS LLC  
8985 SE BRIDGE RD  
HOBE SOUND FL 33455

NNA KANSAS WEST LLC  
8985 SE BRIDGE RD  
HOBE SOUND FL 33455

BELLSOUTH TELECOMMUNICATIONS LLC  
1010 PINE 9E L 01  
SAINT LOUIS MO 63101

OLD KANSAS AVE LLC  
1705 S OCEAN BLVD  
DELRAY BEACH FL 33483

BRUNER PARKS LLC  
611 SE PALM BEACH RD  
STUART FL 34994

OLD KANSAS SUPPLY LLC  
1534 SE ALLIANCE PL  
STUART FL 34997

FLORIDA GOLF CLUB LLC  
1380 SW KANNER HWY  
STUART FL 34997

OLD KANSAS SUPPLY LLC  
1534 SE ALLIANCE PL  
STUART FL 34997

GKC INTERNATIONAL INC  
689 SW BITTERN ST  
PALM CITY FL 34990

OLD KANSAS SUPPLY LLC  
1534 SE ALLIANCE PL  
STUART FL 34997

KANNER COMMERCE CENTER LLC  
1545 NW 27TH AVE  
POMPANO BEACH FL 33069

SAVANNAH ESTATES PROPERTY OWNERS ASS  
459 NW PRIMA VISTA BLVD  
PORT ST LUCIE FL 34983

KANNER COMMERCE CENTER LLC  
1545 NW 27TH AVE  
POMPANO BEACH FL 33069

STEVENSON INVESTMENTS LLC  
8100 SW JACK JAMES DR  
STUART FL 34997

MARTIN COUNTY  
2401 SE MONTEREY RD  
STUART FL 34996

STUART TRADE CENTER PROPERTY OWNERS  
801 E HALLANDALE BEACH BLVD  
HALLANDALE FL 33009

MASCHMEYER PROPERTIES-8123 INC  
1142 WATER TOWER RD  
WEST PALM BEACH FL 33403

SUNSHINE REAL ESTATE HOLDINGS LLLP  
1650 NW 87TH AVE  
DORAL FL 33172

NNA KANSAS LLC  
8985 SE BRIDGE RD  
HOBE SOUND FL 33455

**SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS**

*(month) (day), (2020)*

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

Subject and Location: **NNA Kansas West, LLC, Rezoning** (K048-002) Request to rezone approximately 11.54 acres of property from the PUD, Planned Unit Development and R-3A, Liberal Multi-Family District, to the LI Limited Industrial District, or the most appropriate zoning district. The subject site is located on the south east corner of the Florida Turnpike and SW Kanner Highway, the site also backs up to SW Old Kansas Avenue. Included is a request for a Certificate of Public Facilities Exemption.

Dear *(property owner)*:

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

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

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

Time and Date: **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, May 19, 2020

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

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

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the



subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business 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](http://www.martin.fl.us).

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

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Department Director, (e-mail: [nikkiv@martin.fl.us](mailto: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](http://www.martin.fl.us/accessibility-feedback).

Sincerely,

*(applicant's name)*

Attachment: Location Map

# Classifieds

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

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

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

## Your Source

## Public Notices

for the latest...

## Bids and Proposals

### CITY OF FORT PIERCE FORT PIERCE, FLORIDA

#### REQUEST FOR PROPOSALS NO. 2020-005

Sealed proposals will be received by the City of Fort Pierce, Fort Pierce, Florida, in the Purchasing Division, until: **3:00PM, MONDAY, MAY 11, 2020**

for furnishing:

#### **BANKING SERVICES**

in accordance with detailed specifications available upon request in the Purchasing Division, City Hall, 100 N. U.S. 1, Fort Pierce, Florida. Copies of the documents are available electronically from the Purchasing Division by e-mail request to [lhubbard@cityoffortpierce.com](mailto:lhubbard@cityoffortpierce.com), or on the web site of the City of Fort Pierce (<http://www.cityoffortpierce.com/187/PurchasingandDemandstar.com>).

The City of Fort Pierce encourages Minority/Women Business Enterprise participation.

CITY OF FORT PIERCE  
Latonya Hubbard,  
Purchasing Agent  
Pub April 21 & 28, 2020  
TCN4156016

## Notice To Creditors

IN THE CIRCUIT COURT OF THE: 197# JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION

FILE NO.  
432020CP000269CPAXMX

IN RE: ESTATE OF GORDON ROBERT PATERSON JR., Deceased

#### NOTICE OF ADMINISTRATION

The administration of the Estate of GORDON ROBERT PATERSON JR., deceased, File Number 432020CP000269CPAXMX is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is Probate Division, 100 SE Ocean Blvd STE 300, Stuart, FL 34994. The estate is intestate. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All interested persons on whom a copy of the Notice of Administration is served must file objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court by filing a petition or other pleading requesting relief with this Court in accordance with the Florida Probate Rules. WITHIN THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.2155 WATHIN THE TIME REQUIRED BY LAVV, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

