



GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA
Dodi Buckmaster Glas AICP

November 14, 2019

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

RE: IMPEDANCE BAILE OFFICE BUILDING – SUBMITTAL OF A ZONING CHANGE APPLICATION

Dear Ms. Van Vonno:

On behalf of the Applicant, Impedance Baile, LLC, we are pleased to submit this application for a rezoning from B-1 Business District to COR-1.

As more particularly described in the enclosed project narrative, the project is located on the east side of SW Kanner Highway and south of SE Southwood Trail. After the property is rezoned, a Minor Final Site Plan application will be submitted for an 11,000 square foot, 2 story office building.

The following is a list of the documents submitted with the Zoning Change Application:
Zoning Change Checklist

1. Development Review Application;
2. Affidavit of Digital Application Submittal;
3. CD with all documents bookmarked;
4. Survey – 24x36;
5. Narrative;
6. Filing fee for Formal Review - \$1,000.00;
7. Power of Attorney – Agent Letters for Applicant and property owner;
8. Warranty Deed;
9. Legal description;
10. Aerial Location Map;
11. Assessment Map;
12. Land Use and Zoning;
13. List of property owners and Certification;
14. Disclosure Affidavit;

Should you have any questions or comments, please feel free to contact me at 561-575-9557 or email me at pat@2gho.com.

Respectively,

Patricia Y. Lentini



GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA
Dodi Buckmaster Glas AICP

November 13, 2019

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

RE: Project Number I059-002/Application No. DEV2019100018 – Impedance Baile Rezoning

Dear Ms. Van Vonno:

Please accept this letter as response to the Completeness Review letter issued October 31, 2019 and based on the Completeness Review documents submitted on October 18, 2019 for the above project. The following is a list of the unresolved items with the responses in **bold along with attached revised documents as applicable**:

Item #1: NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject site.

Comment: Please include the subject property size and include a reference to platted lot numbers.

Response: The project narrative has been revised to include the lot numbers and the size of the subject site.

Item #2: POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.

Comment: Please update reference to lots 1 through 8 to lots 1 through 4 and ½ of vacated right of way.

Response: The Agent Letter has been amended to include the legal.

Item #3: DISCLOSURE OF INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form.

Comment: Please update the legal description attached to the financial disclosure to reflect the current legal description.

Response: the Disclosure of Interest Affidavit legal has been amended.

Should you have any questions regarding this resubmittal package, please feel free to contact me or Pat Lentini at 561-575-9557.

Respectfully,

Gentile Glas Holloway O'Mahoney & Associates, Inc.

Daniel S. Siemsen, PLA, ASLA
Landscape Architect
FL License #6667279



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

Zoning Change Checklist

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ☐ 1. APPLICATION: Please use the new application form.
[Application](#)
- ☐ 2. AFFIDAVIT: Complete the affidavit for digital submission.
[Affidavit for digital submission](#)
- ☐ 3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission.
[Digital website](#)
- ☐ 4. If submitting large format plans digitally, include one set of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
[Digital website](#)
- ☐ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☐ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
[Development review fee schedule](#)
- ☐ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☐ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
- ☐ 9. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
- ☐ 10. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☐ 11. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- ☐ 12. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.
- ☐ 13. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
- ☐ 14. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.
- ☐ 15. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
- ☐ 16. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]
[Disclosure of Interest Affidavit](#)



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

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A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: Impedence Baille Office Building

Brief Project Description:

The applicant is proposing a Rezoning from B-1 Business to COR-1, the future land use designation is currently COR. The proposed office building will be 11,000 square foot 2-story office building located on the east side of Kanner Highway south of SE Southwood Trail.

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: June 20, 2019

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: Impedence Baille Office Building

Parcel Control Number(s)
55-38-41-008-000100-8

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Robert G. Neal (Deceased) and Toddie M. Neal

Company Representative: Michael Baker

Address: 6350 SE Lake Circle Drive

City: Stuart, State: FL Zip: 34997

Phone: 772-233-5352 Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Impedance Baile, LLC

Company Representative: Maura S. Curran

Address: 601 Heritage Drive Suite 224

City: Jupiter, State: FL Zip: 33458

Phone: 561-935-9763 Email: mcurran@thecurranlawfirm.com

Agent (Name or Company): 2GHO

Company Representative: Emily O'Mahoney

Address: 1907 Commerce Lane Suite 101

City: Jupiter, State: FL Zip: 33458

Phone: 561-575-9557 Email: Emily@2gho.com

Contract Purchaser (Name or Company): Impedance Baile, LLC

Company Representative: Maura Curran, Esq.

Address: 601 Heritage Drive Suite 224

City: Jupiter, State: FL Zip: 33458

Phone: 561-935-9763 Email: mcurran@thecurranlawfirm.com

Land Planner (Name or Company): 2GHO

Company Representative: Patricia Lentini

Address: 1907 Commerce Lane Suite 101

City: Jupiter, State: FL Zip: 3345

Phone: 561-575-9557 Email: pat@2gho.com

Landscape Architect (Name or Company): Same as Agent - 2GHO

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Lidberg Land Surveying

Company Representative: Dave Lidberg

Address: 675 W. Indiantown Road

City: Jupiter, State: FL Zip: 33458

Phone: 561-746-8454 Email: david@lidberg.net

Civil Engineer (Name or Company): Jeff H. Iravani, Inc. (JHI)

