



**Martin County, Florida Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
**2401 SE Monterey Road, Stuart, FL 34996**  
**772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

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](http://www.martin.fl.us/accessibility-feedback)

## **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. When submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or flash drive. bookmarked as indicated in the Application Instructions. One paper packet must also be submitted.
4. When submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc flash drive with #3 above. 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.
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.
9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage (8 1/2 x 11).
11. 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.
12. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.

13. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.
14. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
15. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings as required by Section 10.6.E., LDR.
16. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential zoning district.  
[School Impact Worksheet](#)
17. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)

**RESOURCES:** [Martin County Development Review Webpage](#)



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## DEVELOPMENT REVIEW APPLICATION

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### A. GENERAL INFORMATION

#### Type of Application:

Name or Title of Proposed Project: \_\_\_\_\_

#### Brief Project Description:

Was a Pre-Application Held?    YES/NO    Pre-Application Meeting Date: \_\_\_\_\_

Is there Previous Project Information?                      YES/NO

Previous Project Number if applicable: \_\_\_\_\_

Previous Project Name if applicable: \_\_\_\_\_

#### Parcel Control Number(s)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

## C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Agent (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Contract Purchaser (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Land Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Landscape Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Surveyor (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Civil Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Attorney (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Environmental Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

### D. Certification by Professionals

Section 10.2.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.

Rachel Plummer  
Applicant Signature

02-20-20  
Date

Rachel Plummer  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Palm Beach

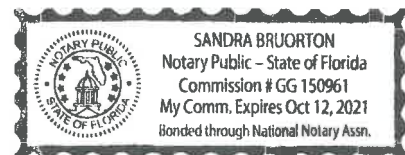
I hereby certify that the foregoing instrument was acknowledged before me this 20 day  
of February, 20 20, by Rachel Plummer.

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

Sandra Bruorton  
Notary Public Signature

Sandra Bruorton  
Printed name

STATE OF: Florida at-large





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## Digital Submittal Affidavit

I, Rachel Plummer, attest that the electronic version included for the project NNA Kansas West 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.

Rachel Plummer  
Applicant Signature

02-20-20  
Date

## NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

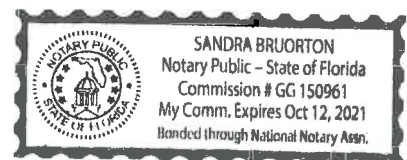
I hereby certify that the foregoing instrument was acknowledged before me this 20 day of February, 20 20, by Rachel Plummer.

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

Sandra Bruorton  
Notary Public Signature

Sandra Bruorton  
Printed name

STATE OF: Florida at-large



NNA Kansas West  
Mandatory Rezone Application

February 20, 2020

On behalf of the property owner, NNA Kansas West, LLC, please accept this as our formal request for Zoning change from the expired PUD and Category C Zoning District, R-3A to Light Industrial Zoning District. The 11.54 acre site is located in Unincorporated Martin County to the south of Kanner Highway, west of I-95 and east of the FL Turnpike. The future land use designation of the site is Industrial. The surrounding Future Land Uses abutting the property is Industrial. The surrounding Zoning Districts abutting the property include Light Industrial, Planned Unit Development-Commercial, General Industrial and R-3A. The client intends to develop this land with various approved light industrial uses.

I look forward to working with the County on this project. Please contact me with any questions.

Sincerely,



Daniel T. Sorrow, PLA, AICP, LEED AP BD+C  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
561.800.8426 Cell  
561.747.6336 Office



January 31, 2020

Martin County Growth Management  
Planning and Zoning Department  
2401 SE Monterey Rd  
Stuart, FL 34996

**RE: LETTER OF AUTHORIZATION**

To Whom It May Concern:

Please allow this letter to serve as authorization for Coteleur & Hearing and its staff to act as agents for the area owned by NNA Kansas West, located in Unincorporated Martin County at the corner of Kanner Hwy and Jack James Drive, for the purposes of obtaining approvals and permits from state and local government agencies regarding all application documents for the NNA Kansas West project.

