



**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	May 2, 2019		
To:	Catherine Riiska Martin County Growth Management Dept.		
From:	Morris A. Crady, AICP		
Subject:	BR 24 LLC Mandatory Rezoning Application (B121- 003)	Project No.	19-105

In response to the attached completeness letter dated May 1, 2019, please find enclosed the application fee check in the amount of \$1,000, the original application package and a CD with PDF copies of the application.

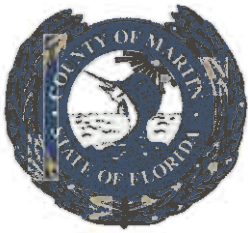
The items needing additional attention have been addressed as follows:

Item #1: Application – The new application form is included.

Item #2: Digital submission affidavit – The County's new form is included.

Item #3: Land dedication documentation – This is not a requirement for a rezoning application. Should a land dedication be required in the future, it will be processed simultaneously with a final site plan application.

If you have any questions or need additional information, please feel free to contact me or my assistant, Shirley Lyders.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH

STACEY HETHERINGTON

HAROLD E. JENKINS II

SARAH HEARD

EDWARD V. CIAMPI

Commissioner, District 1

Commissioner, District 2

Commissioner, District 3

Commissioner, District 4

Commissioner, District 5

TARYN KRYZDA, CPM

KRISTA A. STOREY

County Administrator

Acting County Attorney

TELEPHONE (772) 288-5400

WEBSITE www.martin.fl.us

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

May 1, 2019

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Application No: DEV2019040012
Project Number: B121-003

RE: Completeness Review
BR 24 LLC REZONING

Dear Mr. Crady,

The above referenced application has been determined to be complete for review by the County. Catherine Riiska will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to her attention.

Although the review was determined complete, the following items need additional attention.

Item #1: APPLICATION: Please use the new application form.

Comments: Please use the updated application form available on the county website at www.martin.fl.us/devrev.

Item # 2: AFFIDAVIT: Complete the affidavit for digital submission.

Comments: Please use the updated form available on the county website at www.martin.fl.us/devrev.

Item #3: If available, land dedication documentation.

Comments: Required. Please provide.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$1,000.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for this completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **B121-003** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,

A handwritten signature in cursive script that reads "Nicki van Vonno".

Nicki van Vonno, AICP
Growth Management Director

NvV:CR:kk

cc: Mr. Ed Hickey, BR 24 LLC, 13451 SE Otter Lake Drive, Hobe Sound. FL 33455



April 24, 2019

HAND DELIVERY

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

**Re: BR 24 LLC – Mandatory Rezoning Application with Certificate of Public Facilities
Exemption (Our ref. #19-105)**

Dear Nicki:

We are pleased to submit this application for a mandatory rezoning from A-1 to RE-2A. As more specifically described in the enclosed project narrative, the approximately 17-acre tract is designated for Rural Density future land use and zoned A-1. To bring the zoning into conformity with the future land use designation, a mandatory rezoning to RE-2A is required. This finding was confirmed at a pre-application workshop on March 28, 2019.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials:

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The owner's notarized power of attorney for representation by Lucido & Associates;
5. The Disclosure of Interest Affidavit;
6. The recorded deed documenting ownership by BR 24 LLC;
7. The no transfer statement;
8. The sketch and legal description;
9. Aerial map;
10. Parcel assessment map;
11. Future land use map;
12. Zoning map; and
13. School impact worksheet.

The list of surrounding property owners will be provided prior to the public hearing.

Upon a determination of completeness, we will submit the mandatory application fee in the amount of \$1,000.00.

Please feel free to contact me or my assistant, Shirley Lyders, if you have any questions or comments.

Sincerely,

Morris A. Crady, AICP
Senior Vice President



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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: BR 24 LLC

Brief Project Description:

A MANDATORY REZONING FROM A-1 TO RE-2A FOR THIS 17-ACRE PARCEL DESIGNATED RURAL DENSITY IS REQUIRED TO MAINTAIN CONSISTENCY WITH THE LDR AND COMPREHENSIVE PLAN.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 3-28-19

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

31-39-42-000-001-00030-7

31-39-42-000-001-00010-1

32-39-42-000-000-00163-6

31-39-42-000-001-00031-6

32-39-42-000-000-00130-6

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): BR 24 LLC

Company Representative: ED HICKEY, MANAGING MEMBER

Address: 13451 SE OTTER LAKE DRIVE

City: HOBE SOUND, State: FL Zip: 33455

Phone: _____ Email: _____

This Document Prepared By and Return to:
Frederick G. Sundheim, Jr.
Oughterson, Sundheim & Associates, P.A.
310 S.W. Ocean Blvd.
Stuart, FL 34994

INSTR # 2037407
OR BK 02277 FG 0079
Pgs 0079 - 80; (2pgs)
RECORDED 09/07/2007 02:26:45 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 2,846.90
RECORDED BY J Murray