Company Representative: Jeff Iravani

Address: 1934 Commerce Lane Suite 5

City: Jupiter, State: FL Zip: 33458

Phone: 561-575-6030 Email: www.jhiinc.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O' Rourke Engineering and Planning

Company Representative: Susan O'Rourke

Address: 969 SE Federal Highway Suite 402

City: Stuart, State: FL Zip: 34994

Phone: 772-781-7918 Email: seorourke@comcast.net

Architect (Name or Company): Proctor Architects, LLC

Company Representative: Hope Proctor

Address: 28 Main Street Suite 4

City: Essex, State: CT Zip: 06426

Phone: 860-767-0767 Email: hope@proctorarchitects.com

Attorney (Name or Company): The Curran Law Firm, PA

Company Representative: Maura Curran

Address: 601 Heritage Drive, Suite 224

City: Jupiter, State: FL Zip: 33458

Phone: _____ Email: _____

Environmental Planner (Name or Company): EDC

Company Representative: Drew Gatewood

Address: 10250 SW Village Parkway - Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-223-5200 Email: drewgatewood@EDC-inc.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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

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



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

E. APPLICANT or AGENT CERTIFICATION

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

[Signature]
Applicant Signature

5/28/19
Date

Maura Curran
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 28th day of May, 20 19, by Maura Curran.

He or She ☒ is personally known to me or ☐ has produced N/A as identification.

[Signature]
Notary Public Signature

Shannon Rountree
Printed name

STATE OF: Florida at-large





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

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Digital Submittal Affidavit

I, Daniel S. Siemsen, attest that the electronic version included for the project Impedance Baile Office 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.


Applicant Signature

August 16, 2019
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 16th day of August, 20 19, by Daniel S. Siemsen.

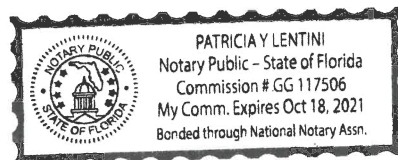
☒ He or She ☐ is personally known to me or ___ has produced ___ as identification.


Notary Public Signature

Patricia Y. Lentini

Printed name

STATE OF: FLORIDA at-large





**Impedance Baile, LLC
Rezoning Narrative
September 26, 2019
Revised – November 12, 2019**

Gentile Glas Holloway O'Mahoney & Associates, Inc. as agent for Impedance Baile, LLC is requesting a zoning change from B-1, Business District (category "C") zoning district designation to COR-1, Commercial/Office/Residential District (category A). This request is consistent with the Commercial/Office/Residential Future Land Use and would be consistent with adjacent existing and proposed uses. A Minor Final Site Plan application for an 11,000 square feet office which includes accessory retail space will be submitted at a later date. The parcel is referenced by Lots 1-4 together with ½ of the vacated road adjacent to the property, as recorded in the Plat of Lake Haven, recorded in Plat Book 3, Page 103. The subject site is approximately 1.10 acres and is located on the east side of SW Kanner Highway (State Road 76) in Martin County Florida.

Land Use and Zoning

The current Future Land Use Designation is Commercial/Office Residential Land Use with a Zoning District as indicated above B-1 (category "C" District).

Adjacent Zoning Districts:

The properties surrounding the subject property are primarily commercial with some established single family units to the east separated by approximately 2.82 acres of lake area; the west side is bordered by Kanner Highway; vacant commercial lots immediately abutting the property to the south and established commercial properties further south and west.; to the north is green space and SE Southwood Trail;

- **North:** Existing Use: green space then SE Southwood Trail
- **South:** Existing Use: Vacant Commercial
Future Land Use: Commercial/Office Residential
Zoning District Designation: Commercial/Office Residential - COR-2
- **East:** Existing Use: existing lake and then single family residential – Lake Haven
Future Land Use: Low Density Residential
Zoning District Designation: R-3A, Liberal Multiple Family (Category C)
- **West:** Existing Use: South Kanner Highway (SR 76)

Access:

Access to the site will be from SW Kanner Highway.

Comprehensive Growth Management Plan – Consistency

The request to rezone the property to from B-1, Business District to COR-1, Commercial Office/Residential is consistent with the requirements of the Comprehensive Growth Management Plan (CGMP), whereby the requirement is to rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016).

A zoning change from B-1, Business District (Category C) underlying zoning district to COR-1, Commercial Office/Residential is required to achieve consistency with the existing Commercial/Office Residential future land use, and is one of three standard zoning districts, other than a Planned Unit Development, available to implement the Commercial Office/Residential future land use. The granting of a zoning change by the County will not exempt the applicant from any of the County's Land Development Regulations.

Comprehensive Growth Management Plan – Objective 4.4.A. – Policy 4.4.A.1 Rezoning:

The Comprehensive Growth Management Plan (CGMP) requires that Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4.A.1., CGMP, Martin County Fla. (2016).

The proposed rezoning from B-1, Business District to COR-1, Commercial Office/Residential District is consistent with the Commercial/Office Residential future land use. The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and the Land Development Regulations.

The County has the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned future land use category. The application should consider the surrounding area and the provisions of the Land Development Regulations in the selection of the proposed zoning on the property.

The Zoning Change is subject to LDR Section 3.2.E which provides the criteria for consideration of a Zoning Change:

Section 3.2.E. LDR, Martin County, Fla. (2002), provides the following “Standards for amendments to the Zoning Atlas”:

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

a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan;

The subject property is designated for Commercial Office/Residential land use on the Future Land Use Map (FLUM) of the Comprehensive Growth Management Plan (CGMP). The zoning implementation policies and requirements contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identify three standard zoning districts, including COR-1 and COR-2, that are available to implement the COR future land use designation. In addition to the standard zoning districts the Planned Unit Development (PUD) district is also available as a fourth option.

