

**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:** Zoning Change



**Name or Title of Proposed Project:** Trinidad and 3 Bagels Rezoning

### Brief Project Description:

This application is for a mandatory rezoning of the property described and set forth in this application. The subject property has a future land use of Agricultural Ranchette and a zoning classification of A-2, which is a Category "C" zoning district. The A-2 zoning district is not compatible with the Agricultural Ranchette future land use. The applicant is requesting to rezone the property to AR-5A.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 2/17/2022

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: N/A

Previous Project Name if applicable: N/A

## Parcel Control Number(s)

47-38-41-000-000-00040-7

## B. PROPERTY OWNER INFORMATION

**Owner (Name or Company):** Trinidad and 3 Bagels, LLC

Company Representative: Karina Fitz

Address: 6155 SW Leighton Farm Avenue

City: Palm City, State: FL Zip: 34990

Phone: \_\_\_\_\_ Email: kjfitz1@mac.com

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Trinidad and 3 Bagels, LLC

Company Representative: Karina Fitz

Address: 6155 SW Leighton Farm Avenue

City: Palm City, State: FL Zip: 34990

Phone: \_\_\_\_\_ Email: 34990

**Agent (Name or Company):** Fox McCluskey Bush Robison, PLLC

Company Representative: Tyson Waters, Esq.

Address: 3461 SE Willoughby Blvd.

City: Stuart, State: FL Zip: 34990

Phone: 772-287-4444 Email: twaters@foxmccluskey.com

**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):** Fox McCluskey Bush Robison, PLLC

Company Representative: Tyson Waters, Esq.

Address: 3461 SE Willoughby Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-287-4444 Email: twaters@foxmccluskey.com

**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 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

☐

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

E. APPLICANT or AGENT CERTIFICATION

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

[Signature]  
Applicant Signature

4/18/22  
Date

Karina Fitz  
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 18<sup>th</sup> day of APRIL, 20 22, by KARINA FITZ.

He or She    is personally known to me or ✓ has produced FLA. Driver License as identification.

[Signature]  
Notary Public Signature

Tyson Waters  
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, Tyson Waters, attest that the electronic version included for the project Trinidad and 3 Bagels, LLC Mandatory Rezoning 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.

[Signature]  
Applicant Signature

4/22/2022  
Date

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 20 22, by TYSON WATERS.

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

[Signature]  
Notary Public Signature

CHRISTINA M. PRIETO  
Printed name

STATE OF: FLORIDA at-large



Christina M. Prieto  
Notary Public  
State of Florida  
Comm# HH062710  
Expires 11/11/2024

## **NARRATIVE**

This is an application for a mandatory rezoning of the property located at 6155 SW Leighton Farms Avenue, Palm City, Florida. The current land use is Agricultural Ranchette and the current zoning designation is A-2. The A-2 zoning district is a "Category 'C'" zoning district and is not compatible with the Agricultural Ranchette land use designation. As such, a mandatory rezoning is required for any development on the property. The Applicant is requesting to rezone the property to AR-5, which is the appropriate zoning designation for the subject property.



**LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, for and on behalf of Trinidad and 3 Bagels, LLC, a Florida limited liability company, do by these presents hereby make, constitute and appoint Tyson Waters, Esquire, and Fox McCluskey Bush Robison, PLLC, as its attorneys-in-fact to represent it and to execute, acknowledge, and deliver in its name applications, documents and instruments, as its attorneys-in-fact may deem proper, as well as represent it at any hearings and meetings, that may be required to obtain a rezoning, and other applicable approvals, from Martin County for the following described real property:

**See Exhibit "A" attached hereto and made a part hereof.**

IN WITNESS WHEREOF, we have set our hands and seal this 18<sup>th</sup> day of April, 2022.

Signed, Sealed and delivered

In the presence of:

TRINIDAD AND 3 BAGELS, LLC

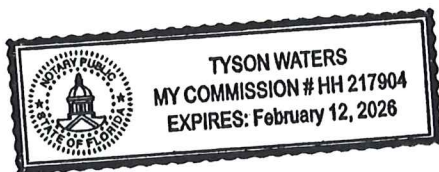
Carolyn A. Brinskelle  
Print Name: Carolyn A. Brinskelle  
Witness

Karina Fitz  
Print Name: Karina Fitz  
Its: Manager

Tyson Waters  
Print Name: TYSON WATERS  
Witness

STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18<sup>th</sup> day of April, 2022, by Karina Fitz, as Manager of Trinidad and 3 Bagels, LLC, a Florida limited liability company, on behalf of said entity, who is personally known to me or has produced Florida Driver's License as identification.