Parcel ID Number: 31-39-42-000-001-00030-70000

Warranty Deed

This Indenture, Made this 29th day of August, 2007 A.D., Between
Guy Haggard and Katherine Haggard, husband and wife

of the County of Orange, State of Florida, grantors, and
BR 24, LLC, a Florida limited liability company

whose address is: 9231 School House Road, Coral Gables, FL 33156

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Martin State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

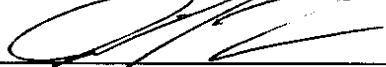
THIS PROPERTY IS VACANT LAND AND DOES NOT CONSTITUTE THE GRANTOR'S HOMESTEAD
NOR IS IT CONTIGUOUS THERETO.


Subject to all restrictions, reservations and easements of record, if any, and taxes subsequent to December 31,
2006.

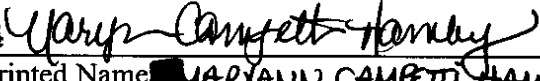
and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

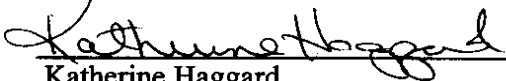
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: JUSTIN LUNA
Witness


Guy Haggard (Seal)
P.O. Address: 8334 Lake Burden Circle, Windermere, FL 34786

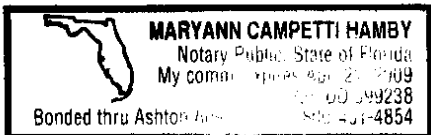

Printed Name: MARYANN CAMPETTI HAMBY
Witness


Katherine Haggard (Seal)
P.O. Address: 8334 Lake Burden Circle, Windermere, FL 34786

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 29th day of August, 2007 by
Guy Haggard and Katherine Haggard, his wife

who are personally known to me or who have produced their Florida driver's license as identification.



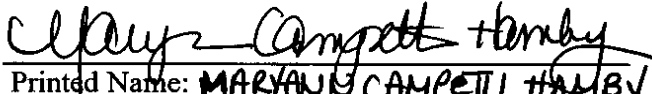

Printed Name: MARYANN CAMPETTI HAMBY
Notary Public
My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

Being a portion of the East half of the Southeast quarter of the Northeast quarter of Section 31 and a portion of the West Half of the Southwest quarter of the Northwest quarter of Section 32. All in Township 39 South, Range 42 East; Martin County, Florida, being more particularly described as follows: Commence at the Southwest corner of the said East half of the Southeast quarter of the Northeast quarter; thence run N 00 deg 21'08" E along the west line of the said East half, for a distance of 604.00 feet, to the point of beginning, of the parcel of land hereinafter described: thence continue N 00 deg 21'08" E along the last described course, for a distance of 360.00 feet; thence run S 89 deg 27'31" E along a line 964.00 feet North of and parallel with as measured on the perpendicular to the South line of the said Southeast quarter of the Northeast quarter, for a distance of 165.00 feet; thence run N 00 deg 21'08" E, along a line 165.00 feet East of and parallel with, as measured on the perpendicular to the said West line, for a distance of 92.72 feet, to the point of curvature of a circular curve to the right, having a radius of 25.00 feet, a central angle of 128 deg 48'29" for an arc distance of 56.20 feet, to the point of tangency; thence run S 50 deg 50'23" E, for a distance of 179.98 feet; thence run S 89 deg 27'31" E, along a line 964.00 feet North of and parallel with as measured on the perpendicular to the said South line, for a distance of 360.50 feet; thence run S 50 deg 50'23" E, for a distance of 63.21 feet; thence run S 27 deg 53'40" E, for a distance of 288.57 feet; thence run N 89 deg 23'10" W, along a line 671.08 feet North of and parallel with as measured on the perpendicular to the South line of the said West half of the Southwest quarter of the Northwest quarter, for a distance of 180.53 feet; thence run S 00 deg 16'52" W, along a line 48.57 feet east of and parallel with as measured on the perpendicular to the West line of the said West half of the Southwest quarter of the Northwest quarter, for a distance of 67.02 feet; thence run N 89 deg 27'31" W, along a line 604.00 feet North of and parallel with as measured on the perpendicular to the said South line and it's Easterly prolongation, for a distance of 711.80 feet, to the Point of Beginning. Together with an easement for ingress-egress over the following described property: The West 50.00 feet of the Northwest quarter of the Northwest quarter, less the North 1091.00 feet, lying South of the South right of way line of State Road No. 708; and the West 50.00 feet of the North 50.00 feet of the Southwest quarter of the Northwest quarter, all in Section 32; and together with the North 50.00 feet and the West 50.00 feet of the East half of the Southeast quarter of the Northeast quarter of Section 31, all in Township 39 South, Range 42 East, Martin County, Florida.

