


PH-2
PHQJ-1

AFFIDAVIT OF MAILING

Tyson Waters, Esq., being first duly sworn, deposes and says:

1. Steven M. Martinez and Nicholas Martinez, Jr., are the owners of the property described on Exhibit "A" attached to this Affidavit and made a part hereof, which property is subject to the land use amendment application CPA Application # 20-02 (Martinez Cove Road).
2. Notice was sent to all property owners located within 1000 feet of the Property on October 9, 2020, for the Martin County Board of County Commissioners meeting on October 27, 2020. A copy of the notice is attached hereto and made a part hereof.
3. A list of the property owners and their addresses is on file with the Martin County Growth Management Department and is also attached hereto.



Tyson Waters, Esq., Partner
Fox McCluskey Bush Robison, PLLC
3461 SE Willoughby Boulevard
Stuart, Florida 34994

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 10/27/2020
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By NR D.C.

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Affidavit was signed and acknowledged before me, the undersigned Notary Public, by means of ☒ physical presence or ☐ online notarization this 26 day of October 2020, by Tyson Waters, who ☒ is personally known to me or, who ☐ has produced _____ as identification, and who swore an oath in advance of signing the Affidavit that the facts contained therein were true and correct.



Notary Public

Print Name:

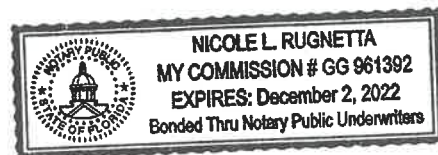


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 8, WA-CO FIELD PLACE, according to the plat thereof as recorded in Plat Book 5, Page 62, Public Records of Palm Beach (now Martin) County, Florida; Less and except the following: Known as the Southerly portion of Lot 8, WA-CO Field Place, as recorded in Plat Book 5, Page 62, Public Records of Palm Beach (now Martin) County, Florida and being more particularly described as follows: Beginning at the Southwest corner of said Lot 8, thence North 8°18'31" West along the West line of said Lot 8, a distance of 626.67 feet to a point; thence North 89°40'23" East, a distance of 186.61 feet to a point on the East line of said Lot 8; thence South 0°19'53" East along said East line, a distance of 545.30 feet to a point on the South line of said Lot 8; thence South 66°08'23" West along said South line, a distance of 203.80 feet to the Point and Place of Beginning.

Parcel Identification Number: 34-38-41-001-000-00080-5



ANTHONY D. GEORGE, JR.

MICHAEL J. McCLUSKEY
Board Certified Business Litigation (2008-2019)
RAYMOND G. ROBISON
LL.M. - Master of Laws in Taxation
J. HENRY CARTWRIGHT
Board Certified Condominium and
Planned Development Lawyer
ADAM G. SCHWARTZ
TYSON J. WATERS
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DOROTHY ANN A. DLUGOLECKI
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LL.M. - Master of Laws in Taxation

Of Counsel:
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Board Certified Business Litigation Lawyer
Board Certified Condominium
& Planned Development Lawyer
M. LANNING FOX
Board Certified Real Estate Lawyer
ROBERT A. GOLDMAN

RE: Notice of public hearing regarding Application # CPA 20-02 (Martinez Cove Rd.): an application submitted by Nicholas Martinez, Jr., and Steven M. Martinez to change the Future Land Use and Zoning of a parcel of land.

Dear Property Owner:

As the owner of property within 1,000 feet of the property shown on the attached location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: Rural Density Residential (up to 1 unit per 2 acres)

TO: Residential Estate Density (up to 2 units per acre)

And to change the zoning designation:

FROM: A-1

TO: RE ½ A

The date, time and place of the scheduled hearing is:

MEETING: Martin County Board of County Commissioners
DATE: October 27, 2020
TIME: 9:00 a.m. or as soon thereafter as the item may be heard
PLACE: John F. and Rita M. Armstrong Wing of the Blake Library
2351 SE Monterey Road
Stuart, Florida 34996

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

Accessibility arrangements. Persons with disabilities who need an accommodation in order to participate in this proceeding 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. Persons using a TTY device, please call 711 Florida Relay Services.