Tyson Waters  
Signature of Notary Public  
TYSON WATERS  
Print, type or stamp commissioned  
Name of Notary Public  
My Commission expires:

**Exhibit "A"**  
**Legal Description**

Commence at the Northeast corner of Lot 12 of the Commissioner's Subdivision of the Miles or Hanson Grant, according to the Plat thereof filed December 30, 1901, recorded in Plat Book 8, Page 59, Dade (now Martin) County, Florida public records; thence run South 24 degrees 15'52" East, along the East line of said Lot 12 and the Westerly right of way of that Road right of way 60 feet in width, as per the Plat of the Commissioner's Subdivision of the Miles or Hanson Grant, a distance of 4120.74 feet to the Point of Beginning; thence continue South 24 degrees 15'52" East, along said East line of Lot 12 and Westerly right of way, a distance of 851.31 feet; thence run South 65 degrees 54'26" West, a distance of 1135.01 feet to a point on the Easterly right of way of that Road right of way 66 feet in width, as recorded in Deed Book 94, Page 816; Deed Book 96, Page 143, and Official Records Book 59, Page 29, Public Records of Martin County, Florida; thence run North 24 degrees 15'52" West, along said Easterly right of way, a distance of 1011.35 feet; thence run North 65 degrees 54'33" East, a distance of 284.91 feet; thence run North 73 degrees 30'18" East, a distance of 453.98 feet; thence run North 79 degrees 55'29" East, a distance of 412.87 feet to the Point of Beginning. Said land lying and being in Martin County, Florida.

Parcel Identification Number: 47-38-41-000-000-00040-7

Acreage: 25.0300, more or less





INSTR # 2460379 OR BK 2723 PG 957 RECD 06/11/2014 08:30:36 AM  
(2 Pgs)  
CAROLYN TIMMANN MARTIN COUNTY CLERK  
DEED DOC \$5,775.00, MTG DOC \$0.00, INTANGIBLE \$0.00

**Prepared by and return to:**

Terence P. McCarthy, Esq.  
McCarthy, Summers, Bobko, Wood,  
Norman, Bass & Melby, P.A.

2400 SE Federal Highway, 4<sup>th</sup> Floor  
Stuart, Florida 34994  
772-286-1700

File Number: 12738-01

Parcel Identification No.: 47-38-41-000-000-00040-7

Will Call No.: 50

(space above this line for recording data)

## Warranty Deed

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

**THIS WARRANTY DEED**, made this 10<sup>th</sup> day of June, 2014, by Cypress Trust Company, as Trustee, a Florida corporation, whose post office address is 251 Royal Palm Way #500, Palm Beach, FL 33480 ("Grantor"), to Trinidad and 3 Bagels, LLC, a Florida limited liability company, whose post office address is 12441 Ridge Road, North Palm Beach, FL 33408 ("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, Florida, to-wit:

Commence at the Northeast corner of Lot 12 of the Commissioner's Subdivision of the Miles or Hanson Grant, according to the Plat thereof filed December 30, 1901, recorded in Plat Book B, Page 59, Dade (now Martin) County, Florida public records; thence run South 24 degrees 15' 52" East, along the East line of said Lot 12 and the Westerly right of way of that Road right of way 60 feet in width, as per the Plat of the Commissioner's Subdivision of the Miles or Hanson Grant, a distance of 4120.74 feet to the Point of Beginning; thence continue South 24 degrees 15' 52" East, along said East line of Lot 12 and Westerly right of way, a distance of 851.31 feet; thence run South 65 degrees 54' 26" West, a distance of 1135.01 feet to a point on the Easterly right of way of that Road right of way 66 feet in width, as recorded in Deed Book 94, Page 816; Deed Book 96, Page 143, and Official Records Book 59, Page 29, Public Records of Martin County, Florida; thence run North 24 degrees 15' 52" West, along said Easterly right of way, a distance of 1011.35 feet; thence run North 65 degrees 54' 33" East, a distance of 284.91 feet; thence run North 73 degrees 30' 18" East, a distance of 453.98 feet; thence run North 79 degrees 55' 29" East, a distance of 412.87 feet to the Point of Beginning. Said land lying and being in Martin County, Florida.

Subject to taxes for 2014, 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:

Donna Pfister

Witness printed name: Donna Pfister

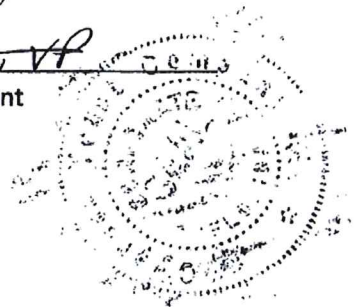
Samie M. Reid

Witness printed name: Samie M. Reid

Cypress Trust Company, as Trustee, a Florida corporation

By: Roxanne Ertle

Roxanne Ertle, Vice President



State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 2014, by Roxanne Ertle as Vice President of Cypress Trust Company, as Trustee, a Florida corporation on behalf of the company. Who {is} personally known or {X} has/have produced a driver's license as identification.

