



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

June 7, 2019

Ownership Search

Prepared For: HJA Design Studio

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

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

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

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

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

Karen Rae Hyche  
President



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

## OWNERSHIP REPORT

SEARCH NO. P19-11,474/KRH

THE ATTACHED REPORT IS ISSUED TO HJA DESIGN STUDIO. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

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

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

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

The land referred to herein is described as follows:

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

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

By:

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

Karen Rae Hyche

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

This Document Prepared By and Return to:  
Walter G. Woods, Esq.  
Oughterson, Sundheim & Woods, P.A.  
310 SW Ocean Blvd.  
Stuart, Florida 34994

INSTR # 1657341  
OR BK 01762 PG 2256  
RECORDED 05/08/2003 08:46:52 AM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 630.00  
RECORDED BY S Phoenix

Parcel ID Number: 17-38-41-010-014-0009.0-0

Grantee #1 TIN:

Grantee #2 TIN:

## Warranty Deed

This Indenture, Made this 8th day of April, 2003 A.D., Between  
Mary Ellen Kean, a single woman

of the County of Centre, State of Pennsylvania, grantor, and  
Christina Tucker, a single woman

whose address is: 822 SW Falcon Street, Palm City, FL 34990

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

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
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:

Lots 9, 10, 11, 12 and 13, Block N; (less and except the West 20 feet of Lot 9, Block N), PLAT OF  
CLEVELAND ADDITION TO THE TOWN OF PALM CITY, according to the map or plat thereof as recorded  
in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida.

Subject to restrictions, reservations and easements of record, if any,  
and taxes subsequent to December 31, 2002.

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Printed Name: Wendy K. Bentley  
Witness

Mary Ellen Kean (Seal)  
Mary Ellen Kean  
P.O. Address: 327 E. Park Avenue, State College, PA 16803

Walter G. Woods  
Printed Name: Walter G. Woods  
Witness

STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 8th day of April, 2003 by  
Mary Ellen Kean, a single woman

she is personally known to me or she has produced her Florida driver's license as identification.

[Signature]  
Printed Name: Walter G. Woods  
Notary Public  
My Commission Expires: June 27, 2006  
BONDED THRU TROY FAIR INSURANCE, INC.

K-183A

Later Generated by © Display Systems, Inc. 2003 (863) 763-5555 Form FLWD-1

Exhibit "A"

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

generated on 6/7/2019 1:07:29 PM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
17-38-41-010-014-00090-0	150401	1195 SW 29TH ST, PALM CITY	\$169,380	6/1/2019

### Owner Information

Owner(Current)	TUCKER CHRISTINA
Owner/Mail Address	1190 SW DYER POINT RD PALM CITY FL 34990
Sale Date	4/8/2003
Document Book/Page	<u>1762 2256</u>
Document No.	1657341
Sale Price	90000

### Location/Description

Account #	150401	Map Page No.	O-17A
Tax District	5005	Legal Description	CLEVELAND ADDN LOTS 9 TO 13 INC (LESS R/W) BLK N
Parcel Address	1195 SW 29TH ST, PALM CITY		
Acres	.7550		

### Parcel Type

Use Code	1000 Vacant Commercial
Neighborhood	40100 Palm City

### Assessment Information

Market Land Value	\$169,380
Market Improvement Value	
Market Total Value	\$169,380

Subject property

Exhibit "B"



Martin County Growth Management Department  
 2501 S. E. Mosley Road, Stuart, FL 34996  
 772-288-3397 www.martinclerk.com

Return to: Martin County Growth Management Department

INSTR # 2170675  
 OR BK 02415 PG 0130  
 Pgs 0130 - 1321 (3pgs)  
 RECORDED 10/02/2009 11:40:35 AM  
 MARSHA EWING  
 CLERK OF MARTIN COUNTY FLORIDA  
 RECORDED BY J Copus (asst mgr)

## UNITY OF TITLE

In consideration of the issuance of a permit to Christina Tucker as "Owner(s)" for the construction of Tucker Commons in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in Exhibit "A" attached hereto in the following manner:

*Read carefully.*

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

✓ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to Martin County or the State of Florida.