For:

*Jeffrey J Collins, VP Dev.*  
\_\_\_\_\_  
Signatory Authority

Jeffrey J Collins, VP of Development  
Printed Name

*2-11-20*  
\_\_\_\_\_  
Date

**NOTARY ACKNOWLEDGEMENT**

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  
☒ physical presence or ☐ online notarization, this 11 day of Feb 2020 (year), by J Collins (name of person acknowledging), who is personally known to me or has produced DL (type of identification) as identification.

Additionally, the notarial certificate for an affidavit to be recorded should read substantially as follows:

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of

☐ physical presence or ☐ online notarization, this 11 day of Feb 2020 (year),  
by J Collins (name of person making statement), who is personally known to me or has produced DL (type of identification) as identification.



*Julie G. Hurst* *2-11-2020*

**RESOLUTIONS  
OF  
JIMCO Mgt., LLC ("Company")**

---

I, Charles R. Modica, hereby certify that I am a member and the Manager of the Company, and that the following Resolutions were approved by the Members thereof:

**RESOLVED**, that effective immediately Jeffrey Collins is appointed Vice President/Development of the Company with the following limited powers to serve until he may resign the position or be replaced by the Manager of the Company or by vote of the Members:

to enter into and execute on behalf of the Company, and on behalf of any other limited liability company or other entity for which the Company has been appointed Manager or otherwise granted the authority to enter into contracts (the Company and each such other entity being an "Authorizing Party"), such agreements as he deems necessary and appropriate for the development of, and construction of improvements on, property owned by an Authorizing Party. This authority does not include the power to bind an authorizing Party to any agreement pertaining to (i) borrowing money or the guarantee of any indebtedness; (ii) the grant or exchange of collateral security for any debt or obligation; (iii) conveying, selling or purchasing any real property or interest in real property or (iv) any other act or action in regard to any matter whatsoever that is not a reasonably apparent element of the development of or construction on property owned by the Authorizing Party; and it is

**FURTHER RESOLVED**, that the compensation and benefits payable to Mr. Collins shall be determined from time to time by the Manager of the Company.

**I CERTIFY** that the above Resolutions are in conformity, and not in conflict, with the Articles of Organization and the Operating Agreement of the Company, and that the same have not been rescinded or modified.

**IN WITNESS WHEREOF**, I have subscribed my name hereto effective December 15 2017.



---

Charles R. Modica  
Manager, JIMCO Mgt., LLC

**RESOLUTIONS  
OF  
NNA Kansas West, LLC ("Company")**

---

I, Charles R. Modica, hereby certify that I am the Manager of JIMCO Mgt., LLC and JIMCO Mgt., LLC is the Manager of the Company, and that the following Resolutions were approved by the Members thereof:

**RESOLVED**, that Jeffrey C. Collins is appointed Vice President of Development for the Company effective November 21, 2019 and shall hold such position until further action by the Company; and it is

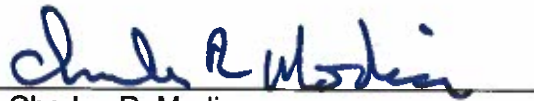
**FURTHER RESOLVED**, that the compensation and benefits payable to Mr. Collins shall be determined from time to time by a Manager of the Company with the approval of Charles R. Modica; and it is

**FURTHER RESOLVED**, that Mr. Collins is authorized to enter into and execute on behalf of the Company such agreements as he deems necessary and appropriate for the development of, and construction of improvements on, property owned by the Company provided, however, that this authority does not include authority to: bind the Company to any agreement pertaining to the borrowing of money by or for the Company or by or for any other person or entity; grant or exchange collateral security for any obligation of the Company or for any obligation of any other person or entity; convey, sell or purchase for the Company any real property or interest in real property; act on behalf of the Company in regard to any business or matter whatsoever that is not a reasonably apparent element of the development of or construction on property owned by the Company.

I **CERTIFY** that the above Resolutions are in conformity, and not in conflict, with the Articles of Organization and the Operating Agreement of the Company, and that the same have not been rescinded or modified.