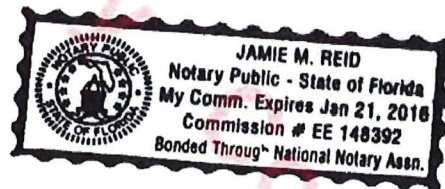
{Notary Seal}

Jamie M. Reid

Notary Public

Printed Name: Jamie M. Reid

My Commission Expires: 01/21/2016



**CERTIFICATE OF NO-TRANSFER**

To the best of my knowledge and belief and a search of those public records available on the Martin County Clerk of Court's website, there have been no transfers of the property owned by Trinidad and 3 Bagels LLC, having a Parcel Identification Number of 47-38-41-000-000-00040-7, which is the subject of the proposed rezoning application, since that certain deed from Cypress Trust Company, as Trustee, a Florida corporation, to Trinidad and 3 Bagels, LLC a Florida limited liability company, dated June 10, 2014 and recorded on June 11, 2014, in Official Records Book 2723, Page 957, of the Public Records of Martin County, Florida.

DATED this 22<sup>nd</sup> day of April, 2022.



\_\_\_\_\_  
Tyson J. Waters, Esq.  
Attorney for Applicant

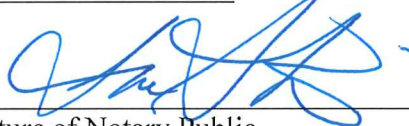
STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of April, 2022, by Tyson Waters, who is personally known to me or has produced \_\_\_\_\_ as identification.

[SEAL]



Christina M. Prieto  
Notary Public  
State of Florida  
Comm# HH062710  
Expires 11/11/2024



\_\_\_\_\_  
Signature of Notary Public

CHRISTINA M. PRIETO

Print, type or stamp commissioned

Name of Notary Public

My Commission expires:

## **Legal Description**

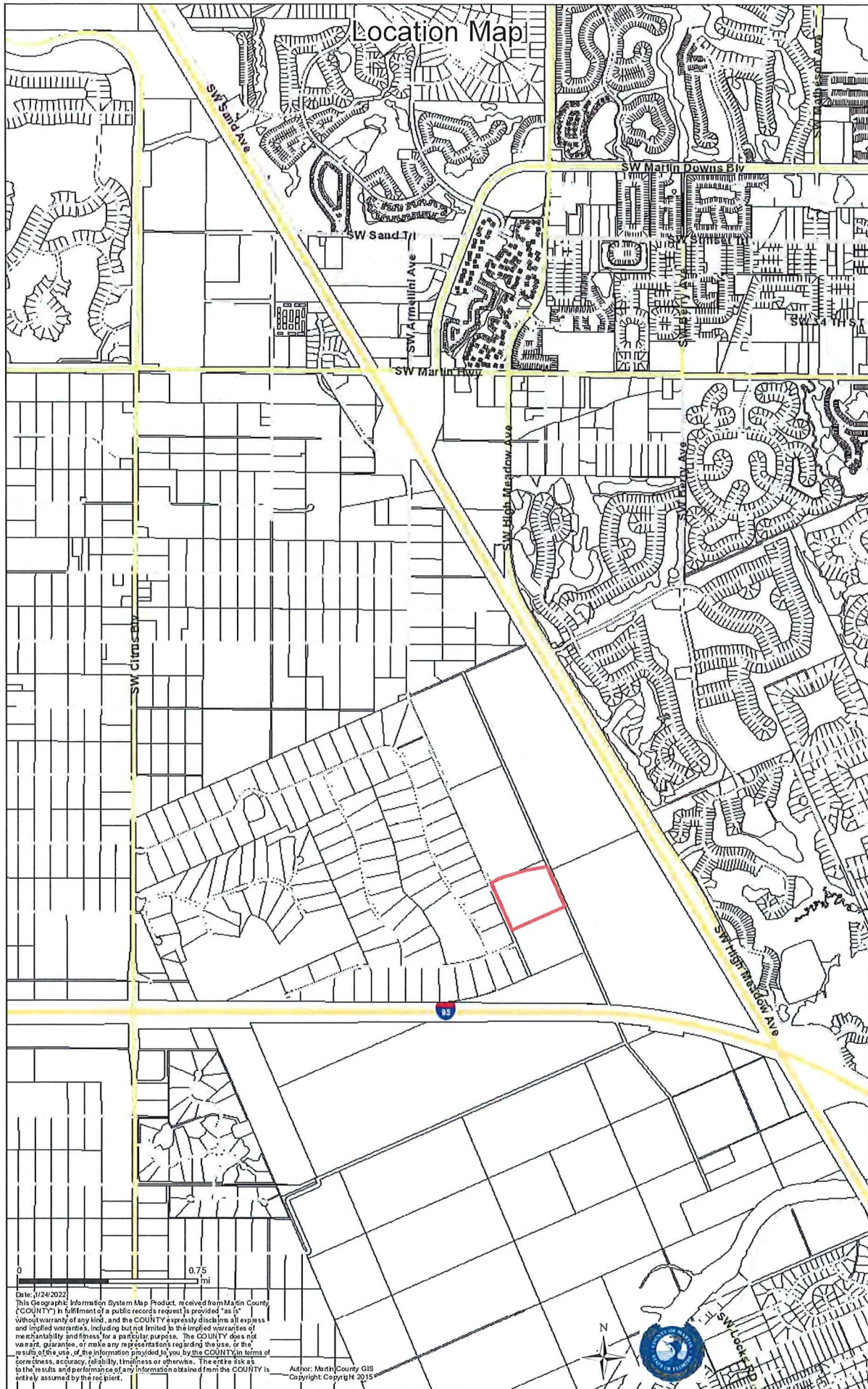
Commence at the Northeast corner of Lot 12 of the Commissioner's Subdivision of the Miles or Hanson Grant, according to the Plat thereof filed December 30, 1901, recorded in Plat Book 8, Page 59, Dade (now Martin) County, Florida public records; thence run South 24 degrees 15'52" East, along the East line of said Lot 12 and the Westerly right of way of that Road right of way 60 feet in width, as per the Plat of the Commissioner's Subdivision of the Miles or Hanson Grant, a distance of 4120.74 feet to the Point of Beginning; thence continue South 24 degrees 15'52" East, along said East line of Lot 12 and Westerly right of way, a distance of 851.31 feet; thence run South 65 degrees 54'26" West, a distance of 1135.01 feet to a point on the Easterly right of way of that Road right of way 66 feet in width, as recorded in Deed Book 94, Page 816; Deed Book 96, Page 143, and Official Records Book 59, Page 29, Public Records of Martin County, Florida; thence run North 24 degrees 15'52" West, along said Easterly right of way, a distance of 1011.35 feet; thence run North 65 degrees 54'33" East, a distance of 284.91 feet; thence run North 73 degrees 30'18" East, a distance of 453.98 feet; thence run North 79 degrees 55'29" East, a distance of 412.87 feet to the Point of Beginning. Said land lying and being in Martin County, Florida.