This Document Prepared By and Return to:
Frederick G. Sundheim, Jr.
Oughterson, Sundheim & Associates, P.A.
310 S.W. Ocean Blvd.
Stuart, FL 34994

Parcel ID Number: 31-39-42-000-001-00010-1

Warranty Deed

This Indenture, Made this 30 day of August, 2007 A.D., **Between**
Mark Bozicevic and Joy Bozicevic, husband and wife, as to an undivided 1/3 interest
of the County of PALM BEACH, State of Florida, **grantors**, and
BR 24, LLC, a Florida limited liability company
whose address is: 9231 School House Road, CORAL GABLES, FL 33156
of the County of MIAMI-DADE, State of Florida, **grantee**.
Witnesseth that the GRANTORS, for and in consideration of the sum of _____ DOLLARS,
_____ TEN DOLLARS (\$10) and other good and valuable consideration to GRANTEES in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Martin State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

GRANTOR COVENANTS THAT THE ABOVE DESCRIBED PROPERTY IS VACANT LAND AND IS
NOT GRANTOR'S HOMESTEAD NOR CONTIGUOUS THERETO.

Subject to all restrictions, reservations and easements of record, if any, and taxes subsequent to December 31,
2006.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

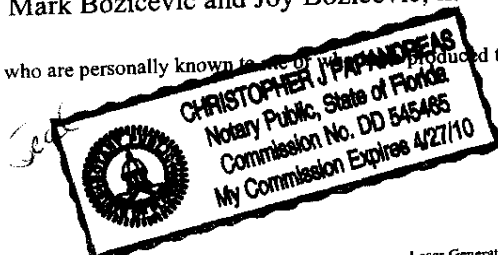
Signed, sealed and delivered in our presence:

JEFF Jeff Kendall (Seal)
Printed Name: JEFF KENDALL P.O. Address: 8814 Wendy Lane South, West Palm Beach, FL 33411
Witness #1
Joy Bozicevic (Seal)
Printed Name: Joy Bozicevic P.O. Address: 8814 Wendy Lane South, West Palm Beach, FL 33411
Witness #2

STATE OF Florida
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 30th day of August, 2007 by
Mark Bozicevic and Joy Bozicevic, husband and wife

who are personally known to me or who produced their Florida driver's license as identification.



Christopher J. Papandreas
Printed Name: Christopher J. Papandreas
Notary Public
My Commission Expires: April 27, 2010

FGS/bfi

EXHIBIT "A"

LEGAL DESCRIPTION

Being a portion of the East Half of the Southeast quarter of the Northeast quarter of Section 31 and a portion of the West Half of the South 3/4 of the Northwest Quarter of Section 32, all in Township 39 South, Range 42 East; Martin County, Florida, being more particularly described as follows: Begin at the Northwest corner of the East half of the Southeast quarter of the Northeast quarter; thence run S 89 deg 35'44" E, along the North line of said East half of the Southeast quarter of the Northeast quarter for a distance of 662.33 feet, to the Northeast corner of the said East half of the Southeast quarter of the Northeast quarter; thence run N 00 deg 16'52" E, along the West line of the said South 3/4 of the Northwest quarter, for a distance of 256.01 feet; thence run S 89 deg 17'27" E, along a line 1041.00 feet south of and parallel with as measured perpendicular to the South right-of-way line of State Road No. 708, for a distance of 174.45 feet; thence run S 03 deg 18'15" W, for a distance of 595.09 feet; thence run S 39 deg 09'37" W, for a distance of 80.00 feet; thence run N 50 deg 50'23" W for a distance of 63.21 feet; thence run N 89 deg 27'31" W, along a line 964.00 feet north of and parallel with as measured perpendicular to the South line of the said East half of the Southeast quarter of the Northeast quarter for a distance of 360.50 feet; thence run N 50 deg 50'23" W, for a distance of 179.98 feet, to the point of curvature of a circular curve to the left; having a radius of 25.00 feet, a central angle of 128 deg 48'29", for an arc distance of 56.20 feet to the point of tangency; thence run S 00 deg 21'08" W, along a line 165.00 feet east of and parallel with as measured perpendicular to the west line of the said east half of the Southeast quarter Northeast quarter, for a distance of 92.72 feet; thence run N 89 deg 27'31" W, along a line 964.00 feet north of and parallel with as measured perpendicular to the said South line, for a distance of 165.00 feet; thence run N 00 deg 21'08" E, along the said West line, for a distance of 360.38 feet, to the Point of Beginning. Together with an Easement for ingress-egress over the following described property: The West 50.00 feet of the Northwest quarter of the Northwest quarter, less the North 1091.00 feet, lying south of the South right of way line of State Road No. 708; and the West 50.00 feet of the North 50.00 feet of the Southwest quarter of the Northwest Quarter, all in Section 32; and together with the North 50.00 feet and the West 50.00 feet of the East half of the Southeast quarter of the Northeast quarter of Section 31, Township 39 South, Range 42 East, Martin County, Florida.