**IN WITNESS WHEREOF**, I have subscribed my name effective November 21, 2019.

JIMCO Mgt., LLC, Manager



By: Charles R. Modica  
Manager



Recorded in Martin County, FL 12/17/2018 3:17 PM  
Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
Rec Fees: \$18.50 Deed Tax: \$19,250.00  
CFN#2730267 BK 3032 PG 1075 PAGE 1 of 2

Prepared by and return to:

M. Lanning Fox

Fox McCluskey Bush Robison, PLLC

3473 SE Willoughby Blvd.

Stuart, FL 34994

772-287-4444

File Number: BR237S04

Parcel Identification No. 5-39-41-000-014-00020.80000

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 10th day of December, 2018 between Bruner Parks, LLC, a Florida limited liability company whose post office address is 611 SE Palm Beach Road, Stuart, FL 34994 of the County of Martin, State of Florida, grantor\*, and NNA Kansas West, LLC, a Florida limited liability company whose post office address is 8985 SE Bridge Road, Hobe Sound, FL 33455 of the County of Martin, 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:

A PARCEL OF LAND BEING KNOWN AS A PORTION OF LOT 14 "TROPICAL FRUIT FARMS", A RECORDED PLAT, SHOWN AT PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 76, EAST OF THE SUNSHINE STATE PARKWAY AND WEST OF S.W. OLD KANSAS AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 76 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 40°52'32" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PARKWAY, A DISTANCE OF 740.93 FEET TO THE NORTH LINE OF THE NORTH 117.00 FEET OF THE SOUTH ¼ OF LOT 14 LYING EAST OF SAID SUNSHINE STATE PARKWAY; THENCE SOUTH 89°34'06" EAST, ALONG SAID NORTH PROPERTY LINE, A DISTANCE OF 425.59 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.W. OLD KANSAS AVENUE (A 40.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°28'25" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 568.55 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.W. JACK JAMES DRIVE (AN 80.00-FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 45°28'25" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 49.50 FEET; THENCE SOUTH 89°31'35" WEST, A DISTANCE OF 39.11 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°18'55", AN ARC DISTANCE OF 125.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°09'30" WEST, A DISTANCE OF 26.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'44", AN ARC DISTANCE OF 183.22 FEET; THENCE NORTH 40°54'14" WEST, A DISTANCE OF 7.49 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 04°05'46" WEST, ALONG THE NORTHEASTERLY LINE OF THAT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1323, PAGE 1848, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA (THE "EASEMENT"), A DISTANCE OF 42.40 FEET; THENCE SOUTH 49°05'46" WEST, ALONG SAID NORTH LINE OF THE EASEMENT, A DISTANCE OF 225.13

DoubleTime®



FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2607, PAGE 273, MARTIN COUNTY PUBLIC RECORDS; THENCE NORTH 40°52'17" WEST, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2607, PAGE 273, A DISTANCE OF 218.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 76; THENCE SOUTH 49°05'46" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 406.19 FEET TO THE POINT OF BEGINNING.

Subject to taxes for 2018 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:

Malcolm  
Witness Name: Malcolm Fox  
Tyson Waters  
Witness Name: TYSON WATERS

Bruner Parks LLC, a Florida limited liability company

By: Jeffrey C. Bruner  
JEFFREY C. BRUNER, Manager

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2018 by JEFFREY C. BRUNER, Manager of Bruner Parks LLC, a Florida limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Michelle L. Kinch  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Certification of Property Ownership**

The undersigned, NNA Kansas West LLC, a Florida limited liability company ("Kansas West"), hereby certifies that the property described on Exhibit "A" attached hereto ("Property") was purchased by, and title was transferred to, Kansas West on December 10, 2018 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida, Records Book 3032, Page 1075. Kansas West further certifies that, since the Transfer Date, Kansas West has not sold, conveyed or otherwise transferred its interest in the Property or any portion thereof.

By affixing its signature hereto, the undersigned hereby certifies that the foregoing is a true and complete statement.

**KANSAS WEST:**

NNA Kansas West, LLC, a Florida limited liability company

By: JIMCO Mgt, LLC, a Florida limited liability company

Its: Manager

By: Charles R. Modica

Charles R. Modica

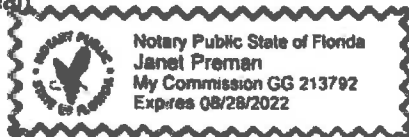
Its: Manager

STATE OF FLORIDA

COUNTY OF Martin

The foregoing certification was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of February, 2020, by CHARLES R. MODICA, who ☒ is personally known to me or ☐ produced a driver's license as identification.