ALL OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

Attorney for Personal Representative:  
/s/ DANA SETNOR METZGER, ESQ.  
Florida Bar No. 0864978  
1513 N.W. 178th Way  
Pembroke Pines, Florida 33029  
(954) 274-6024  
[dmetzger@setnormetzger.com](mailto:dmetzger@setnormetzger.com)

Personal Representative:  
PATRICIA BARBIERI  
12096 SW 143rd Lane  
Miami, FL 33186  
Pub: April 14, 21, 2020 TCN 4148779

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA PROBATE DIVISION  
File No. 562020CP000378

IN RE: ESTATE OF MARIJANE ELOISE BURCH  
A/K/A MARIJANE E. BURCH  
Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of Marijane Eloise Burch a/k/a Marijane E. Burch, deceased, whose date of death was March 1, 2020, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is P.O. Box 700, Fort Pierce, Florida 34954. The names and addresses of the personal representative and the per-

sonal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 14, 2020.

Attorney for Personal Representative:

Renée Marquis-Abrams  
Attorney for Personal Representative:  
Florida Bar Number: 0984220  
Neill Griffin Marquis, PLLC  
P. O. Box 1270,  
Fort Pierce, Florida 34954  
Telephone: (772) 464-8200  
Fax: (772) 464-2566  
E-Mail:  
[rmarquis@neillgriffin.com](mailto:rmarquis@neillgriffin.com)  
Secondary E-Mail:  
[sspee@neillgriffin.com](mailto:sspee@neillgriffin.com)  
Personal Representative:  
Jonathan M. Burch  
2616 Newport Drive  
Fort Pierce, Florida 34982

Publish: 04/14, 21, 2020  
TCN4147897

## Public Notices

### BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA \*\*\*\*\* NOTICE OF PUBLIC HEARINGS

Subject: Request by NNA Kansas West, LLC (K048-002) for a zoning district change from the current PUD-C, Commercial Planned Unit Development District and R-3A, Liberal Multi-Family District to LI, Limited Industrial District or the most appropriate zoning district for an approximate 11.54-acre parcel. Included in this application is a request for a Certificate of Public Facilities Exemption.

Location: The site is located on the south east corner of the Florida Turnpike and SW Kanner Highway, the site also fronts SW Old Kansas Avenue in Stuart.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, May 7, 2020

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**

Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, May 19 2020

Place: John F. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996

Persons interested in being heard on this matter who are unable to attend the LPA meeting may email written comments to [LPA-PublicComment@martin.fl.us](mailto:LPA-PublicComment@martin.fl.us). Please include the item number you'd like to comment on in the email subject line and your name in the body of the email. Comments received at this email address prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting. All public comments must comply with the Board's adopted Rules of Procedure.

Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than

three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 320-3131. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. 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](http://www.martin.fl.us). Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

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

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, Principal Planner, [pwalden@martin.fl.us](mailto:pwalden@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 17TH DAY OF APRIL, 2020.  
Pub: April 21, 2020  
TCN4146882

### BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA NOTICE OF PUBLIC HEARINGS

Subject: MC320 Major Final Site Plan (M226-001) MC320, LLC requests approval of a Major Final Site Plan for the development of a sand mining operation resulting in the construction of an approximate 33-acre lake on an approximate 174-acre parcel. Included is a request for a Certificate of Public Facilities Reservation.

Location: The site is located on the west side of SW Citrus Boulevard approximately three-quarters of a mile south of SW 96th Street in Palm City Farms.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**

Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, May 7, 2020

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**

Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, May 19, 2020

Place: John F. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996

Persons interested in being heard on this matter who are unable to attend the LPA meeting may email written comments to [LPA-PublicComment@martin.fl.us](mailto:LPA-PublicComment@martin.fl.us). Please include the item number you'd like to comment on in the email subject line and your name in the body of the email. Comments received at this email address prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting.

Persons interested in being heard on this matter who are unable to attend the BCC meeting may submit written comments through the website at <http://www.martin.fl.us/BCCPublicComment>. Comments submitted through the website that are received prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting. All public comments must comply with the Board's adopted Rules of

Procedure. Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 320-3131. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. 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](http://www.martin.fl.us). Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

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

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, Principal Planner, [pwalden@martin.fl.us](mailto:pwalden@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 17TH DAY OF APRIL 2020  
Publish: Stuart News  
Publish Date: April 21, 2020  
TCN4146800

### BEFORE THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA NOTICE OF PUBLIC HEARING

Subject: Showcase PUD Zoning Agreement and Master Site Plan (C140-006). Cove/Salerno Partners, LLC -- Request for a zoning district change from the current RE-1/2A Rural Estate District to the Planned Unit Development District (PUD) with a Certificate of Public Facilities Exemption, and a concurrent request for approval of the Showcase Planned Unit Development Agreement, Master Site Plan and Phasing Plan with Deferral of Public Facilities Reservation. The Showcase development, consisting of 88 townhome units and 79 detached single family units is on 47 acres.