The COR-1, Commercial Office/Residential District is a Category A district and is intended to implement the policies of the CGMP for lands designated Commercial/Office Residential on the Future Land Use Map of the CGMP. The

COR-2, Commercial Office/Residential District, provides the same development standards and setbacks for a single story property, with greater restrictions on minimum lot size, width, height and greater front setback standards than the existing B-1, Business District. Any commercial project would also be required to demonstrate compliance with the Land Development Regulations, Division 20, Commercial Design Standards, in addition to the COR-1 development standards and setbacks.

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

Commercial Office/Residential development (COR). Martin County shall establish policies and criteria to guide mixed-use development. Commercial Office/Residential development shall be allocated to accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development. Office and residential development may be allocated along the outer fringe of core commercial areas where such development may encourage reinvestment in declining residential areas adjacent to commercial core areas. The COR future land use designation shall also be allocated to areas appropriately suited for Traditional Neighborhood Development, described under Goal 4.3. The development provisions for the standard COR zoning districts and the PUD zoning district are expressed below:

Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building:

Residential storage facilities may be approved in areas designated COR, and the Land Development Regulations shall include criteria for review of such uses. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed to blend harmoniously with residential structures.

The intensity of lot use, defined as floor area ratio (FAR), shall be governed by the parking standards of the Land Development Regulations. The maximum building

coverage shall be 40 percent, and the minimum net lot size permitted in COR districts shall be 10,000 square feet. The minimum open space shall be 40 percent and the maximum building height shall be 30 feet. Multiple-family residential uses are encouraged to develop in areas designated for office development at densities compatible with criteria cited in Policy 4.13A.7.(5) for High Density Residential development. The Land Development Regulations shall require appropriate landscaping and screening, including a vegetative berm system where feasible. Plant material and a decorative fence or wall shall be used to assure compatibility between established residential uses and proposed office developments.

A bed and breakfast or other facilities for transient lodging, catering to seasonal residents, shall be permitted. Kitchen facilities shall be permitted to accommodate occupants visiting for periods exceeding the general motel trip duration of one to four nights. Approved transient lodging facilities existing as of the effective date of the CGMP shall be considered permitted in such an area.

Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

This application requests a zoning change on the property to the COR-1 district, as one of the Category A zoning districts created specifically to implement the CGMP policies for lands designed Commercial Office/Residential (COR) on the Future Land Use Map of the CGMP. The site is adjacent to South Kanner Highway and meets the locational criteria of being an accessible site adjacent to a major thoroughfare. Land to the south has been rezoned from B-1 to COR-2 to accommodate an office building. Property to the immediate east is a lake and further is zoned R-3A which is consistent with a Low Density Residential Future Land Use. Crossing over South Kanner Highway to the West are established commercial facilities including the Publix shopping plaza and an existing gas station. The subject property is part of some of the few remaining vacant commercial parcels that requires a mandatory rezoning prior to any development being accommodated on the properties. The property is located within the primary urban service district in an area of Stuart that is primarily a commercial area.

A rezoning to COR-1 will remove any general and limited retail services as permitted uses on the subject property. Future development of the site will be required to demonstrate compliance with all applicable development standards for the COR future land use designation in the CGMP. The provision of landscape buffers would be required to safeguard existing residential uses from any proposed use on the subject property. Additional standards for specific uses and Architectural/Commercial design standards would also be applied to a development application for the property. All providing enough safeguards to

achieve an effective transition between the existing residential and commercial properties within the area.

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

There are three standard zoning districts that are available to implement the COR future land use policies of the CGMP. Those being CO, Commercial Office; COR-1 and COR-2 Commercial Office/Residential Districts, in addition to the PUD district.

The subject property has an area of approximately 1.35 acres (58,772 s.f.). The property is approximately 223.42 feet along South Kanner Highway and approximately 125.2 ft. wide (east to west) with all the property fronting South Kanner Highway SR-76). The lot size is consistent with the minimum development standards governing the requested COR-1 zoning district.

The development will be required to demonstrate full compliance with all applicable Land Development Regulations requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc. at the time when a development application is submitted to the County for the property. The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any approval action taken by the County.

c. Whether the proposed zoning district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use;

As shown in the maps provided the entire frontage of subject property extends along South Kanner Highway, which is a major thoroughfare with ample frontage. The entire strip of parcels to the north and south of the subject property have a COR future land use designation. All of the properties to the south of the subject site have been successfully rezoned to COR-2. While the parcels along the entire western side of South Kanner have a Commercial General future land use with a consistent B-1 or GC, General Commercial zoning district designation. The lands to the east of the vacant commercial subject property consist of single family residential lots, separated by preserve area and submerged lands measuring between 30 and 40 feet between the vacant lots and the existing residential

areas. The proposal site is therefore considered to be surrounded by primarily commercial uses or properties that would be afforded the same opportunities as the subject property were the owners seeking to develop either the vacant lands or make any changes triggering a site plan review on the existing residential properties. The COR future land use allows office and residential development to be located along the outer fringe of core commercial areas and includes a mixture of residential and office or less intensive commercial development. Therefore, the requested COR-1 zoning district is suitable to the site and is compatible with the character of the existing land uses in the adjacent and surrounding area.

d. Whether and to what extent there are documented changed conditions in the area.