Parcel Identification Number: 47-38-41-000-000-00040-7

Acreage: 25.0300, more or less



# Location Map



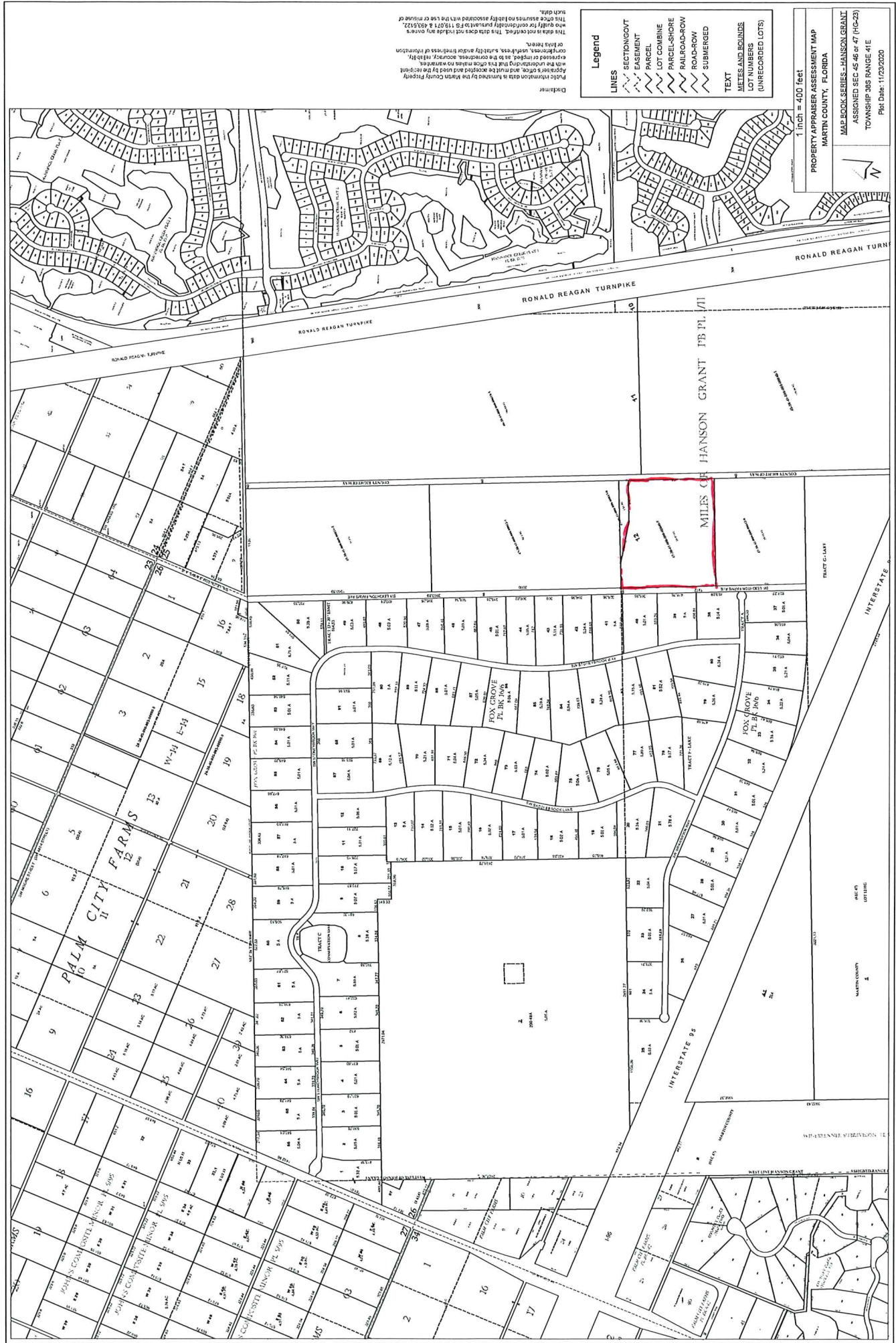
Date: 1/24/2022  
This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
Copyright: Copyright 2015