OR

□ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that individual subdivision lots may be conveyed upon approval and recordation of the Plat of \_\_\_\_\_ with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to Martin County or the State of Florida.

OR

□ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred, devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to Martin County or the State of Florida.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

DR F:\mclerk\laser\11-10-2009\2007

15 August 2007

page 1 of 3

Book2415/Page130 CFN#2170675

Page 1 of 3

FOR Ref. only

Signed, acknowledged and notarized on this 26 day of June, 2008

Sign: Christina Tucker  
Print: Christina Tucker

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Owner(s) Address: \_\_\_\_\_

*Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.*

STATE OF Florida  
COUNTY OF Worth

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this 26 day of June, 2008, by Christine Tucker. He or she ( ) is personally known to me or ( ) has produced P/K as identification.



NOTARY PUBLIC  
Name: [Signature]  
State of FL at large  
My commission expires:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_. He or she ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Name: \_\_\_\_\_  
State of \_\_\_\_\_ at large  
My commission expires: \_\_\_\_\_

Christina Tucker  
1190 SW Dyer Point Rd.  
Palm City FL 34990

City of Stuart  
121 SW Flagler Ave.  
Stuart FL 34994

Martin County  
2401 SE Monterey Rd.  
Stuart FL 34996

Immanuel Lutheran Church of  
Palm City  
2655 SW Immanuel Dr.  
Palm City FL 34990

National Christian Network Inc.  
1150 King St.  
Cocoa FL 32922

JPW Property Group LLC  
LRW Property Group LLC  
160 Candlewyck Dr.  
Avondale PA 19311

Sunset Marshall LLC  
5707 SW Moore St.  
Palm City FL 34990

Terry D. Betz  
1251 SW Sunset Trl.  
Palm City FL 34990

Stephen Curet  
4570 SW Oakhaven Ln.  
Palm City FL 34990

Earl D. & Joyce D. Flaughner  
PO Box 1573  
Palm City FL 34991

Robert J. & Jeanette I. Davidson  
1300 SW Sunset Trl.  
Palm City FL 34990

Thomas J. Dinkins III  
1326 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Fred D. & Kathie L. Smith  
1306 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Xue Yi Zhu & Xiano Ling Yuan  
2764 SW Horsheshoe Trl.  
Palm City FL 34990

Barton W. Knuff (Estate)  
PO Box 494  
Palm City FL 34991

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

East Ocean Properties Inc.  
1340 SW Dyer Point Rd.  
Palm City FL 34990

Paradise Rental Properties LLC  
1208 SW Dyer Point Rd.  
Palm City FL 34990

Donna D. Kotula  
1265 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Cynthia E. Morris  
1285 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Walter Edward Briard  
Peter K. Cuevas  
5471 SE 50<sup>th</sup> Dr.  
Stuart FL 34997

Michael Dillon Diterlizzi  
1325 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Craig R. Feinauer  
1334 SW 29<sup>th</sup> St.  
Palm City FL 34990-2708

Michelle & Shawn Oliver  
1314 SW 29<sup>th</sup> St.  
Palm City FL 34990

GGH 24 LLC  
18305 Biscayne Blvd. Ste. 400  
Aventura FL 33160

Wendy Kenyon  
1294 SW 29<sup>th</sup> St.  
Palm City FL 34990

Micah J. & Amie C. Casamassina  
1284 SW 29<sup>th</sup> St.  
Palm City FL 34990

East Ocean Properties Inc.  
1340 SW Dyer Point Rd.  
Palm City FL 34990

Tom L. Plymale  
2812 SW Mapp Rd.  
Palm City FL 34990

Twenty One and Done LLC  
2504 SW Nutcracker Way  
Palm City FL 34990

Thomas L. & Sherry Plymale  
2361 SW Riverside Dr.  
Palm City FL 34990

Charles Y. Herbst  
1232 SW 28<sup>th</sup> St.  
Palm City FL 34990

Donald P. & Phyllis Eilene Bittel  
3227 SW Reilley Ave.  
Palm City FL 34990

Mary Huffman  
1295 SW 29<sup>th</sup> St.  
Palm City FL 34990

Janice L. Meier  
2766 NE Cypress Ln.  
Jensen Beach FL 34957

Joseph Levin  
312 E. 2<sup>nd</sup> St.  
Moorestown NJ 08057

James Michael & Sheila Moore  
PO Box 933  
Palm City FL 34991-0933

Samuel Maharajh  
1332 SW 28<sup>th</sup> St.  
Palm City FL 34990

Ronald James & Frances J. Yanick  
PO Box 526  
Palm City FL 34991

Araceli & Angel Rodriguez  
1272 SW 28<sup>th</sup> St.  
Palm City FL 34990

Charles Y. & Cynthia F. Herbst  
1232 SW 28<sup>th</sup> St.  
Palm City FL 34990-2702