The requested zoning district change to COR-1 is a Category A zoning district that is consistent with the future land use designation and the vacant lots to the south of the subject property. This project is located within the primary urban service district and the infrastructure required to support and provide services to the existing and proposed development in this local area. The residential properties to the east are separated by an extensive preserve area and submerged lands, while being the subject of an R-3A zoning district designation. Parcels further south were successfully rezoned from B-1 to COR-2 for potential office building and further south of this vacant property was recently developed to accommodate an Urgent Care Medical facility. The entire property fronting the adjacent established commercial areas are zoned consistent with the existing land use designations and has the well-established community shopping center, including the Publix store, restaurants, shops and a financial institution. Therefore, the proposed COR-1 zoning is compatible with the existing historical uses and the current development pattern and is appropriate for this infill property.

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

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

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

The land use pattern that has been established in the area and recognized on the Future Land Use Map (FLUM) of the CGMP for development contains a mixture of commercial and residential uses within proximity to the subject property. The rezoning to COR-1, Commercial Office/Residential would be consistent with the COR FLU provisions and provide the opportunity for a transitional use between the existing residential development to the east and the commercial areas further south and along the entire western side of South Kanner Highway. The remaining vacant parcels not included as part of this zoning change request, would provide a logical, timely and orderly continuation of the development patterns to those afforded to the subject property. Further adding to the development of a transitional use between the GC, COR and R-3A zoned properties.

The COR future land use designation for the property and the prior inclusion of the property within the Primary Urban Service District are key determinants regarding the uses that may ultimately occur on the property.

g. Consideration of the facts presented at the public hearings.

The subject application will require two public hearings before the Local Planning Agency that will make a recommendation on the request. The Board of County Commissioners will then take final action on the request. The hearings will provide an opportunity for the public to participate in the review and decision making process.

Conclusion

On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request review of the Pre-Application at your next Joint Workshop. The project managers at Gentile Glas Holloway O'Mahoney & Associates will be Daniel Siemsen and Patricia Lentini.

The Curran Law Firm, PA

Attorney and Counselor at Law

November 12, 2019

Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, Florida 34996

Re: Impedance Baile Office Building - Lake Haven Plat – Lots 1 thru 4 and ½ of the vacated right-of-way

To Whom It Concerns:

On behalf of Impedance Baile, LLC, this letter is to serve as permission for Emily O'Mahoney and Gentile Glas Holloway O'Mahoney & Associates, Inc., to act as the agents to prepare and submit all documentation and attend all meetings pertaining to the property as above described, as it relates to the zoning process, site plan review and approval process.

Sincerely,

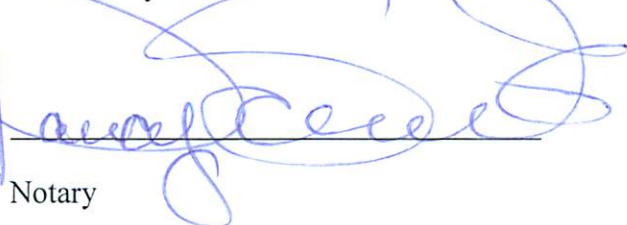


Maura S. Curran, Esq.

STATE OF FLORIDA
COUNTY OF PALM BEACH

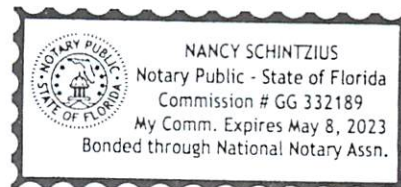
I hereby certify on the 12th day of November, 2019, Maura S. Curran_ personally appeared before me and produced identification, or is personally known to me, to be the person described herein and who executed the foregoing instrument.

Witness my hand and official seal in the state and county, the day and year aforesaid.



Notary

Commission Expires:



TRUSTS · ESTATES · REAL ESTATE

May 21, 2019

Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, Florida 34996

Re: Impedence Baillie Office Building - Lake Haven Plat - Lots 1,2,3,4,~~5,6,7 and 8~~

1/2 of Vacated Rd adj to Lot

This letter is to serve as permission for Emily O'Mahoney and Gentile Glas Holloway O'Mahoney & Associates, Inc., Maura Curran and The Curran Law Firm, PA and Hope Proctor and Proctor Architect, LLC. to act as the agents to prepare and submit all documentation and attend all meetings pertaining to the property as above described, as it relates to the zoning process, site plan review and approval process.

Sincerely,

Toddie M. Neal

Toddie M. Neal

STATE OF FLORIDA
COUNTY OF MARTIN

I hereby certify on the 28 day of May, 2019, Toddie M. Neal personally appeared before me and produced identification, or is personally known to me, to be the person described herein and who executed the foregoing instrument.

Witness my hand and official seal in the state and county, the day and year aforesaid.