Record for appeals. If any person decides to appeal any decisions made with respect to any matter considered at the meetings or hearings of any board, committee, commission, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to 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.

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

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. Written comments will be included as part of the public record of the application.

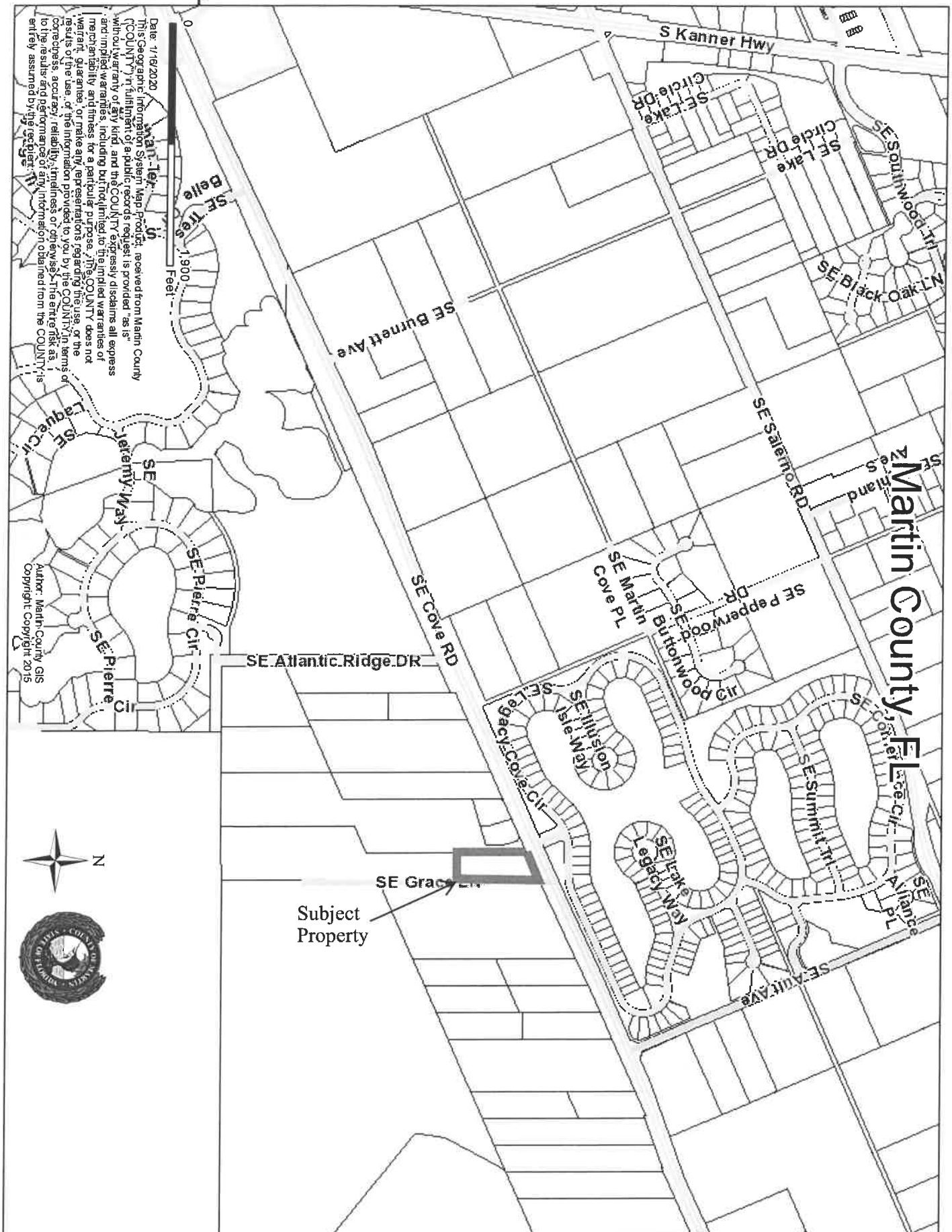
Submit written comments to: Paul Schilling, Director
Growth Management Department
2401 S.E. Monterey Road
Stuart, Florida 34996

To view the staff reports, please visit the County's website at:
<https://www.martin.fl.us/CompPlanningStaffReports>

For more information, contact Maria Jose, M.S., Planner, Growth Management Department at (772) 288-5495 or via e-mail: mjose@martin.fl.us.