Medalist Building Group LLC  
PO Box 1067  
Palm City FL 34991

Lorraine V. Conwell Trust  
Judy G. Burkhardt  
2054 SW Mockingbird Ln.  
Palm City FL 34990

Albert Salvatore  
3611 NW Willow Creek Dr.  
Jensen Beach FL 34957

Bonnie Ordway Arnold  
Brent A. Lawson  
1235 SW 28<sup>th</sup> Ave.  
Palm City FL 34990

Paul C. & Sonia M. Dubay  
1275 SW 28<sup>th</sup> St.  
Palm City FL 34990

William Prussing  
Alexandra Pelin  
1295 SW 28<sup>th</sup> St.  
Palm City FL 34990

Gerard Contracting 2646 LLC  
333 Fern St. #1515  
West Palm Beach FL 33401

PNC Bank NA  
130 S. Jefferson St. Ste. 300  
Chicago IL 60661

Southern Land Group Inc.  
4801 PGA Blvd.  
Palm Beach Gardens FL 33418

Faith Family Worship Center  
3020 SW Mapp Rd.  
Palm City FL 34990

First Assembly of God Church  
1200 SW Sunset Trl.  
Palm City FL 34990

Robert & Jeanette Davidson  
1300 SW Sunset Trl.  
Palm City FL 34990-3345

Ryan Davidson  
1330 SW Sunset Trl.  
Palm City FL 34990

Constance Flynn Rev. Trust  
3198 NW Dockage Way  
Palm City FL 34990

Mary Deleon  
1303 SW Thelma St.  
Palm City FL 34990

MCFL Holdings LLC  
PO Box 1067  
Palm City FL 34991

Robert L. Lord Rev. Trust  
3070 SW Mapp Rd.  
Palm City FL 34990

Sentell Properties LLC  
3090 SW Mapp Rd.  
Palm City FL 34990

Kathy M. Durkee  
PO Box 782  
Palm City FL 34991



Edwin R. Matthews  
1304 SW Thelma St.  
Palm City FL 34990-3315

Steven & Stephanie Enos  
1350 SW Sunset Trl.  
Palm City FL 34990

Robert F. Luker  
PO Box 1135  
Palm City FL 34991-1135

Joseph B. & Lynn Corbin Flynn  
1353 SW Thelma St.  
Palm City FL 34990

Palm City Sunset LLC  
1709 SW Sunset Trl.  
Palm City FL 34990

Pine Ridge at Martin Downs  
Village I  
909 SE Central Pky.  
Stuart FL 34994

Kathleen Thurmon  
1424 SW Silver Pine Way #100-A  
Palm City FL 34990

Christine Rinaldi Irrev. Trust  
1424 SW Silver Pine Way #100-B  
Palm City FL 34990

Jeanine L. Sala  
1424 SW Silver Pine Way #100-C  
Palm City FL 34990

Estavon Holdings LLC  
PO Box 1771  
Palm City FL 34991

Patsy C. Amabile Trust  
1454 SW Silver Pine Way #101-A  
Palm City FL 34990

C. Sue Scheitzow  
Andrea M. Wood  
1454 SW Silver Pine Way #101-B  
Palm City FL 34990

Glenn C. & Joan A. Sadler  
1454 SW Silver Pine Way #101-C  
Palm City FL 34990

Andrea R. Raphael  
842 SW Catalina St.  
Palm City FL 34990

Deborah & Louis Tarentino  
PO Box 616  
Norton MA 02766

John J. & Lois L. Ragno  
1454 SW Silver Pine Way #101-F  
Palm City FL 34990

Angela M. Gaudio  
Debra Ann DiMuccio  
1484 SW Silver Pine Way #U-102A  
Palm City FL 34990