[Signature]
Notary

Commission Expires: June 27, 2021



Shereka Sauter
My Commission Expires
June 27, 2021
Commission No. GG 98763



STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. - HOW TO LIGHT TO VERIFY FLORIDA WATERMARK

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2017083868

DATE ISSUED: May 31, 2017

DECEDENT INFORMATION

STATE FILE DATE: May 31, 2017

NAME ROBERT GEORGE NEAL

DATE OF DEATH May 26, 2017 SEX MALE SSN [REDACTED] AGE 083 YEARS
DATE OF BIRTH June 3, 1933 BIRTHPLACE AKRON, OHIO, UNITED STATES
PLACE OF DEATH EMERGENCY ROOM/OUTPATIENT
FACILITY NAME OR STREET ADDRESS MARTIN HOSPITAL SOUTH
LOCATION OF DEATH STUART, MARTIN COUNTY, 34997

SURVIVING SPOUSE, DECEDENT'S RESIDENCE AND HISTORY INFORMATION

MARITAL STATUS MARRIED
SURVIVING SPOUSE NAME TODDIE SLUSSER
RESIDENCE 6350 SE LAKE CIRCLE DRIVE, STUART, FLORIDA 34997, UNITED STATES COUNTY MARTIN
OCCUPATION, INDUSTRY OWNER, AIR CONDITIONING
RACE ☒ White ☐ Black or African American ☐ Asian Indian ☐ Chinese ☐ Filipino ☐ Native Hawaiian ☐ Japanese ☐ Korean
☐ American Indian or Alaskan Native-Tribe ☐ Vietnamese ☐ Other Asian
☐ Guamanian or Chamorro ☐ Samoan ☐ Other Pacific Isl ☐ Other ☐ Unknown
HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN
EDUCATION SOME COLLEGE CREDIT, BUT NO DEGREE EVER IN U S ARMED FORCES? NO

PARENTS AND INFORMANT INFORMATION

FATHER/PARENT FLOYD NEAL
MOTHER/PARENT ORPHA BANKS
INFORMANT TODDIE NEAL
RELATIONSHIP TO DECEDENT SPOUSE
INFORMANT'S ADDRESS 6350 SE LAKE CIRCLE DRIVE, STUART, FLORIDA 34997, UNITED STATES

PLACE OF DISPOSITION AND FUNERAL FACILITY INFORMATION

PLACE OF DISPOSITION FOREST HILLS MEMORIAL PARK
PALM CITY, FLORIDA
METHOD OF DISPOSITION ENTOMBMENT
FUNERAL DIRECTOR/LICENSE NUMBER SUSAN R NIEMI, F042059
FUNERAL FACILITY FOREST HILLS - PALM CITY CHAPEL F079848
2001 SW MURPHY ROAD, PALM CITY, FLORIDA 34990

CERTIFIER INFORMATION

TYPE OF CERTIFIER CERTIFYING PHYSICIAN MEDICAL EXAMINER CASE NUMBER NOT APPLICABLE
TIME OF DEATH (24 hr) 1341 DATE CERTIFIED May 30, 2017
CERTIFIER'S NAME CHARLES ELLIOTT AHNER
CERTIFIER'S LICENSE NUMBER ME86298
NAME OF ATTENDING PHYSICIAN (If other than Certifier) NOT APPLICABLE

THIS SECTION IS CONFIDENTIAL
PER F.S. 382.008 AND F.S 382.025

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Carolyn Timmann

,State Registrar

REQ 2018190046

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE

WARNING

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATER MARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THIS DOCUMENT WILL NOT PRODUCE A COLOR COPY.



DH FORM 1947 (03 13)

CERTIFICATION OF VITAL RECORD



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Continuation of LEGAL DESCRIPTION**OR BK 01539 PG 1224**

Records Book 955, page 484, Public Records of Martin County, Florida

AND

The lake area and that certain undesignated strip lying Northerly of the lake and between Lots 1 and 47, together with one-half (1/2) of the vacated road adjacent to the North line thereof, all according to the Plat of LAKE HAVEN, as recorded in Plat Book 3, page 103, Public Records of Martin County, Florida.

Unofficial Copy

LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, ACCORDING TO THE PLAT OF LAKE HAVEN, AS RECORDED IN PLAT BOOK 3, PAGE 103 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA: LESS AND EXCEPT THAT PORTION DEEDED TO THE STATE OF FLORIDA OF TRANSPORTATION IN OFFICIAL RECORD BOOK 955, PAGE 484, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