R-1850
DS-1400-

INSTR # 2112020
OR BK 02356 PG 0988
Pgs 0988 - 989; (2pgs)
RECORDED 10/17/2008 02:24:47 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 1,400.00
RECORDED BY K Wintercorn

This Document Prepared By and Return to:
Frederick G. Sundheim, Jr.
Oughterson, Sundheim & Associates, P.A.
310 S.W. Ocean Blvd.
Stuart, FL 34994

Parcel ID Number: 32-39-42-000-000-00163-60000

Warranty Deed

This Indenture, Made this 8th day of October, 2008 A.D., Between
Lloyd L. Lolmaugh and Evelyn M. Lolmaugh, husband and wife

of the County of Martin, State of Florida, grantors, and
BR 24, LLC, a Florida limited liability company

whose address is: 9231 School House Road, CORAL GABLES, FL 33156

of the County of MIAMI-DADE, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Martin State of Florida to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to all restrictions, reservations and easements of record, if any, and
taxes subsequent to December 31, 2007.

GRANTOR COVENANTS THAT THE ABOVE DESCRIBED PROPERTY IS VACANT LAND AND IS NOT
GRANTOR'S HOMESTEAD.

Unofficial Copy

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Beverly Inciardi
Printed Name: Beverly Inciardi
Witness

Lloyd L. Lolmaugh (Seal)
Lloyd L. Lolmaugh
P.O. Address: 6116 SE Bridge Road, Hobe Sound, FL 33455

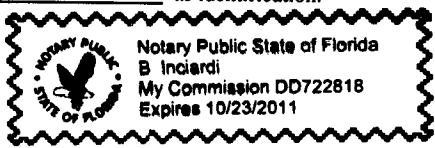
Frederick G. Sundheim, Jr.
Printed Name: Frederick G. Sundheim, Jr.
Witness

Evelyn M. Lolmaugh (Seal)
Evelyn M. Lolmaugh
P.O. Address: 6116 SE Bridge Road, Hobe Sound, FL 33455

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 8th day of October, 2008 by
Lloyd L. Lolmaugh and Evelyn M. Lolmaugh, husband and wife

who are personally known to me or who have produced their FL D's
as identification.



Beverly Inciardi
Printed Name: Beverly Inciardi
Notary Public
My Commission Expires: 10/23/2011

Title No.: H-70C / 430800487

**LEGAL DESCRIPTION
EXHIBIT "A"**

From the point of intersection of the West section line of Section 32, Township 39 South, Range 42 East, and the Southerly right of way line of State Road 708 (said point being 37 feet, more or less, South of the Northwest corner of Section 32, Township 39 South, Range 42 East); thence run South along the West line of said Section, 742 feet to the Point of Beginning and the Northwest corner of the parcel herein described; from said point of beginning, continue thence South along the West line of said Section 32, a distance of 299 feet to a point; thence Easterly parallel to the South right of way line of the aforesaid State Road 708, a distance of 405 feet to a point; thence Northerly and parallel to the West line of Section 32, a distance of 315 to a point; thence Westerly parallel to said South right of way of State Road 708, a distance of 244 feet to a point; thence South parallel to the West line of Section 32, a distance of 16 feet to a point; thence Westerly parallel to said right of way line of State Road 708 for a distance of 161 feet to the Point of Beginning.

Together with easement for ingress and egress over and across the following:

Commencing at the point of intersection between the West line of Section 32, Township 39 South, Range 42 East and the Southerly right of way line of State Road 708, (said point being 37 feet South of the Northwest corner of said Section 32); thence run East along the South line of State Road 708 for a distance of 400 feet to the Point of Beginning; Thence run South 75 feet; thence East 5 feet; thence South 651 feet; thence East 25 feet; thence North 726 feet to the South line of State Road 708; thence West along said South line 30 feet to the Point of Beginning.

R-1850
DS-2870-02

INSTR # 2184095
OR BK 02428 PG 0784
Pgs 0784 - 785 (2pgs)
RECORDED 12/17/2009 04:27:49 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 2,870.00
RECORDED BY C Hunter

This Document Prepared By and Return to:
Frederick G. Sundheim, Jr.
Oughterson, Sundheim & Associates, P.A.
310 S.W. Ocean Blvd.
Stuart, FL 34994
(772) 287-0660

Parcel ID Number: 31-39-42-000-001-00031-60000

Warranty Deed

This Indenture, Made this 8 day of December, 2009 A.D., Between Gary Mahler and Deidre Mahler, husband and wife

of the County of Palm Beach, State of Florida, grantors, and BR 24, LLC, a Florida limited liability company

whose address is: 9231 School House Road, CORAL GABLES, FL 33156

of the County of MIAMI-DADE, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Martin, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO all restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2009.