Pensco Trust Company LLC  
2188 Seneca Dr. S.  
Merrick NY 11566

Henry L. & Joann Kamenz  
1484 SW Silver Pine Way #102-C  
Palm City FL 34990

Barry B. & Nancy K. Becchio  
1484 SW Silver Pine Way #102-D  
Palm City FL 34990

Arthur A. Bobb III  
1484 SW Silver Pine Way #102-E  
Palm City FL 34990-4708

Stephen P. & Lauren L. Klinker  
15 Cherry Hill Terr.  
Waterville ME 04901

Debra J. Uroda  
1484 SW Silver Pine Way #102-G  
Palm City FL 34990

Mario Sr. & Mary Lou Ercolino  
1484 SW Silver Pine Way #H-102  
Palm City FL 34990

Blairban LLC  
938 SW Martin Downs Blvd.  
Palm City FL 34990

NNJ Holdings LLC  
1284 SW Seagull Way  
Palm City FL 34990

NNJ Holdings LLC  
1284 SW Seagull Way  
Palm City FL 34990

Michael R. Grove  
922 SW 27<sup>th</sup> St.  
Palm City FL 34990

James F. Kraft  
942 SW 27<sup>th</sup> St.  
Palm City FL 34990

Kirk Geismar  
660 SW 34<sup>th</sup> St.  
Palm City FL 34990

Kevin M. & Shalyn A. Larghi  
962 SW 27<sup>th</sup> St.  
Palm City FL 34990

Joseph Zangre  
2586 SE Stonebriar Way  
Stuart FL 34997

Lee D. & Sheryle L. Palmer  
PO Box 621  
Palm City FL 34991

Glen & Theresa Robison  
PO Box 798  
Palm City FL 34991

Hazel I. Hannaford (Estate)  
1052 SW 27<sup>th</sup> St.  
Palm City FL 34990

Colin Hayhurst  
Emilie Barbera  
2745 SW Feroe Ave.  
Palm City FL 34990

Joel Ryan & Paula Durham  
2765 SW Feroe Ave.  
Palm City FL 34990

James Earl & Melanie J. Land  
1057 SW 28<sup>th</sup> St.  
Palm City FL 34990

Mark Mercer  
1037 SW 28<sup>th</sup> St.  
Palm City FL 34990

Richard & Kathy L. Rastrelli  
557 SW 11<sup>th</sup> Ct.  
Palm City FL 34990

Mgreen 947 SW 28<sup>th</sup> St. LLC  
524 SE Alamanda Way  
Stuart FL 34996

Julia Elizabeth Martin Trust  
4585 1<sup>st</sup> St.  
Vero Beach FL 32968

Charles G. Braun  
5565 SW 7<sup>th</sup> Ct.  
Margate FL 33068

David J. & Cindy Lou Whiting  
908 SW 28<sup>th</sup> St.  
Palm City FL 34990

Barbara L. Conrad  
918 SW 28<sup>th</sup> St.  
Palm City FL 34990

Toni Doughty  
938 SW 28<sup>th</sup> St.  
Palm City FL 34990

Robert Daniel & Heather S. Carlen  
1008 SW 28<sup>th</sup> St.  
Palm City FL 34990

Kenneth Legler  
1024 SW 28<sup>th</sup> St.  
Palm City FL 34990

Legler Family Holdings LLC  
2359 SW Danforth Cir.  
Palm City FL 34990

Cody E. Azzi  
Ashley R. Connors  
1058 SW 28<sup>th</sup> St.  
Palm City FL 34990

Medalist Homes LLC  
PO Box 1067  
Palm City FL 34991

Sydney E. Jones IV  
Davey W. Jones  
2845 SW Feroe Ave.  
Palm City FL 34990

Sarah S. Wishovich  
2865 SW Feroe Ave.  
Palm City FL 34990

Anthony J. Felicione  
1015 SW 29<sup>th</sup> St.  
Palm City FL 34990

Aimee Popson  
1013 SW 29<sup>th</sup> St.  
Palm City FL 34990

Clifford & Mary R. Smith  
PO Box 464  
Palm City FL 34991-0464

983 29<sup>th</sup> Street LLC  
521 SW Timber Trl.  
Stuart FL 34997

Michael & Rebecca Piccirillo  
923 SW 29<sup>th</sup> St.  
Palm City FL 34990

Thomas J. & Gina M. Iacovone  
1457 SW Sea Holly Way  
Palm City FL 34990

Chris Haddad & Heather R.  
Wisniewski  
954 SW 29<sup>th</sup> St.  
Palm City FL 34990