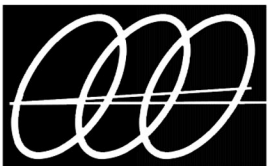
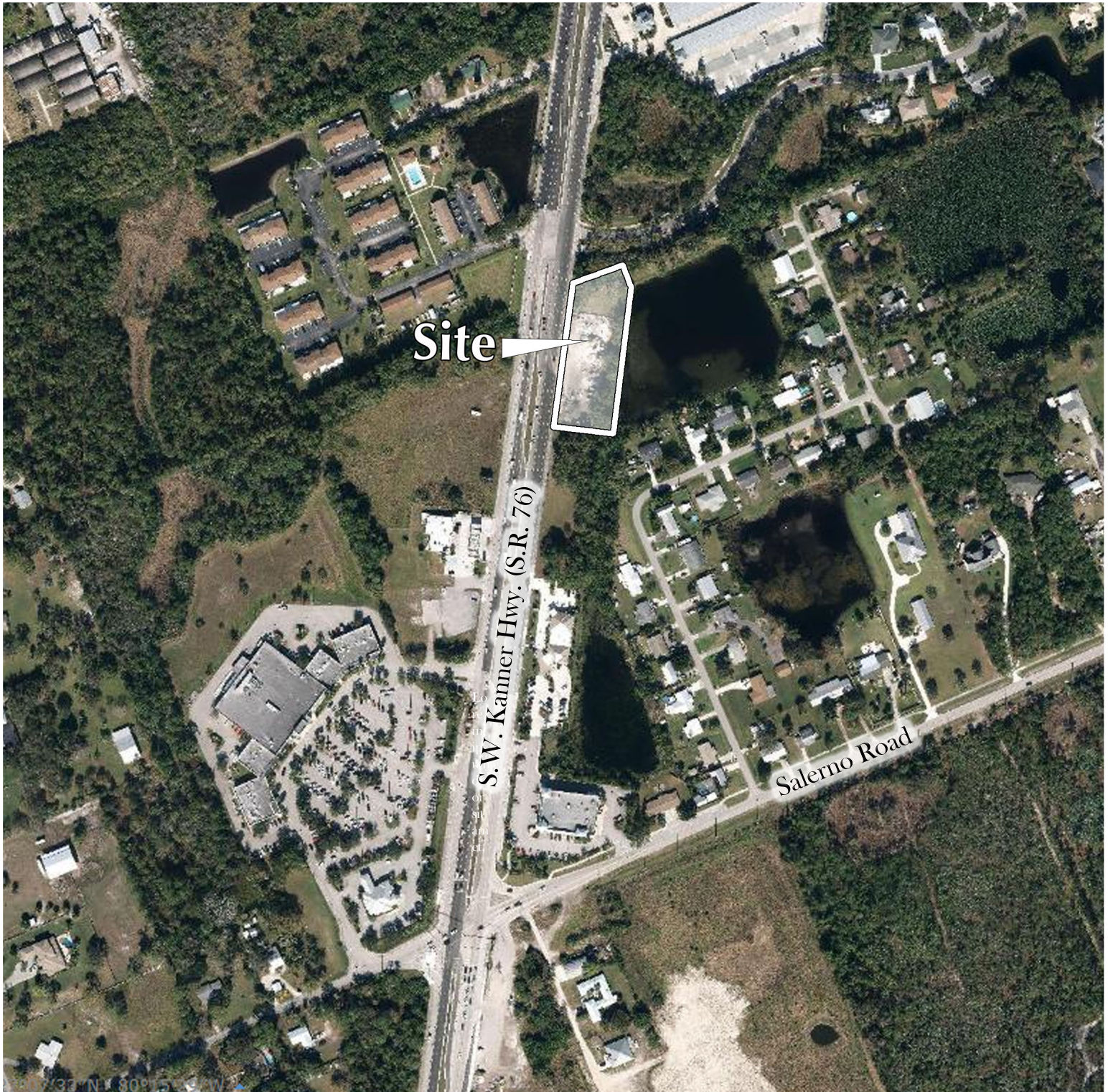
TOGETHER WITH ONE HALF (1/2) OF THE VACATED ROAD ADJACENT TO THE NORTH LINE OF LOT 1, ALL ACCORDING TO THE PLAT OF LAKE HAVEN, AS RECORDED IN PLAT BOOK 3, PAGE 103, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL NO: 55-38-41-008-000-00010-8