**Legend**

**Lines**

- SECTION/GOVT
- EASEMENT
- PARCEL
- LOT COMBINE
- PARCEL-SHORE
- RAILROAD-ROW
- ROAD-ROW
- SUBMERGED

**Text**

- METES AND BOUNDS
- LOT NUMBERS
- (UNRECORDED LOTS)

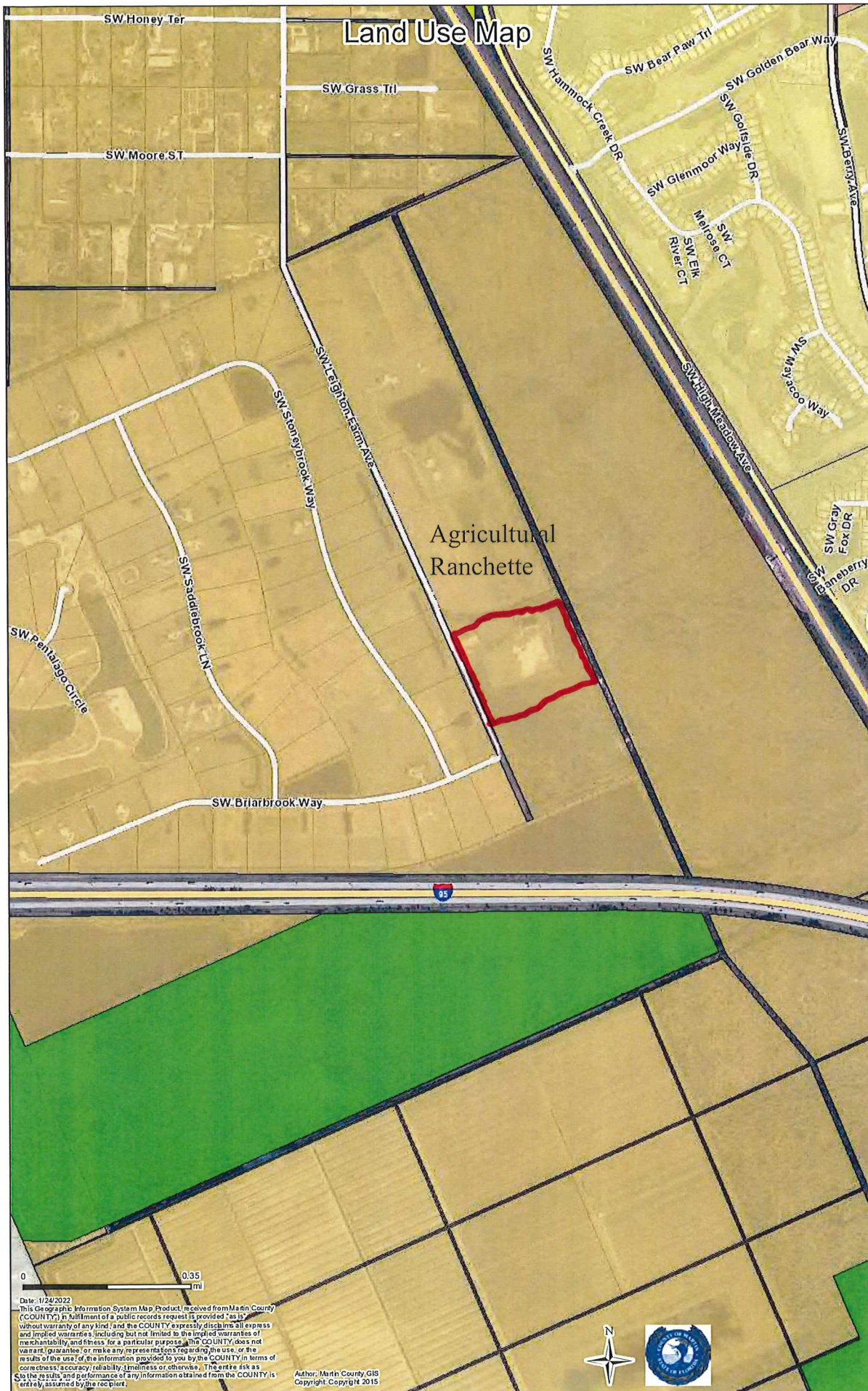
1 inch = 400 feet

PROPERTY APPRAISER ASSESSMENT MAP  
MARTIN COUNTY, FLORIDA

MAP BOOK SERIES - HANSON GRANT  
ASSIGNED SEC 45 46 47 (PG-23)  
TOWNSHIP 28S RANGE 41E  
PG. Date: 11/23/2020