Randall G. Leininger  
974 SW 29<sup>th</sup> St.  
Palm City FL 34990

Robert Dumont  
2231 SW Salman Rd.  
Port Saint Lucie FL 34953

Christopher George Collins  
994 SW 29<sup>th</sup> St.  
Palm City FL 34990

Fabian & Gloria Pollio  
1004 SW 29<sup>th</sup> St.  
Palm City FL 34990

Adam B. & Kathleen Breakey  
1034 SW 29<sup>th</sup> St.  
Palm City FL 34990

Frankie Taylor  
5228 SW Anhinga Ave.  
Palm City FL 34990

Floyd Glenn Waldron  
2905 SW Feroe Ave.  
Palm City FL 34990

Carol K. Tillinghast  
6300 60<sup>th</sup> St. N.  
Pinellas Park FL 33781

Robert J. & Sylvia Hopkins  
2925 SW Feroe Ave.  
Palm City FL 34990

Kimberly Kampff  
1035 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Joshua D. Berard  
1025 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Jonathan P. & Pamela J. Sperr  
1015 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Joseph & Sharon Blue  
769 Bittern St.  
Palm City FL 34990

Jason B. Glass  
985 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

James A. & Judith Briggs  
975 SW 29<sup>th</sup> Terr.  
Palm City FL 34990-2931

William & Judith Heilman  
945 SW 29<sup>th</sup> Terr.  
Palm City FL 34990-2931

Kathleen P. Dolan  
935 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Michael Y. & Jampee Kamentz  
915 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Federico A. & Teresa L. Lopez  
Teresa Maria Lovaas  
895 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Robert H. & Kerry S. Sees  
914 SW 29<sup>th</sup> St.  
Palm City FL 34990-2922

Joshua M. & Danielle Shell  
944 SW 29<sup>th</sup> St.  
Palm City FL 34990

Wendy Albino  
926 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

George L. & Dolores Anderson  
936 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Robert E. Conners  
PO Box 904  
Palm City FL 34991

Tracy Seegott (Tr)  
1165 SW 27<sup>th</sup> St.  
Palm City FL 34990

Mary E. Kean  
20 S. Drexel Ave.  
Columbus OH 43209

Thomas & Kathleen J. Berlinghoff  
136 Willow Ridge Ln.  
Vilas NC 28692

Barbara K. Donaldson  
1036 SW 29<sup>th</sup> Terr.  
Palm City FL 34990

Joseph L. & Kathryn N. Pascuzzi  
2955 SW Feroe Ave.  
Palm City FL 34990

Matthew & Sarah Kirkhart  
2965 SW Feroe Ave.  
Palm City FL 34990

Michael A. & Cassandra A. Searle  
PO Box 545  
Palm City FL 34991

KB Real Estate Holdings LLC  
995 SW Martin Downs Blvd.  
Palm City FL 34990

Cloudbreak Properties LLC  
1055 SW Martin Downs Blvd.  
Palm City FL 34990

Basil Garden of Palm City Inc.  
2655 SW Feroe Ave.  
Palm City FL 34990-2811

Santiago Alberto Reyes  
Punsiri Kritsanee Sic  
2625 SW Feroe Ave.  
Palm City FL 34990

Andrew Thomas & Valerie Helen  
Yusko  
1038 SW Spruce St.  
Palm City FL 34990

Thomas J. Steinbacher  
Pamela J. Henry  
1028 SW Spruce St.  
Palm City FL 34990