Attachment: Location Map

Location Map



| | | |
|--|--|---|
| AAL-MAGEE LYN MMAGEE DAVID B 1672 SE LAKE LEGACY WAY STUART FL 34997 | BEAM, ROBERT F & MATILDE L 1670 SE LAKE LEGACY WAY STUART FL 34997 | COVE ISLE COMMUNITY ASSOCIATION INC 759 SW FEDERAL HWY #316 STUART FL 34994 |
| ADAMS MARK B & ALICIA M 1258 SE ILLUSION ISLE WAY STUART FL 34997 | BERTHA LILLIAN ARES LIVING TRUST PO BOX 1269 PORT SALERNO FL 34992 | COVE ISLE COMMUNITY ASSOCIATION INC 759 SW FEDERAL HWY #316 STUART FL 34994 |
| ARES JAMES H & LISA RAE 1720 SE COVE RD STUART FL 34997 | BERTHA LILLIAN ARES LIVING TRUST PO BOX 1269 PORT SALERNO FL 34992 | DALEY CHAD E 1664 SE LAKE LEGACY WAY STUART FL 34997 |
| BAILEY FAMILY REVOCABLE TRUST 1681 SE LAKE LEGACY WAY STUART FL 34997 | BERTHA LILLIAN ARES LIVING TRUST PO BOX 1269 PORT SALERNO FL 34992 | FERRANTE, RAFFAELE & ANNITA 6901 APPALOOSA TRL FORT LAUDERDALE FL 33330 |
| BALDWIN JOHN P & MARGARET D 1459 SE LEGACY COVE CIRCLE STUART FL 34997 | BISBANO, LEONA D 1461 SE LEGACY COVE CIR STUART FL 34997 | FRANCELLO JOSEPH J & CHRISTINE E 1686 SE LAKE LEGACY WAY STUART FL 34997 |
| BANKS LIVING TRUST 1260 SE ILLUSION ISLE WAY STUART FL 34997 | BOBB ALEXANDER ALANBOBB HERBERA LING 1467 SE LEGACY COVE CIR STUART FL 34997 | FRANTANTONI MICHAEL & KIMBERLY 1674 SE LAKE LEGACY WAY STUART FL 34997 |
| BARBARA ANNE RINE TRUST 1671 SE LAKE LEGACY WAY STUART FL 34997 | BODNARCHUK, GERALD & GERALDINE 1457 LEGACY COVE CIR STUART FL 34994 | FREIHOFFER DENISE J 1683 SE LEGACY LAKE WAY STUART FL 34997 |
| BARBER PETER J 3417 SE JAMAICA LN STUART FL 34997 | BONILLA, DAGOBERTO & FLOR M 1675 SE LAKE LEGACY WAY STUART FL 34997 | GOODLUNIS VINCENT WGOODLUNIS ELIZABETH H 1259 SE ILLUSION ISLE WAY STUART FL 34997 |
| BARUCH TARAMARIEBARUCH MARK ARTHUR 1475 SE LEGACY COVE CIR STUART FL 34997 | BROWN, ROGER F & SANDRA C 1445 SE LEGACY COVE CIR STUART FL 34997 | GRAMMER FAY M 1483 SE LEGACY COVE CIR STUART FL 34997 |
| BATES, OTTO ARTHUR & RACHELLE R 1441 SE LEGACY COVE CIR STUART FL 34997 | CHASE JAMES A 1485 SE LEGACY COVE CIR STUART FL 34997 | GRUNER MILDRED 1415 SE LEGACY COVE CIR STUART FL 34997 |