[Notary Seal]



Janet Preman  
Notary Public – State of Florida  
Printed  
Name: JANET PREMAN  
My Commission  
Expires: 8/28/22

**EXHIBIT "A"**

A PARCEL OF LAND BEING KNOWN AS A PORTION OF LOT 14 "TROPICAL FRUIT FARMS", A RECORDED PLAT, SHOWN AT PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 76, EAST OF THE SUNSHINE STATE PARKWAY AND WEST OF S.W. OLD KANSAS AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 76 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 40°52'32" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PARKWAY, A DISTANCE OF 740.93 FEET TO THE NORTH LINE OF THE NORTH 117.00 FEET OF THE SOUTH ¼ OF LOT 14 LYING EAST OF SAID SUNSHINE STATE PARKWAY; THENCE SOUTH 89°34'06" EAST, ALONG SAID NORTH PROPERTY LINE, A DISTANCE OF 425.59 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.W. OLD KANSAS AVENUE (A 40.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°28'25" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 568.55 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.W. JACK JAMES DRIVE (AN 80.00-FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 45°28'25" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 49.50 FEET; THENCE SOUTH 89°31'35" WEST, A DISTANCE OF 39.11 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°18'55", AN ARC DISTANCE OF 125.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°09'30" WEST, A DISTANCE OF 26.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'44", AN ARC DISTANCE OF 183.22 FEET; THENCE NORTH 40°54'14" WEST, A DISTANCE OF 7.49 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 04°05'46" WEST, ALONG THE NORTHEASTERLY LINE OF THAT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1323, PAGE 1848, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA (THE "EASEMENT"), A DISTANCE OF 42.40 FEET; THENCE SOUTH 49°05'46" WEST, ALONG SAID NORTH LINE OF THE EASEMENT, A DISTANCE OF 225.13 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2607, PAGE 273, MARTIN COUNTY PUBLIC RECORDS; THENCE NORTH 40°52'17" WEST, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2607, PAGE 273, A DISTANCE OF 218.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 76; THENCE SOUTH 49°05'46" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 406.19 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION FOR NNA KANSAS WEST:

A parcel of land being known as a portion of lot 14 "tropical fruit farms", a recorded plat, shown at plat book 3, page 6, public records of palm beach, now Martin County, lying in section 5, township 39 south, range 41 east, Martin County, Florida, lying south of state road 76, east of the Sunshine State Parkway and west of s.w. Old Kansas Avenue, being more particularly described as follows:

Beginning at a point of intersection of the east right-of-way line of the Sunshine State Parkway (a variable width right-of-way) and the south right-of-way line of state road 76 (a variable width right-of-way); thence south  $40^{\circ}52'32''$  east, along the east right-of-way line of said parkway, a distance of 740.93 feet to the north line of the north 117.00 feet of the south  $\frac{1}{4}$  of lot 14 lying east of said Sunshine State Parkway; thence south  $89^{\circ}34'06''$  east, along said north property line, a distance of 425.59 feet to the west right-of-way line of s.w. Old Kansas Avenue (a 40.00 foot wide right-of-way); thence north  $00^{\circ}28'25''$  west, along said west right-of-way line, a distance of 568.55 feet to the southwesterly right-of-way line of s.w. Jack James drive (an 80.00-foot wide right-of-way); thence north  $45^{\circ}28'25''$  west, along said south right-of-way line, a distance of 49.50 feet; thence south  $89^{\circ}31'35''$  west, a distance of 39.11 feet to the beginning of a curve, concave northeasterly, said curve has a radius of 105.00 feet; thence northwesterly, along said curve through a central angle of  $68^{\circ}18'55''$ , an arc distance of 125.19 feet to a point of tangency; thence north  $22^{\circ}09'30''$  west, a distance of 26.82 feet to the beginning of a curve, concave southwesterly, said curve has a radius of 560.00 feet; thence northwesterly, along said curve through a central angle of  $18^{\circ}44'44''$ , an arc distance of 183.22 feet; thence north  $40^{\circ}54'14''$  west, a distance of 7.49 feet; thence leaving said southerly right-of-way line, south  $04^{\circ}05'46''$  west, along the northeasterly line of that easement recorded in official records book 1323, page 1848, of the public records of Martin County Florida (the "easement"), a distance of 42.40 feet; thence south  $49^{\circ}05'46''$  west, along said north line of the easement, a distance of 225.13 feet to the southwest corner of the property described in official records book 2607, page 273, Martin County public records; thence north  $40^{\circ}52'17''$  west, along the west line of said property described in official records book 2607, page 273, a distance of 218.00 feet to the south right-of-way line of said state road 76; thence south  $49^{\circ}05'46''$  west, along said south right-of-way line, a distance of 406.19 feet to the point of beginning.