Location: The project is located on an approximate 47-acre undeveloped parcel that fronts SE Salerno Road to the north and SE Cove Road to the south just east of SW Kanner Highway in Stuart.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**

Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, May 7, 2020

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**

Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, May 19, 2020

Place: John F. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996

Persons interested in being heard on this matter who are unable to attend the LPA meeting may email written comments to [LPA-PublicComment@martin.fl.us](mailto:LPA-PublicComment@martin.fl.us). Please include the item number you'd like to comment on in the email subject line and your name in the body of the email. Comments received at this email address prior to the conclusion of the public comment portion of the applicable matter will be read into

the record at the public meeting.

Persons interested in being heard on this matter who are unable to attend the BCC meeting may submit written comments through the website at <http://www.martin.fl.us/BCCPublicComment>. Comments submitted through the website that are received prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting. All public comments must comply with the Board's adopted Rules of Procedure.

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For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, Principal Planner, [pwalden@martin.fl.us](mailto:pwalden@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. THIS NOTICE DATED THIS 17TH DAY OF APRIL, 2020.  
Publish: Stuart News  
Publish Date: April 21, 2020  
TCN4146789

### Notice of Rule Development and of Public Workshop

The School Board of Martin County, Florida, gives notice of the development of policies, as shown below, and that it will hold a rule development workshop to which all persons are invited to participate in this meeting by watching the live-streamed meeting.

DATE and TIME: Tuesday, May 5, 2020 @ 3:00 PM.

PLACE: School Board meeting room, 500 East Ocean, Stuart, Florida 34994 (live-streamed).

PURPOSE: To explain the policies being developed and to respond to questions or comments.

Number	Title
5500	Student Conduct & 2019-2020 Code of Student Conduct
Authority:	F.S 784.081, 1006.07, 1006.13

A draft copy of the policies being developed may be obtained without cost at the office of the Superintendent, Laurie J. Gaylord, or on the district's website, [www.martin.schools.org](http://www.martin.schools.org).

Any person who decides to appeal a decision with respect to a matter considered at the workshop is hereby advised that, for such purpose, such person may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based.

As a result of the public health emergency that exists

in the State of Florida arising out of the coronavirus; and in light of the guidelines established by the Centers for Disease Control for the protection of all members of the community; and in order to continue to perform essential functions in a manner consistent with law and School Board policy; and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management – COVID -19 – Local Government Public Meetings);

The School Board of Martin County gives notice that it will hold a Workshop on Tuesday, May 5, 2020, starting at 3pm; using communication media technology. The members of the School Board may be present at 500 SE Ocean Boulevard, Stuart, FL 34994 in the School Board Meeting Room and/or participating by telephonic conference technology, and/or participating by other communication media technology. All persons are invited to participate in this meeting by watching the live-streamed meeting.

The public meeting access point is available following CDC guidelines at 500 SE Ocean Boulevard, Stuart, FL 34994. The public may offer public comments by appearing in person. Such persons will be placed in areas outside the meeting room and invited into the meeting room at the appropriate time, while maintaining the CDC requirements of social distancing, which is currently defined as not more than 10 individuals in a space and maintaining a distance of at least 6-feet between each individual. The public may also offer public comments by emailing comments to the following email address: [mcspdbliccomment@martinschools.org](mailto:mcspdbliccomment@martinschools.org). All emails must contain the name of the submitted. All emails received by 12:00p.m. on May 5, 2020, will be provided to all School Board members prior to the meeting and will be appended to the meeting minutes. The public is advised this email address will be used solely for obtaining public comments for the Board Meeting and should not be used for other purposes or questions.

Anyone who needs a special accommodation to participate in this meeting may contact the Office of the Superintendent at 772-219-1200 ext. 30222 at least 48 hours before the meeting. The agenda can be accessed on the Internet at <http://www.martinschools.org>. By Mrs. Laurie J. Gaylord, Superintendent of Schools  
Pub April 21, 2020  
TCN4156443

### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JOHNATHAN JAMAL BRADLEY located at P.O. Box 244, in the County of St. Lucie, City of Fort Pierce, Florida 34950 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Fort Pierce, Florida, this 17th day of April, 2020.

Bradley, Johnathan Jamal  
Pub: April 21, 2020 TCN 4158164

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Band Together Shirts Inc. located at 3283 SE Pinto Street, in the County of St. Lucie, City of Port St. Lucie, Florida 34984 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Port St. Lucie, Florida, this 17th day of April, 2020.

Band Together Shirts Inc  
Pub April 21, 2020  
TCN4158333

## Need Help

## Finance

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## Business Opportunity

Liquor Licenses-Martin, St. Lucie, Palm Beach counties. Favorable financing available! No transfer fees, Bar, restaurant or liquor store! Payments begin in Oct. 561-777-4735

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