This data is not intended to be used for any purpose other than the purpose for which it was prepared. The data is not intended to be used for any purpose other than the purpose for which it was prepared. The data is not intended to be used for any purpose other than the purpose for which it was prepared.





# Land Use Map

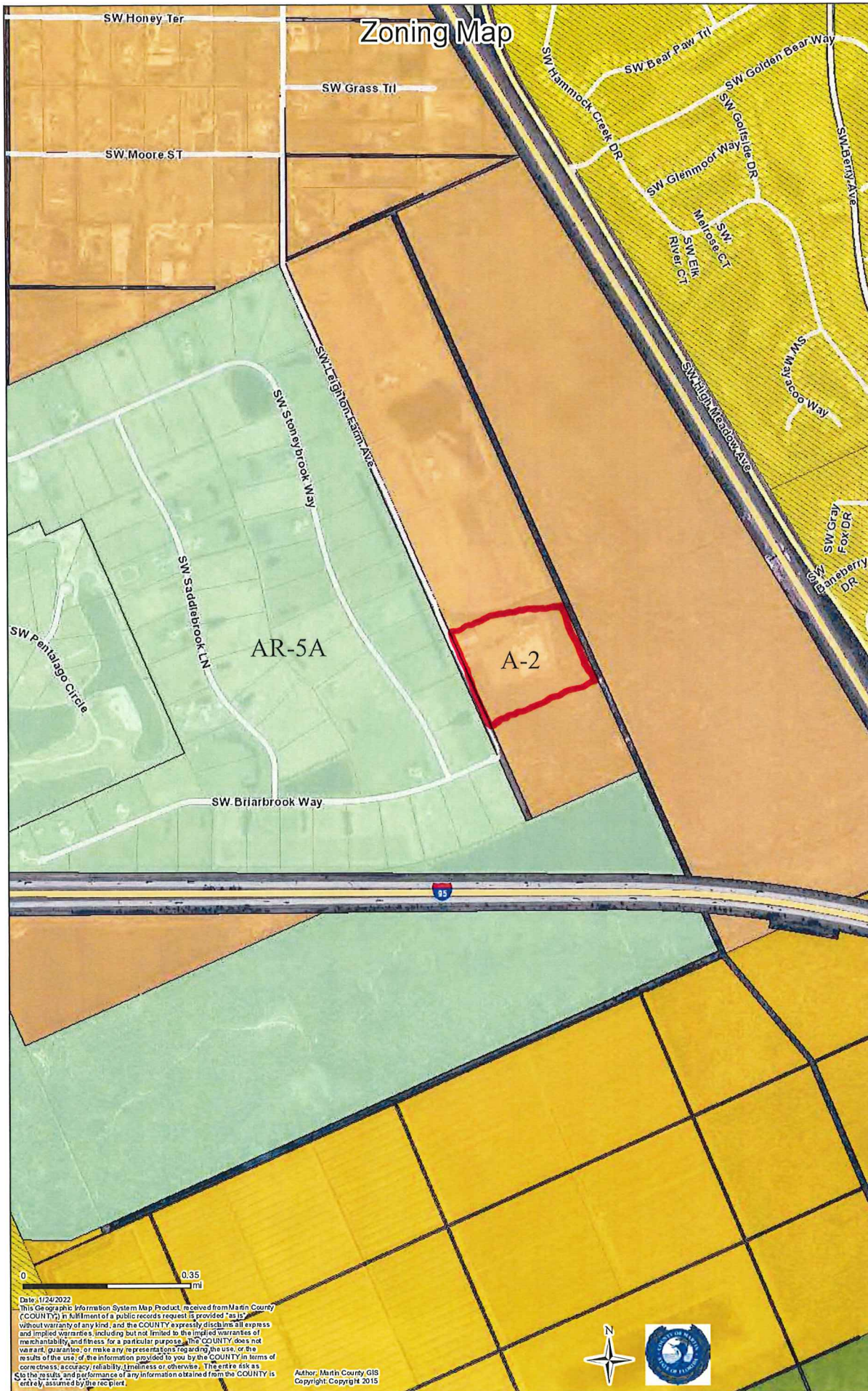
Agricultural  
Ranchette

Date: 1/24/2022  
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Author: Martin County GIS  
Copyright: Copyright 2015