Containing 502465.58 square feet, 11.54 acres, more or less.





490 245 0 490 980  
Feet

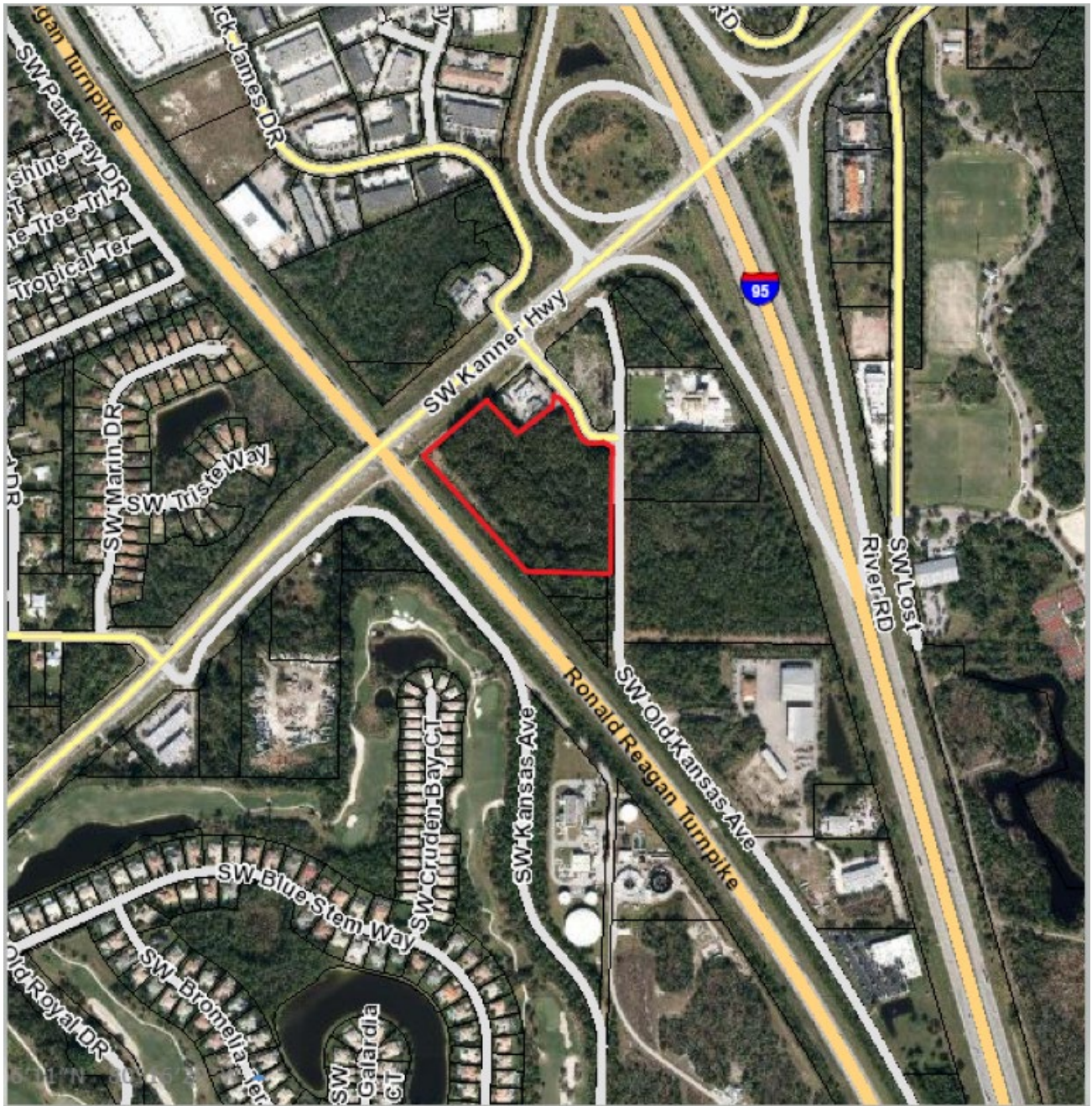
# NNA KANSAS WEST Location Map Stuart, FL