INIGUEZ CARLOS I
2054 VISTA PKY STE 400
WEST PALM BEACH FL 33411

MARTINEZ STEVEN MMARTINEZ NICHOLAS
JR
1500 SE COVE RD
STUART FL 34997

PIERCE MARY ANN TR
1268 SE ILLUSION ISLE WAY
STUART FL 34997

JAMES SETHJAMES DENISE
1493 SE LEGACY COVE CIR
STUART FL 34997

MATTHEW E MEYER INTERVIVOS DECLARATI
1254 SE ILLUSION ISLE WAY
STUART FL 34997

POTAWSKY MELISSA
1463 SE LEGACY COVE CIR
STUART FL 34997

JOHNSON RICHARD D & KIMBERLY A
1471 LEGACY COVE CIR
STUART FL 34997

MCNALLY TIMOTHY P & JESSICA F
1473 SE LEGACY COVE CIR
STUART FL 34997

PYPER WILLIAM & DONNA
1435 SE LEGACY COVE CIR
STUART FL 34997

JUDITH B LAVOIE REVOCABLE TRUSTANDRE
G LAVOIE REVOCABLE TRUST
1433 SE LEGACY COVE CIR
STUART FL 34997

MITCHELL JOAN A
1668 SE LAKE LEGACY WAY
STUART FL 34997

RAMOS OSIRIS
5945 SE GENERAL LEE TERR
STUART FL 34997

KALLMAN ROBERT MKALLMAN CHERYL L
1455 SE LEGACY COVE CIR
STUART FL 34997

MONTANARO FAMILY REVOCABLE TRUST
1673 SE LAKE LEGACY WAY
STUART FL 34997

REISS PAUL F L/EREISS DOLORES J L/E
1465 SE LEGACY COVE CIR
STUART FL 34997

KINSEY, DAVID C
1447 SE LEGACY COVE CIR
STUART FL 34997

MURPHY BRENDANMURPHY ELIZABETH
1489 SE LEGACY COVE CIR
STUART FL 34997

RIORDAN LORI J
1487 SE LEGACY COVE CIR
STUART FL 34997

KOESSICK MAXIMILIAN & CASSANDREA
1453 SE LEGACY COVE CIR
STUART FL 34997

NEWBY ERLINDA
1676 SE LAKE LEGACY WAY
STUART FL 34997

RIZZUTO FAMILY TRUST
8198 SE WOODLAKE LN
HOBE SOUND FL 33455

LEGGIO JOSEPHLEGGIO ANGELA
1740 SE COVE RD
STUART FL 34997

OROURKE VINCENT JROROURKE CHRISTINE
1413 SE LEGACY COVE CIR
STUART FL 34997

ROBB TRACY CROBB THOMAS T
1257 SE ILLUSION ISLE WAY
STUART FL 34997

LINMAN, VICKI L
1262 SE ILLUSION ISLE WAY
STUART FL 34997

PARENT JODI M
1477 SE LEGACY COVE CIR
STUART FL 34997

ROBERT L CRUMP JR REVOCABLE TRUST
1380 SE COVE RD
STUART FL 34997

MADER BRETTMADER CYNTHIA
1417 SE LEGACY COVE CIR
STUART FL 34997

PHAM TUAN DDUONG HUONG H
1425 SE LEGACY COVE CIR
STUART FL 34997

ROBINSON, GLENN T & STEPHANIE GILL
1679 SE LAKE LEGACY WAY
STUART FL 34997

ROTHMAN DAVIDROTHMAN MARILYN
1252 SE ILLUSION ISLE WAY
STUART FL 34997

SHEETZ DONALD J & JUNE M
1669 SE LAKE LEGACY WAY
STUART FL 34997

THOMAS DENA MFEINBERG SCOTT
1449 SE LEGACY COVE CIR
STUART FL 34997

RUSSO GIORGIO & ANNUNZIATA
489 S HORIZON WAY