# Zoning Map







## School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

**Date:** April 11, 2022  
**Parcel ID#:** 47-38-41-000-00040-7  
**Project Name:** Trinidad and 3 Bagels Rezoning  
**Former Project Name:** N/A  
**Owner/Developer:** Trinidad and 3 Bagels, LLC  
**Contact Name/Number:** Karina Fitz -  
**Total Project Acreage:** 25.03 acres  
**Year 1 of the Build-Out:** 2022

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached											
Multi-family											
Apartment											
Townhouse											
Other	1	1									

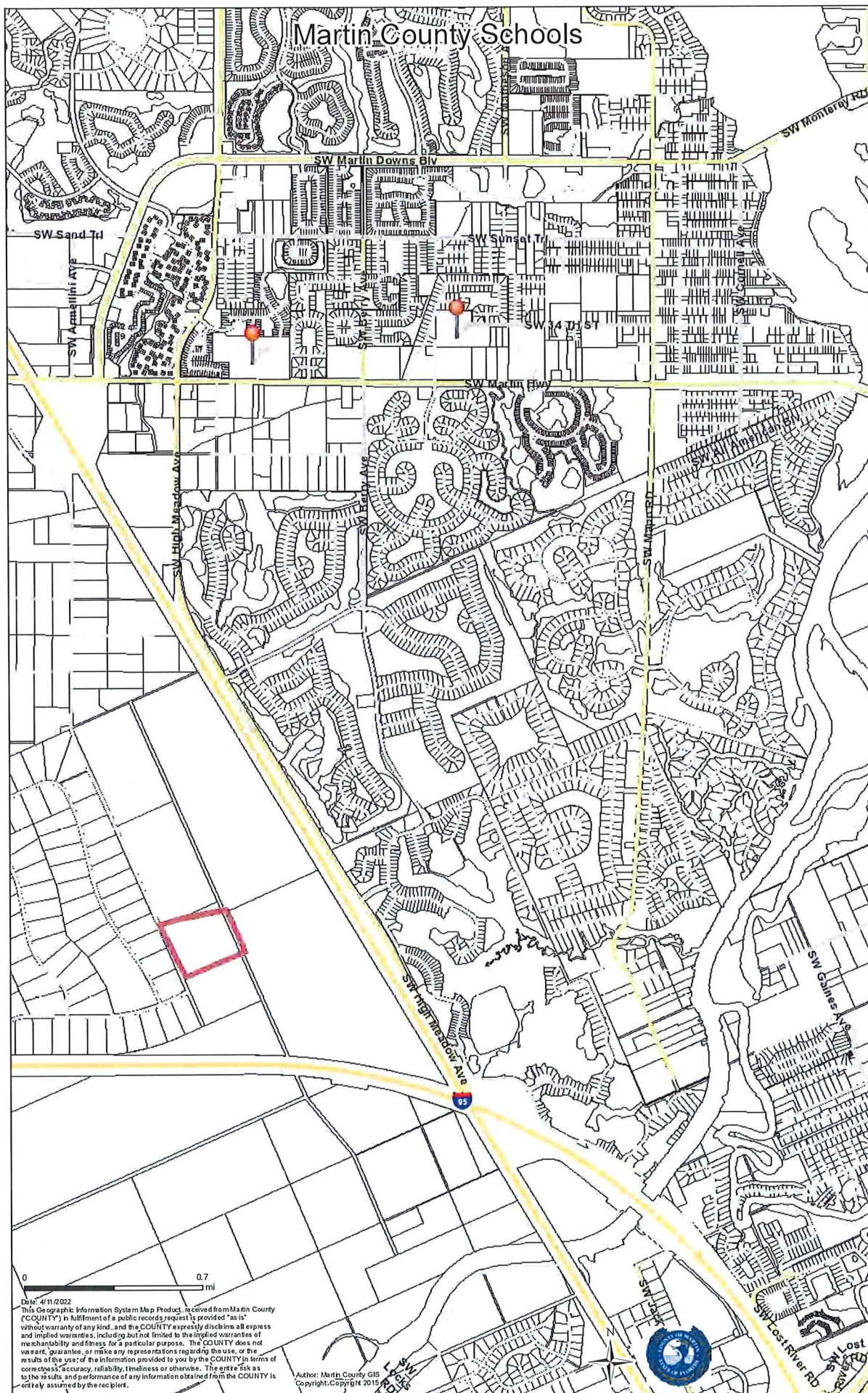
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached				
Multi-family				
Apartment				
Townhouse				
Other	1	N/A		

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.