**Cotleur &  
Hearing**



AERIAL PHOTO

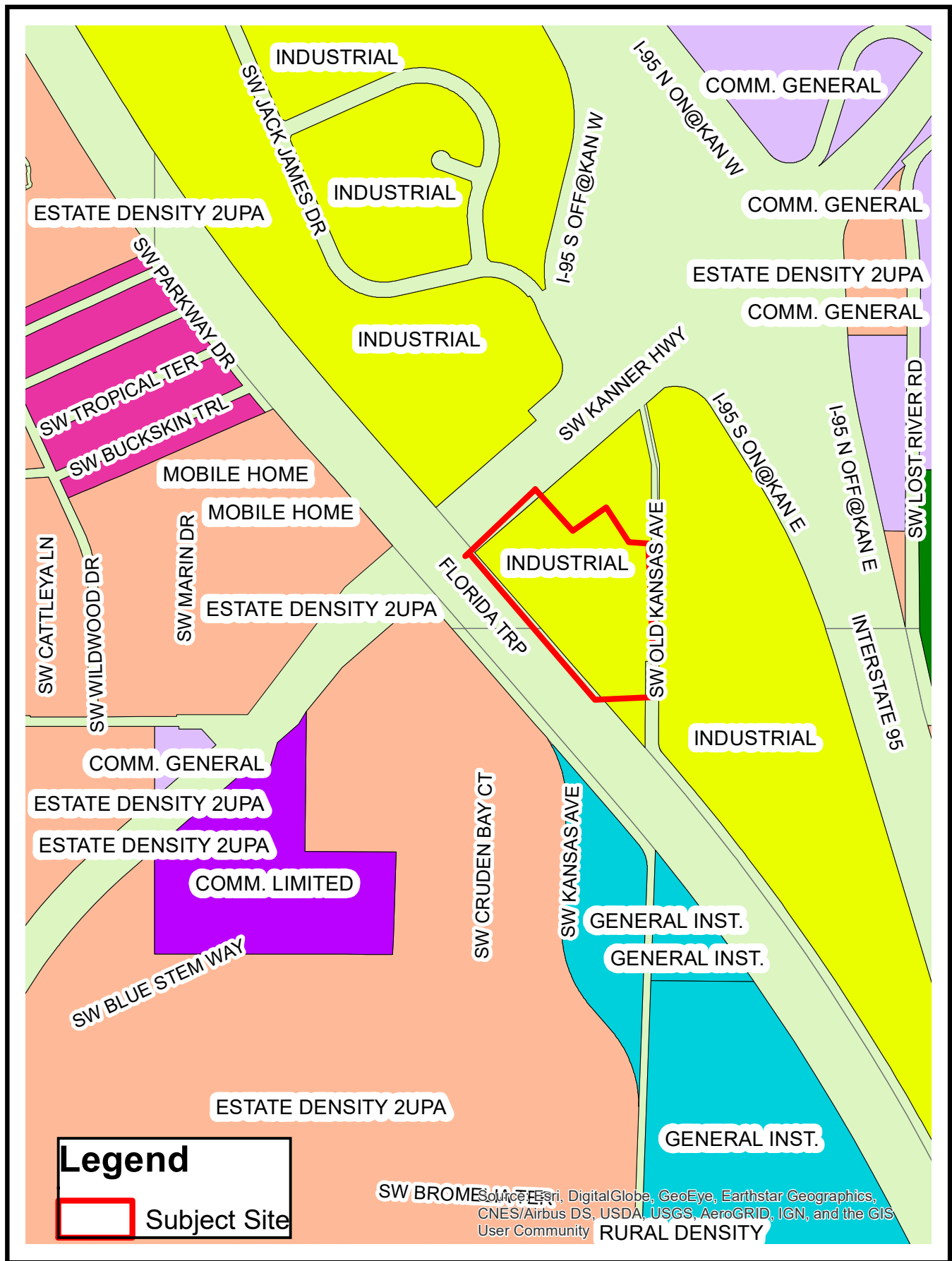




# Martin County Property Information Lookup

General Information		Property Location Map	
Parcel #	<a href="#">053941000014000220</a>		
Owner Name:	NNA KANSAS WEST LLC		
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455		
Site Address:	8160 SW JACK JAMES DR STUART, FL 34997		
<a href="#">Storm Surge Evacuation Zone:</a>	E		
<a href="#">Flood Zone:</a>	X		
Base Flood Elevation:	N/A' NAVD		
FIRM Panel:	<a href="#">12085C0282H</a>		
Urban Service District:	Primary		
Municipality:	Unincorporated Martin County		
Taxing District:	District 4		
<a href="#">ISO-PPC Rating:</a>	3		
<a href="#">Subdivision infill applicability:</a>	Yes		
<b>Building Design Wind Speed</b>			
Occupancy Category I:	140		
Occupancy Category II:	160		
Occupancy Category III and IV:	170		
<b>Land Use</b>		<b>Election Information</b>	
*NOTE: Land Use information can change frequently, please verify with the <a href="#">Martin County Growth Management Department</a> at 772-288-5495		Election information obtained from the <a href="#">Martin County GIS</a> system. If there are any questions, please contact the <a href="#">Martin County Supervisor of Elections</a> at 772-288-5637	
Zoning:	PUD,R-3A,PUD-C	Voter Precinct	18
Zoning Details:	Res. 08-10.20,Res. 96-12.22,Res #92-6.24	Commission District:	4
Future Landuse	INDUSTRIAL	<a href="#">Commissioner:</a>	Sarah Heard 772-288-5400
Landuse Details:	N/A	<a href="#">Clerk of Circuit Court:</a>	Carolyn Timmann 772-288-5576
<b>Community Redevelopment</b>		<a href="#">County Sheriff:</a>	William Snyder 772-220-7000
CRA:	N/A	<a href="#">Property Appraiser:</a>	Laurel Kelly 772-288-5608