Wilfredo & Luisa Caraballo  
1018 SW Spruce St.  
Palm City FL 34990

Pala Plaza LLC  
1105 SW Martin Downs Blvd.  
Palm City FL 34990

Map Holdings DP LLC  
45713 Highway 27  
Davenport FL 33897

William D. McKnight (Tr)  
1201 Oakfield Dr.  
Brandon FL 33511

Karm LLC  
5015 SW Whippoorwill Ave.  
Palm City FL 34990

Richard & Kathy L. Rastrelli  
557 SW 11<sup>th</sup> Ct.  
Palm City FL 34990

Steven Lee Roberts  
1128 SW Spruce St.  
Palm City FL 34990

Brent P. & Katherine C. Zarcone  
2626 SW Feroe Ave.  
Palm City FL 34990

Lorraine V. Conwell Trust  
Judy G. Burkhardt  
2054 SW Mockingbird Ln.  
Palm City FL 34990

Seegott Tracy Brian TM Partners  
Inc.  
1165 SW 27<sup>th</sup> St.  
Palm City FL 34990

Treasure Coast Academy III Inc.  
563 SW Lost River Rd.  
Stuart FL 34997

Pegasus I LLC  
2525 Ponce De Leon Blvd. #300  
Coral Gables FL 33134

Medalist Homes LLC  
PO Box 1067  
Palm City FL 34991

Carl Raulin  
1204 Chesapeake Dr.  
Churchton MD 20733

Judith A. Tucker  
Christina Tucker  
1128 SW 28<sup>th</sup> St.  
Palm City FL 34990

Kim T. Stiles  
Mary Ann Stiles  
1138 SW 28<sup>th</sup> St.  
Palm City FL 34990

Aws Family Enterprises LLC  
2231 SW Manele Pl.  
Palm City FL 34990

Louie J. Batista  
Barbara J. Moses-Batista  
1123 SW 29<sup>th</sup> St.  
Palm City FL 34990

Carl F. Raulin  
1204 Chesapeake Dr.  
Churchton MD 20733

Robert W. Jr. & Jodi L. Peterson  
2846 SW Feroe Ave.  
Palm City FL 34990

Eric J. & Dianne A. Ragno  
2866 SW Feroe Ave.  
Palm City FL 34990

George & Joel Pelloni  
988 SW 28<sup>th</sup> St.  
Palm City FL 34990

Thomas J. & Gina M. Iacovone  
1457 SW Sea Holly Way  
Palm City FL 34990

Cecity Buda 2008 Trust  
9858 Clint Moore Rd. C-111 #222  
Boca Raton FL 33498

John K. & Christina M. Ranck  
2936 SW Feroe Ave.  
Palm City FL 34990

Ronald T. & Elizabeth L.  
Gonazalez  
2916 SW Feroe Ave.  
Palm City FL 34990

Ronald L. Skelton  
2906 SW Feroe Ave.  
Palm City FL 34990

William Alfred Jr. & Michelle  
Good  
1051 SW 30<sup>th</sup> St.  
Palm City FL 34990

Forrest E. & Sarah Tinney  
1061 SW 30<sup>th</sup> St.  
Palm City FL 34990-2937

Colleen K. Bailey  
981 SW 30<sup>th</sup> St.  
Palm City FL 34990

Christopher Kammel  
Karie O'Donnell  
1001 SW 30<sup>th</sup> St.  
Palm City FL 34990

Lonnie & Glenda E. Mills  
PO Box 54  
Palm City FL 34991

Gregory R. & Eileen E. Forest  
931 SW 30<sup>th</sup> St.  
Palm City FL 34990

Rick Rastrelli  
557 SW 11<sup>th</sup> Ct.  
Palm City FL 34990

Robert John & Melissa Raye Uzar  
1057 SW 28<sup>th</sup> St.  
Palm City FL 34990

Krista Y. Lozeau  
1101 SW 30<sup>th</sup> St.  
Palm City FL 34990

Anthony J. Tulino  
1401 26<sup>th</sup> Ave. S.  
Saint Petersburg FL 33705

Christopher McGinley  
1121 SW 30<sup>th</sup> St.  
Palm City FL 34990

Nicole L. Damron  
1131 SW 30<sup>th</sup> st.  
Palm City FL 34990

Christina Dianne McComas (Tr)  
Susan Rachael Perry (Tr)  
2840 SW Brighton Way  
Palm City FL 34990