## 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
Trinidad and 3 Bagels, LLC	6155 SW Leighton Farm Avenue Palm City, FL 34990

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Karina Fitz	6155 SW Leighton Farm Avenue Palm City, FL 34990	Member of Owner
Steve Barimo	6155 SW Leighton Farm Avenue Palm City, FL 34990	Member of Owner

(If more space is needed attach separate sheet)

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

Name	Address	Interest
N/A		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*
N/A				

(If more space is needed attach separate sheet)

- Status defined as:  
A = Approved



P = Pending  
D = Denied  
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

STATE OF FLORIDA  
COUNTY OF MARTIN

Karina Fitz  
Manager

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 18<sup>th</sup> day of APRIL, 2022, by

KARINA FITZ, who is personally known to me or have produced  
FLA DRIVER'S LICENSE as identification.

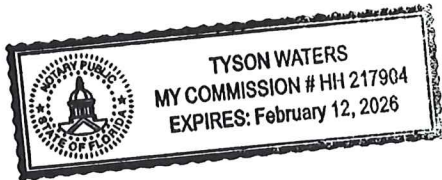
Tyson Waters

Notary Public, State of FLORIDA

Print Name: TYSON WATERS

My Commission Expires: FEB. 12, 2026

(Notary Seal)





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

Commence at the Northeast corner of Lot 12 of the Commissioner's Subdivision of the Miles or Hanson Grant, according to the Plat thereof filed December 30, 1901, recorded in Plat Book 8, Page 59, Dade (now Martin) County, Florida public records; thence run South 24 degrees 15'52" East, along the East line of said Lot 12 and the Westerly right of way of that Road right of way 60 feet in width, as per the Plat of the Commissioner's Subdivision of the Miles or Hanson Grant, a distance of 4120.74 feet to the Point of Beginning; thence continue South 24 degrees 15'52" East, along said East line of Lot 12 and Westerly right of way, a distance of 851.31 feet; thence run South 65 degrees 54'26" West, a distance of 1135.01 feet to a point on the Easterly right of way of that Road right of way 66 feet in width, as recorded in Deed Book 94, Page 816; Deed Book 96, Page 143, and Official Records Book 59, Page 29, Public Records of Martin County, Florida; thence run North 24 degrees 15'52" West, along said Easterly right of way, a distance of 1011.35 feet; thence run North 65 degrees 54'33" East, a distance of 284.91 feet; thence run North 73 degrees 30'18" East, a distance of 453.98 feet; thence run North 79 degrees 55'29" East, a distance of 412.87 feet to the Point of Beginning. Said land lying and being in Martin County, Florida.

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

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
  - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
  - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
  - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
  - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
  - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
  - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
  - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

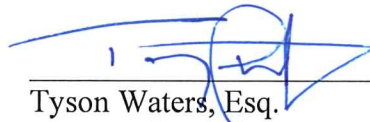
### CERTIFICATE OF OWNERSHIP SEARCH

The undersigned certifies that a search has been made of the Martin County Property Appraiser's records regarding a 1000-foot area surrounding the following described parcel of land:

Legal Description: See Exhibit "A" attached hereto and made a part hereof.  
Parcel Identification: 47-38-41-000-000-00040-7  
Owner: Trinidad and 3 Bagels, LLC  
Address: 6155 SW Leighton Farm Avenue, Palm City, Florida 34990

The apparent property owners of land surrounding the above referenced property are as follows:  
See Exhibit "B" attached hereto and made a part hereof.

DATED this 22<sup>nd</sup> day of April 2022.



Tyson Waters, Esq.  
Fox McCluskey Bush Robison, PLLC  
Attorney for Applicant

**Exhibit "A"**  
**Legal Description**

Commence at the Northeast corner of Lot 12 of the Commissioner's Subdivision of the Miles or Hanson Grant, according to the Plat thereof filed December 30, 1901, recorded in Plat Book 8, Page 59, Dade (now Martin) County, Florida public records; thence run South 24 degrees 15'52" East, along the East line of said Lot 12 and the Westerly right of way of that Road right of way 60 feet in width, as per the Plat of the Commissioner's Subdivision of the Miles or Hanson Grant, a distance of 4120.74 feet to the Point of Beginning; thence continue South 24 degrees 15'52" East, along said East line of Lot 12 and Westerly right of way, a distance of 851.31 feet; thence run South 65 degrees 54'26" West, a distance of 1135.01 feet to a point on the Easterly right of way of that Road right of way 66 feet in width, as recorded in Deed Book 94, Page 816; Deed Book 96, Page 143, and Official Records Book 59, Page 29, Public Records of Martin County, Florida; thence run North 24 degrees 15'52" West, along said Easterly right of way, a distance of 1011.35 feet; thence run North 65 degrees 54'33" East, a distance of 284.91 feet; thence run North 73 degrees 30'18" East, a distance of 453.98 feet; thence run North 79 degrees 55'29" East, a distance of 412.87 feet to the Point of Beginning. Said land lying and being in Martin County, Florida.