Zoning Overlay Zone:	N/A	<a href="#">School Superintendent:</a>	Laurie J. Gaylord 772-219-1200
Mixed Use Areas:	N/A	<a href="#">Supervisor of Elections:</a>	Vicki Davis 772-288-5637
<b>Schools</b>		<a href="#">Tax Collector:</a>	Ruth Pietruszewski 772-288-5600
School information obtained from the <a href="#">Martin County School District</a> system. If there are any questions, please contact the Martin County School District at 772-219-1200		<b>Utilities &amp; Solid Waste</b>	
Elementary School:	Crystal Lake Elementary	Service:	Utility:
Middle School:	Dr. David L. Anderson Middle School	Water:	Martin County Utilities
High School:	South Fork High School	Sewer:	Martin County Utilities
Created: February , 21st, 2020 9:26 AM		Recycle Collection:	Friday
		Trash Collection:	Tuesday and Friday
		<input type="button" value="Print"/>	

**Disclaimer:** The Geographic Information System map product, received from Martin County, ("COUNTY") is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.



## 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
NNA Kansas West, LLC	601 Heritage Dr. Suite #227 Jupiter, FL 33458

(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
JILI, LLC Charles R. Modica, Lisa Modica	8985 SE Bridge Rd. Hobe Sound Fl 33455	95%
JILI, LLC Charles R. Modica, Lisa Modica	8985 SE Bridge Rd. Hobe Sound Fl 33455	5%

(If more space is needed attach separate sheet)

P = Pending  
D = Denied  
W = Withdrawn

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Jeff Collins, W. Dev.

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 21 day of Feb 2020 201  , by Jeff Collins, who is personally known to me or have produced DL as identification.