Walter H. M. Alesi  
6675 SW Gator Trl.  
Palm City FL 34990

Annelore Furlow  
1112 SW 30<sup>th</sup> St.  
Palm City FL 34990

Franklin & Shawn Howse  
34836 Bridge St.  
Livonia MI 48152

Mario & Anna M. Suarez  
1142 SW 30<sup>th</sup> St.  
Palm City FL 34990

Old Palm City Center LLC  
PO Box 32516  
Palm Beach Gardens FL 33420

CBM Limited Liability Company  
3070 SW Mapp Rd.  
Palm City FL 34990

Kritsanee Punsiri  
1129 SW 31<sup>st</sup> St.  
Palm City FL 34990

Christine Brannigan  
3096 SW Feroe St.  
Palm City FL 34990

Bozone Family Trust  
1022 SW 30<sup>th</sup> St.  
Palm City FL 34990

Roy Louis Jr. & Joanne Ruggiero  
Celani  
3319 SW Wood Creek Trl.  
Palm City FL 34990

Mauricio A. Centeno  
1048 SW 30<sup>th</sup> St.  
Palm City FL 34990

Robert S. Hall  
2423 SW 14<sup>th</sup> Terr.  
Palm City FL 34990

Alejandro F. Hernandez  
Charlene Y. Courtney  
3065 SW Feroe Ave.  
Palm City FL 34990



Bertrand Albert  
3075 SW Feroe Ave.  
Palm City FL 34990

Janett B. Stewart  
1049 SW 31<sup>st</sup> St.  
Palm City FL 34990

Jennifer M. Shaber  
1039 SW 31<sup>st</sup> St.  
Palm City FL 34990

Jennifer J. Nelson  
1029 SW 31<sup>st</sup> St.  
Palm City FL 34990

Roger Kevin & Krista D. Sneider  
1019 SW 31<sup>st</sup> St.  
Palm City FL 34990-2947

September 19, 2019

**RE: Notice of public hearings regarding application CPA 19-20, Tucker Commons, a request to change the Future Land Use designation and Zoning District of 0.755 acres of land located on the northeast corner of SW Mapp Road and SW 29<sup>th</sup> Street in Palm City.**

Dear Property Owner:

As the owner of property within 1000 feet of the property described above and shown on the enclosed map, please be advised that the described property is the subject of applications to make the following changes:

- 1) Change the Future Land Use designation from Commercial/ Office/ Residential (COR) and Low Density Residential to Commercial General.
- 2) Change the Zoning District from R-3A, (Liberal Multiple Family) and R-2B to GC (General Commercial).

Two public hearings are scheduled on this application:

**1st Public Hearing -before the Local Planning Agency**

Date: October 17, 2019  
Time: 7:00 P.M., or as soon thereafter as the items can be heard.

**2<sup>nd</sup> Public Hearing- before the Board of County Commissioners**

Date: October 22, 2019  
Time: 9:00 am., or as soon thereafter as the items can be heard.

**LOCATION:** Martin County Administrative Center, 2401 S.E. Monterey Road, Commission Chambers, 1<sup>st</sup> Floor, Stuart, Florida 34996

All interested persons are invited to attend the hearing and will have an opportunity to speak. This application will be processed pursuant to the Small-Scale Amendment procedures and therefore will be the subject of just one public hearing before the Board of County Commissioners (BCC). The hearing before the BCC on **October 22, 2019** will be the adoption public hearing.

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) 221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE 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.

**Record for appeals:** 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.

**Comprehensive Planning Facts:** The Future Land Use Map is part of the County's Comprehensive Growth Management Plan and 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 determines, in more detail than the Future Land Use designation, what type and level of development may occur. A 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. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

**View Application Files at:** Martin County Administrative Center, Growth Management Department, 2401 S.E. Monterey Road, Stuart, FL 34996

**Submit Written Comments to:** Nicki van Vonno, Director  
Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996  
nikkiv@martin.fl.us

For more information, contact Irene Szedlmayer, AICP, Sr. Planner, Growth Management Department at (772) 288-5931 or via e-mail: [iszedlma@martin.fl.us](mailto:iszedlma@martin.fl.us).

Sincerely,



Michael Houston  
President, HJA Design Studio

# Tucker Commons

## Location Map Martin County, FL



Prepared by:



Date: 06-3-19  
Project # : 19015