ACREAGE: 1.11 ACRES

Impedance Baile Office Building

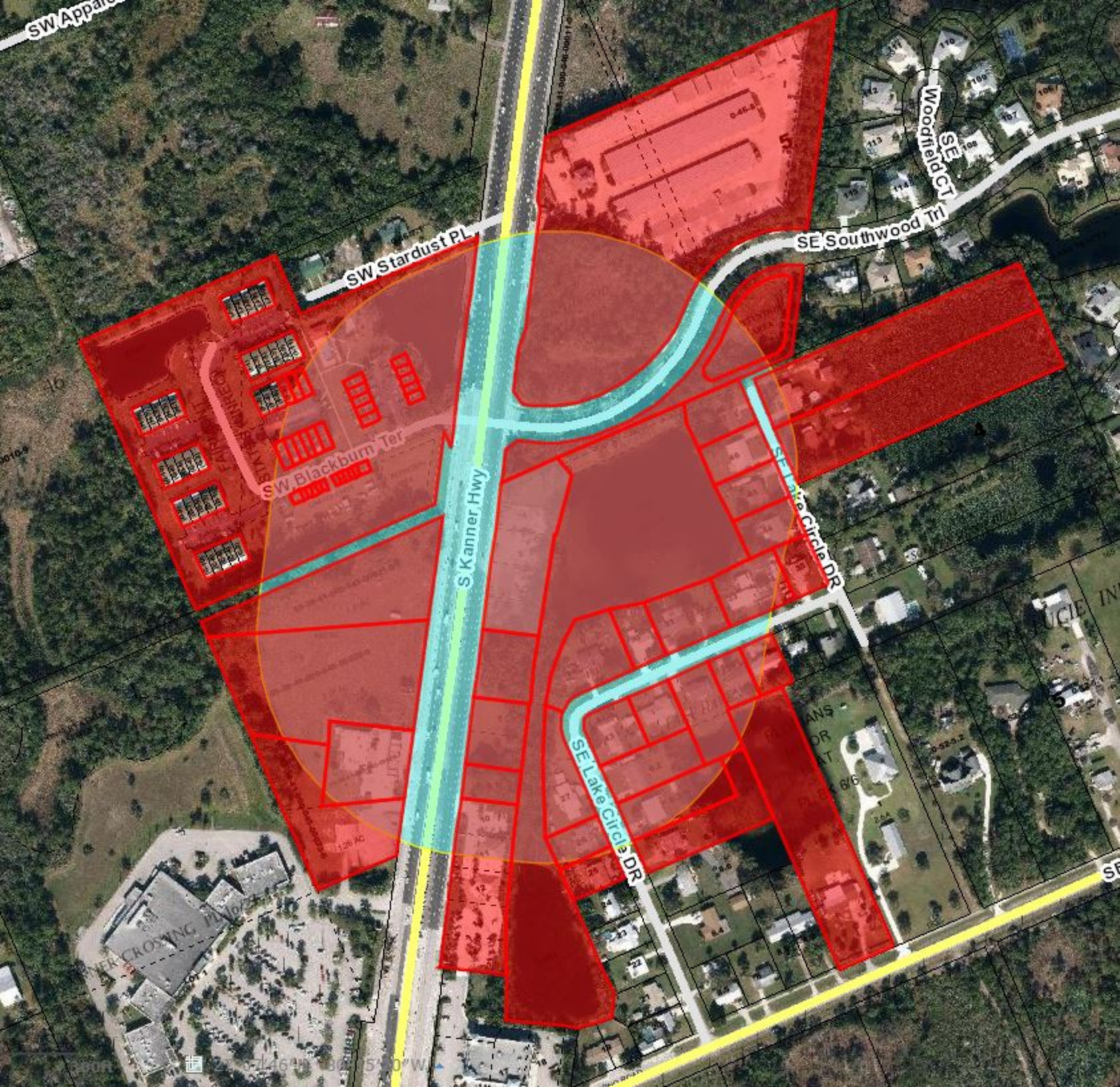
Martin County, Florida



Aerial Location Map



10.18.19



SW Appaloosa

SW Stardust Pl

SE Southwood Trl

Woodfield Ct

SW Blackburn Ter

S Kanner Hwy

SE Lake Circle Dr

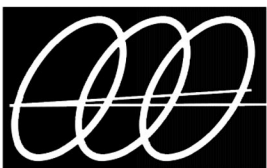
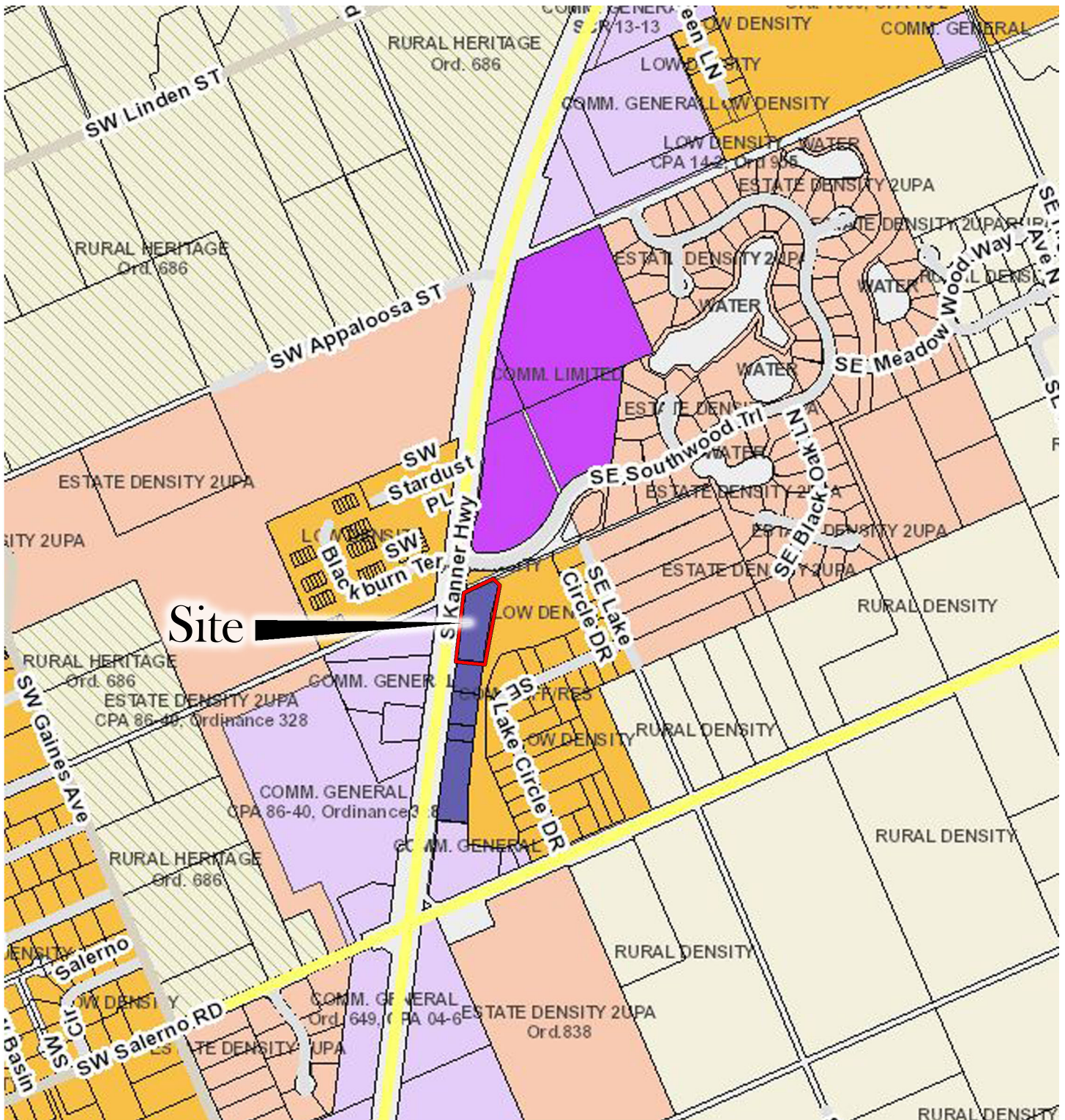
SE Lake Circle Dr