Julie Hurst  
Notary Public, State of Florida  
Print Name: Julie Hurst  
My Commission Expires: 1-22-24

(Notary Seal)



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

**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.





# Cotleur & Hearing

162606535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1  
JUPITER, FLORIDA • 33458  
☎ 561.747.6336 ✉ 561.747.1377

March 9, 2020

Pete Walden  
Growth Management Department  
2401 SE Monterey Rd, Stuart, FL 34996

Re: Ownership Search- NNA Kansas West

We certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding the following described parcel of land: See Exhibit "A" attached hereto and made a part hereof, and consisting of the following Parcel Identification Number: 05-39-41-000-014-00022-0.

The apparent property owners of land surrounding the above referenced property within the noted search area, based on the records of the Martin County Property Appraiser's Office, are attached hereto as Exhibit "B" and made a part hereof.

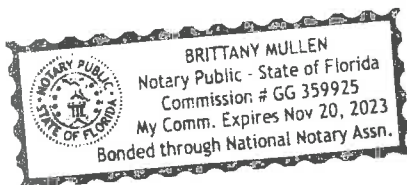
Sincerely,

Daniel Sorrow  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of March, 2020, by Daniel Sorrow who is personally known to me or has produced N/A as identification.

[NOTARIAL SEAL]



NOTARY PUBLIC, State of Florida

## EXHIBIT "A"

## LEGAL DESCRIPTION

A parcel of land being known as a portion of lot 14 "tropical fruit farms", a recorded plat, shown at plat book 3, page 6, public records of palm beach, now Martin County, lying in section 5, township 39 south, range 41 east, Martin County, Florida, lying south of state road 76, east of the Sunshine State Parkway and west of S.W. Old Kansas Avenue, being more particularly described as follows:

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EXHIBIT "B"

LIST OF PROPERTY OWNERS WITHIN 500' OF SUBJECT PROPERTY

8451 KANSAS LLC  
8985 SE BRIDGE RD  
HOBE SOUND FL 33455

NNA KANSAS WEST LLC  
8985 SE BRIDGE RD  
HOBE SOUND FL 33455

BELLSOUTH TELECOMMUNICATIONS LLC  
1010 PINE 9E L 01  
SAINT LOUIS MO 63101

OLD KANSAS AVE LLC  
1705 S OCEAN BLVD  
DELRAY BEACH FL 33483

BRUNER PARKS LLC  
611 SE PALM BEACH RD  
STUART FL 34994

OLD KANSAS SUPPLY LLC  
1534 SE ALLIANCE PL  
STUART FL 34997

FLORIDA GOLF CLUB LLC  
1380 SW KANNER HWY  
STUART FL 34997

OLD KANSAS SUPPLY LLC  
1534 SE ALLIANCE PL  
STUART FL 34997

GKC INTERNATIONAL INC  
689 SW BITTERN ST  
PALM CITY FL 34990

OLD KANSAS SUPPLY LLC  
1534 SE ALLIANCE PL  
STUART FL 34997

KANNER COMMERCE CENTER LLC  
1545 NW 27TH AVE  
POMPANO BEACH FL 33069

SAVANNAH ESTATES PROPERTY OWNERS ASS  
459 NW PRIMA VISTA BLVD  
PORT ST LUCIE FL 34983

KANNER COMMERCE CENTER LLC  
1545 NW 27TH AVE  
POMPANO BEACH FL 33069

STEVENSON INVESTMENTS LLC  
8100 SW JACK JAMES DR  
STUART FL 34997

MARTIN COUNTY  
2401 SE MONTEREY RD  
STUART FL 34996

STUART TRADE CENTER PROPERTY OWNERS  
801 E HALLANDALE BEACH BLVD  
HALLANDALE FL 33009

MASCHMEYER PROPERTIES-8123 INC  
1142 WATER TOWER RD  
WEST PALM BEACH FL 33403

SUNSHINE REAL ESTATE HOLDINGS LLLP  
1650 NW 87TH AVE  
DORAL FL 33172

NNA KANSAS LLC  
8985 SE BRIDGE RD  
HOBE SOUND FL 33455