GRANTOR COVENANTS THAT THE ABOVE DESCRIBED PROPERTY IS VACANT LAND AND IS NOT GRANTOR'S HOMESTEAD NOR CONTIGUOUS THERETO.

Unofficial Copy

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: ROBERT GEYER
Witness

[Signature] (Seal)
Gary Mahler
P.O. Address: 11965 N. Lake Drive, Boynton Beach, FL 33436

[Signature]
Printed Name: CAROLYN S. KETTLE
Witness


[Signature] (Seal)
Deidre Mahler
P.O. Address: 11965 N. Lake Drive, Boynton Beach, FL 33436

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 8 day of December, 2009 by Gary Mahler and Deidre Mahler, husband and wife

who are personally known to me or who have produced their

(Seal)

as identification.
 CAROLYN S. KETTLE
MY COMMISSION # DD 744876
EXPIRES: January 17, 2012
Bonded Thru Budget Notary Services

[Signature]
Printed Name: CAROLYN S. KETTLE
Notary Public
My Commission Expires: 1-17-12

EXHIBIT "A"
LEGAL DESCRIPTION

Being a portion of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 31 and a portion of the Southwest quarter of the Northwest quarter of Section 32, all in Township 39 South, Range 42 East, Martin County, Florida, more particularly described as follows:

Begin at the Southwest corner of the Southeast quarter of the Southeast quarter of the said Northeast quarter; thence run North 00 degrees 21' 08" East along the West line of the said Southeast quarter of the Southeast quarter of the Northeast quarter for a distance of 33.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue North 00 degrees 21' 08" East along the last described course for a distance of 571.00 feet; thence run South 89 degrees 27' 31" East along a line 604.00 feet North of and parallel with as measured on the perpendicular to the South line of the said Southeast quarter of the Northeast quarter and its Easterly prolongation for a distance of 711.80 feet; thence run North 00 degrees 16' 52" East along a line 48.57 feet East of and parallel with as measured on the perpendicular to the West line of the said Southwest quarter of the Northwest quarter for a distance of 67.02 feet; thence run South 89 degrees 23' 10" East along a line 671.08 feet North of and parallel with as measured on the perpendicular to the South line of the said Northwest quarter for a distance of 180.53 feet; thence run South 20 degrees 04' 11" West for a distance of 676.72 feet; thence run North 89 degrees 27' 31" West along a line 33.00 feet North of and parallel with as measured on the perpendicular to the said South line of the Southeast quarter of the Southeast quarter of the Northeast quarter for a distance of 663.93 feet, to the Point of Beginning, containing 10.3017 acres, more or less.

Less the South 50.00 feet for road puposes, (of the Southeast quarter of the Southeast quarter of the Northwest quarter of said Section 31) per certified copy of minutes of meeting of Board of County Commissioners, Martin County, Florida, as of September 3, 1940; recorded in Deed Book 10, Page 407.

Containing in all, 10.0413 acres or 437,397 square fee, more or less.

K-1850
DS-4550-

INSTR # 2190830
OR BK 02435 PG 1028
Pgs 1028 - 1029 (2pgs)
RECORDED 02/05/2010 01:40:50 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 4,550.00
RECORDED BY C Hunter

Prepared by and return to:
Frederick G. Sundheim, Jr.
Attorney at Law
Oughterson, Sundheim & Associates, P.A.
310 SW Ocean Blvd.
Stuart, FL 34994
772-287-0660
File Number: H-116C
Will Call No.: 12

Parcel Identification No. 32-39-42-000-000-00130-6

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 27 day of January, 2010 between Mark Bozicevic and Joy Bozicevic, husband and wife whose post office address is 8814 S. Wendy Lane, West Palm Beach, FL 33411 of the County of Palm Beach, State of Florida, grantor*, and BR 24, LLC, a Florida limited liability company whose post office address is 9231 School House Road, Miami, FL 33156 of the County of Miami-Dade, 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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2010 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:

-W- [Signature]
Witness Name: B. INCARDI

X [Signature] (Seal)
Mark Bozicevic

-W- [Signature]
Witness Name: FREDERICK G. SUNDHEIM, JR.

X [Signature] (Seal)
Joy Bozicevic

N-
State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 27 day of January, 2010 by Mark Bozicevic and Joy Bozicevic, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name:

My Commission

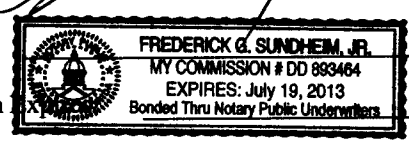


Exhibit A

BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST; MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 32; THENCE RUN S 89° 23' 10" E, ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER, FOR A DISTANCE OF 405.00 FEET; THENCE RUN N 00° 16' 52" E, ALONG A LINE 404.99 FEET EAST OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR TO, THE WEST LINE OF THE SAID NORTHWEST QUARTER, FOR A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN-AFTER DESCRIBED: THENCE CONTINUE N 00° 16' 52" E, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 1470.53 FEET; THENCE RUN N 45° 16' 52" E, FOR A DISTANCE OF 77.78 FEET; THENCE RUN N 00° 16' 52" E, ALONG A LINE 459.99 FEET EAST OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR TO, THE SAID WEST LINE, FOR A DISTANCE OF 289.69 FEET; THENCE RUN N 45° 16' 52" E, FOR A DISTANCE OF 35.45 FEET; THENCE RUN N 00° 16' 52" E, ALONG A LINE 484.99 FEET EAST OF AND PARALLEL WITH, AS MEASURED PERPENDICULAR TO, THE SAID WEST LINE, FOR A DISTANCE OF 538.85 FEET; THENCE RUN S 89° 17' 27" E, ALONG THE WESTERLY PROLONGATION OF THE SOUTH PROPERTY LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 168, PAGE 363, FOR A DISTANCE OF 5.00 FEET; THENCE RUN N 00° 16' 52" E, ALONG A LINE 489.99 FEET EAST OF AND PARALLEL WITH, AS MEASURED PERPENDICULAR TO, THE SAID WEST LINE, FOR A DISTANCE OF 210.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 708; THENCE RUN N 89° 17' 27" W, ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 60.00 FEET; THENCE RUN S 00° 16' 52" W, ALONG A LINE 429.99 FEET EAST OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR TO, THE SAID WEST LINE, FOR A DISTANCE OF 726.67 FEET; THENCE RUN N 89° 17' 27" W, FOR A DISTANCE OF 25.00 FEET; THENCE RUN S 00° 16' 52" W, ALONG A LINE 404.99 FEET EAST OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR TO, THE SAID WEST LINE, FOR A DISTANCE OF 315.00 FEET; THENCE RUN N 89° 17' 27" W, ALONG A LINE 1041.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR TO, THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 708, FOR A DISTANCE OF 230.55 FEET, TO A POINT:(HEREINAFTER REFERRED TO AS POINT "A") THENCE RUN S 03° 18' 15" W, FOR A DISTANCE OF 595.09 FEET; THENCE RUN S 39° 09' 37" W, FOR A DISTANCE OF 80.00 FEET; THENCE RUN S 27° 53' 40" E, FOR A DISTANCE OF 288.57 FEET; THENCE RUN S 20° 04' 11" W, FOR A DISTANCE OF 676.72 FEET; THENCE RUN S 89° 23' 10" E, ALONG A LINE 33.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR TO, THE SAID SOUTH LINE OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 405.00 FEET, TO THE POINT OF BEGINNING.
CONTAINING 10.8765 ACRES (473,779 SQ. FT.) MORE OR LESS.

Parcel Identification Number: 32-39-42-000-000-00130-6

To the best of my knowledge and belief, there has been no transfer of the subject property since the deeds into BR 24 LLC were recorded in the public records of Martin County, Florida.

DATED THIS 24th DAY OF April, 2019.


Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF April, 2019 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



SKETCH & DESCRIPTION

(THIS IS NOT A BOUNDARY SURVEY)

COUNTY ROAD NO. 708
(S.E. BRIDGE ROAD)

(100' RIGHT-OF-WAY)

POINT OF
COMMENCEMENT
N.W. CORNER
SECTION 32-39-42

N. LINE 32-39-42

WEST LINE SECTION 32

S00°13'13"E 771.19'

31-39-42-000-001-00000-3

N00°12'23"W
16.00'

S89°46'42"E
161.54'

S89°46'42"E
243.93'

POINT OF BEGINNING

32-39-42-000-000-00163-6

32-39-42-000-000-00131-5

SOUTH LINE NW1/4, NW1/4 SECTION 32
NORTH LINE SW1/4, NW1/4 SECTION 32

31-39-42-000-001-00010-1

N00°13'13"W 1830.93'

31-39-42-000-001-00010-1

32-39-42-000-000-00130-6

S00°12'22"E 1846.26'

31-39-42-000-001-00030-7

31-39-42-000-001-00031-6

WEST LINE SECTION 32

31-39-42-000-001-00031-6

RIGHT-OF-WAY
DEEDED TO
MARTIN COUNTY

N89°52'24"W
405.00'

SOUTH LINE NW1/4 SECTION 32

S.E. 138TH STREET
(100' RIGHT-OF-WAY)

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST; THENCE S00°13'13"E ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 771.19 FEET TO THE POINT OF BEGINNING; THENCE S89°46'42"E, A DISTANCE OF 161.54 FEET; THENCE N00°12'23"W, A DISTANCE OF 16.00 FEET; THENCE S89°46'42"E, A DISTANCE OF 243.93 FEET; THENCE S00°12'22"E, A DISTANCE OF 1846.26 FEET; THENCE N89°52'24"W PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 405.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32; THENCE N00°13'13"W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1830.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 745,717±SQ.FT. (17.12±ACRES)



FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXC@BELLSOUTH.NET
LICENSED BUSINESS # 6858

DRAWING DATE 04/01/19	F.B. PG. folder	SCALE 1" = 300'	W.O.# 216039
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SKETCH NO.
216039_sketch&description.dwg

Martin County, FL

SE Bridge RD

SE Otter
Lake DR

SE 138 TH ST

0 940 Feet

Date: 4/2/2019

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Author: Martin County GIS
Copyright: Copyright 2015



Martin County, FL

SE Bridge RD

SE Otter
Lake DR

SE 138 TH ST

0 940 Feet

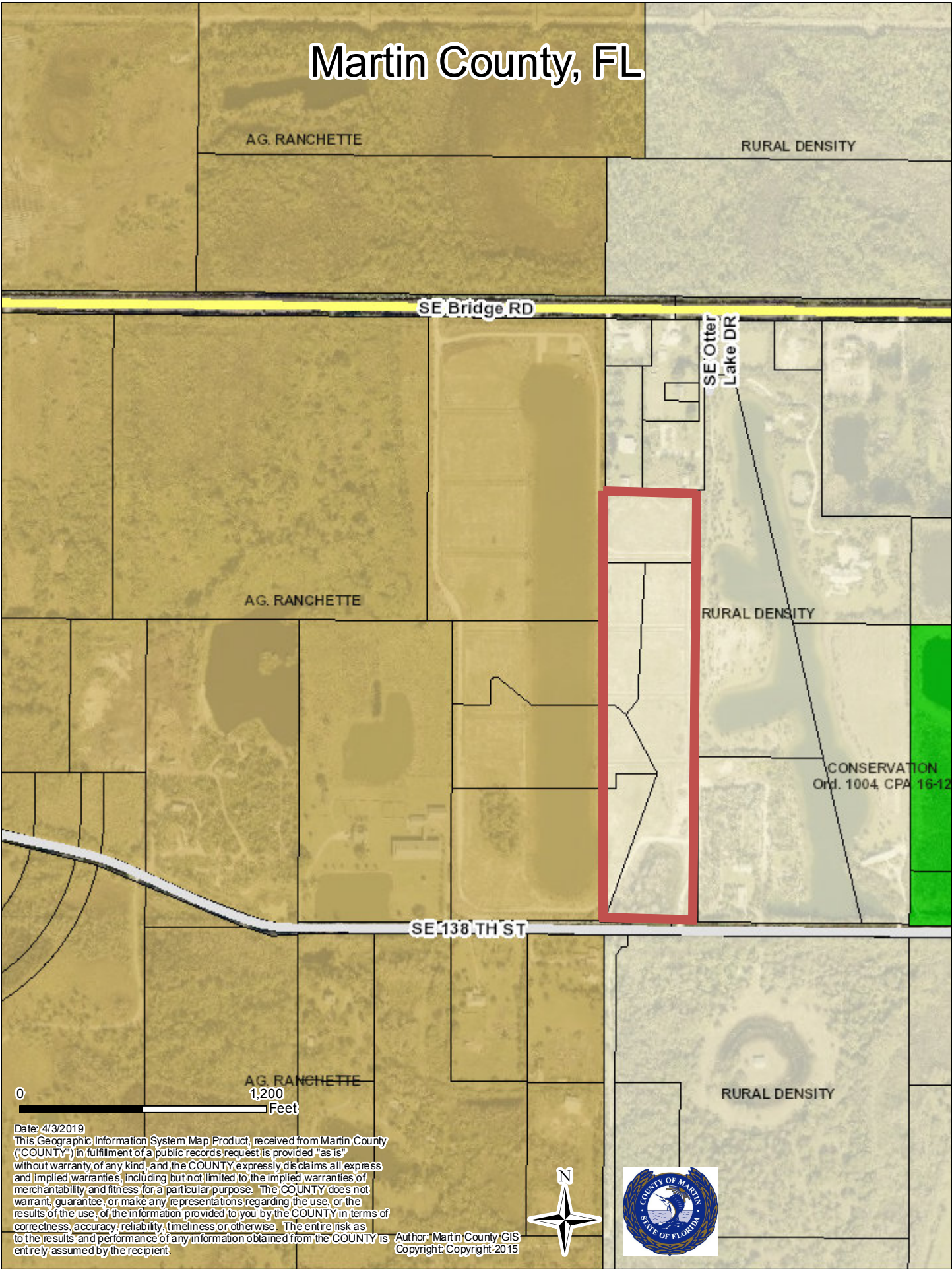
Date: 4/2/2019

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Martin County, FL

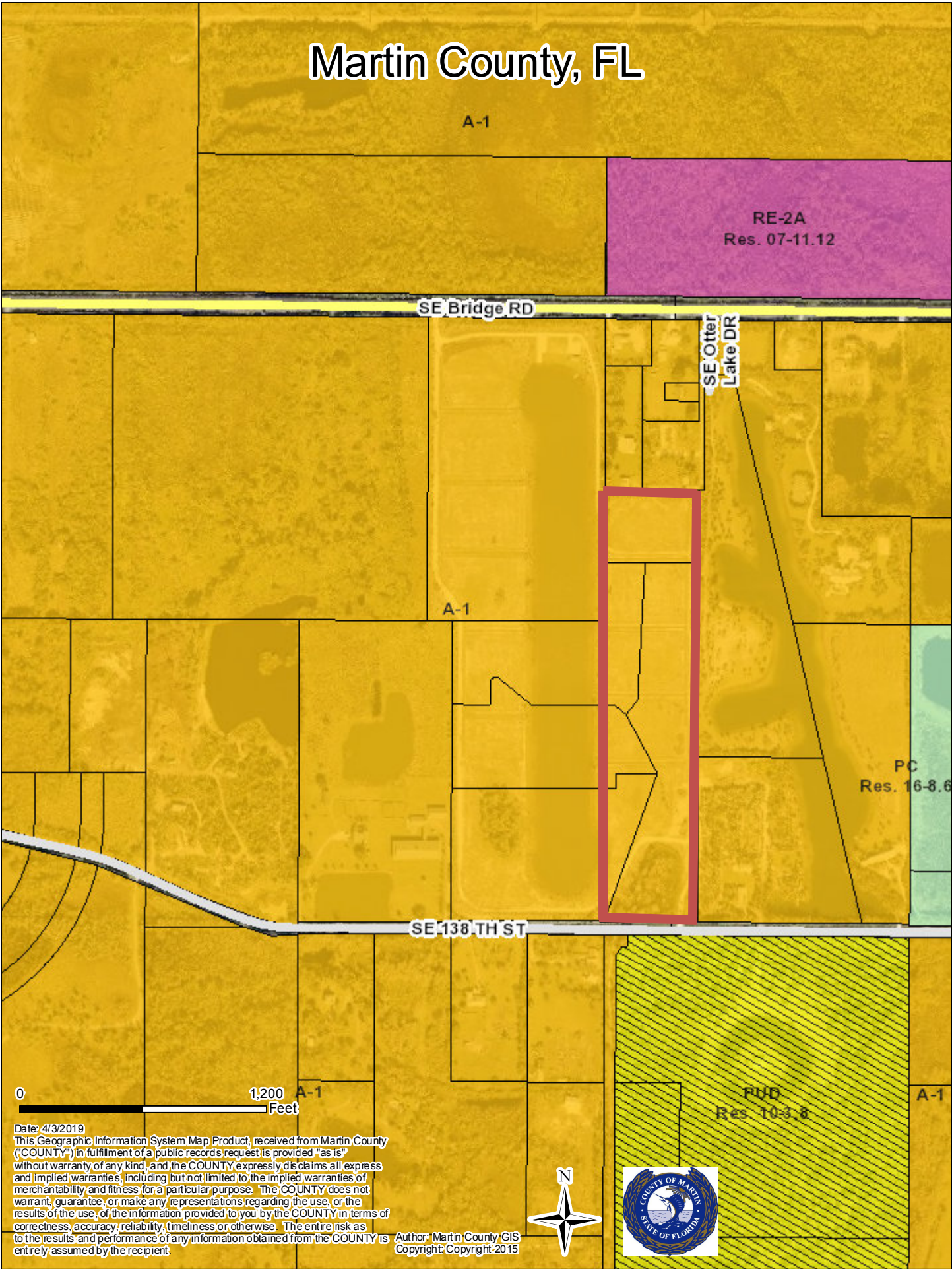


Date: 4/3/2019
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Martin County, FL



Date: 4/3/2019

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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 15, 2019
Parcel ID#: See attached
Project Name: BR 24 LLC Rezoning
Former Project Name: N/A
Owner/Developer: BR 24 LLC
Contact Name/Number: Morris A. Crady, Lucido & Associates 772-220-2100
Total Project Acreage: 17.12
Year 1 of the Build-Out: 2026

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	5					5					
Multi-family											
Apartment											
Townhouse											
Other											

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	5	1,800-2,300	\$250,000	NA
Multi-family				
Apartment				
Townhouse				
Other				

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.

BR 24 LLC MANDATORY REZONING APPLICATION

PARCEL CONTROL NUMBERS:

31-39-42-000-001-00030-7
31-39-42-000-001-00010-1
32-39-42-000-000-00163-6
31-39-42-000-001-00031-6
32-39-42-000-000-00130-6



Past Name _____
Created By: _____
Past Date: _____

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 Early Release (178 Days)
 Updated 7/18/01 by mungood@mcgraw-hill.com

Martin County

School Locations



Final answer

[illegible]