NEAR CROWING PL

SE

Impedance Baile Office Building

Martin County, Florida

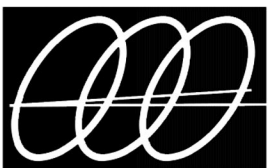
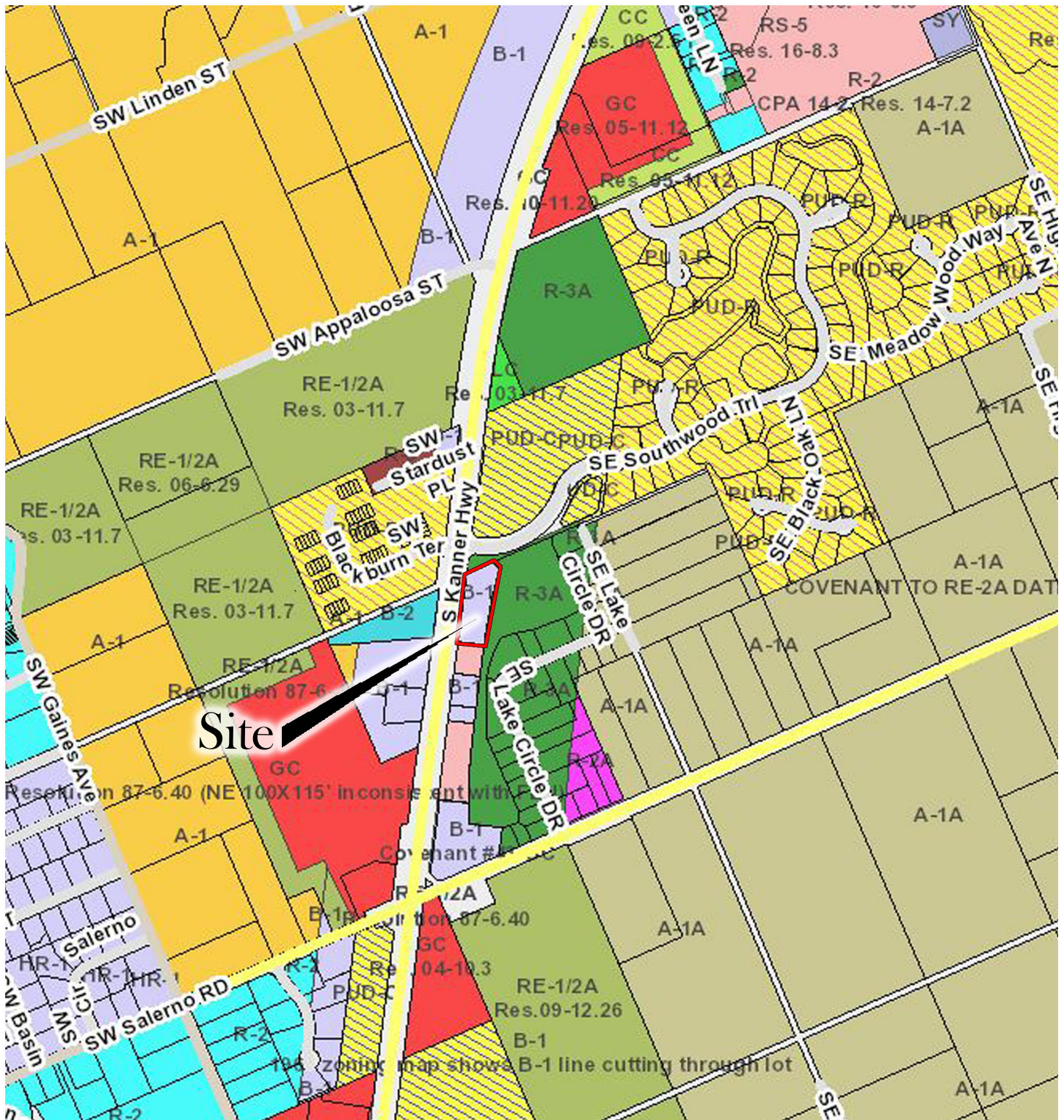


Future Land Use Map



10.18.19

Martin County, Florida



Zoning Map



10.18.19

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
Robert G. Neal Toddie M. Neal	6350 SE Lake Circle Drive Stuart, FL 34997

(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

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

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
Impedence Baile, LLC Maura Curran Hope Proctor	601 Heritage Drive Suite 224 Jupiter FL 33458	

(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 ^{1*}
N/A				

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

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

Toddie M. Neal
Signature

Toddie M. Neal

Print name

STATE OF: FLORIDA

COUNTY OF: MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 28 day of May, 2019, by Toddie M. Neal

Florida DL, who is personally known to me or have produced
as identification.

[Signature]
Signature

(Notary Seal)

Notary Public, State of Florida

Print Name: Shereka Sauter

My Commission Expires: June 27, 2021


Shereka Sauter
My Commission Expires
June 27, 2021
Commission No. GG 98763

DISCLOSURE OF INTEREST AFFIDAVIT

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

DISCLOSURE OF INTEREST AFFIDAVIT

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.