NESHANIC STATION NJ 08853

SHINGLEDECKER, PAUL S
1680 SE COVE RD
STUART FL 34997

TLH 82 DOT LLC
2240 W WOOLBRIGHT RD
BOYNTON BEACH FL 33426

SAMARITAN HOUSE FOR BOYS INC
1490 SE COVE RD
STUART FL 34997-7504

SIMONS, DONALD L & KATHLEEN L
1688 SE LAKE LEGACY WAY
STUART FL 34997

TLH 82 DOT LLC
2240 W WOOLBRIGHT RD
BOYNTON BEACH FL 33426

SAVELLI JUAN B & TERRY LSAVELLI
RICARDO A
3776 MAPLE GROVE CT
PORT ORANGE FL 32129

SIMPSON DIANE P
1256 SE ILLUSION ISLE WAY
STUART FL 34997

TREASURE COAST CLASSICAL ACADEMY INC
15275 COLLIER BLVD #201-299
NAPLES FL 34119

SCHMITZ LIVING TRUST
1264 SE ILLUSION ISLE WAY
STUART FL 34997

SMITH PATRICIA L
1427 SE LEGACY COVE CIR
STUART FL 34997

TREASURE COAST CLASSICAL ACADEMY INC
15275 COLLIER BLVD #201-299
NAPLES FL 34119

SCOTT JACQUELINE
1677 SE LAKE LEGACY WAY
STUART FL 34997

SOREL JOHN D & BARBARA A
1680 SE LAKE LEGACY WAY
STUART FL 34997

TRYBUL THEODORE & ANGELA G
1265 SE ILLUSION ISLE WAY
STUART FL 34997

SECHRIST, MARK & REBECCA
1250 SE ILLUSION ISLE WAY
STUART FL 34997

STELLATO JOSEPH & DANIELLE
1267 SE ILLUSION ISLE WAY
STUART FL 34997

VALENTINA V VAKANI IRREVOCABLE
TRUSTVIVIANA V VAKANI IRREVOCABLE
TRUST
17 S RIVER RD
STUART FL 34996

SERRAO, JOHN A JR & JULIE J
1666 SE LAKE LEGACY WAY
STUART FL 34997

SYNOWSKI DANIEL JASONSYNOWSKI
THERESA
1263 SE ILLUSION ISLE WAY
STUART FL 34997

VIRBUKAS, ALBERT & CONSTANCE
13 W 9TH RD
BROAD CHANNEL NY 11693-1111

SHAHOOD GREGORY A & MICHELLE S
1419 SE LEGACY COVE CIR
STUART FL 34997

TERRY AND ANNA MCERLEAN REVOCABLE TR
1439 SE LEGACY COVE CIR
STUART FL 34997

VITI KEITHVITI APRIL
1469 SE LEGACY COVE CIR
STUART FL 34997

SHATKUN, BENJAMINBAROUH, RAQUEL
1443 SE LEGACY COVE CIR
STUART FL 34997

TERRY W & MARION L GARRETT REVOCABLE
1431 SE LEGACY COVE CIR
STUART FL 34997

WARFIELD BRADLEYWARFIELD ASHLEY
1451 SE LEGACY COVE CIR
STUART FL 34997

WATHEN, WILLIAM KIRK & JANET C
1678 SE LAKE LEGACY WAY
STUART FL 34997

WHEELER KEREN BWHEELER JERRY C
1390 SE COVE RD
STUART FL 34997

WILCOXEN STEVEN JWILCOXEN RACHEL A
1437 SE LEGACY COVE CIR
STUART FL 34997

WILDE LISA R & LEON P
5755 SW BALD EAGLE DR
PALM CITY FL 34990

YAZCARA C BRADLEY 2007 REVOCABLE TRU
1261 SE ILLUSION ISLE WAY
STUART FL 34997

ZEDOWSKI JOHN R
1682 SE LAKE LEGACY WAY
STUART FL 34997