

## LETTER OF TRANSMITTAL

TO: Martin County  
  
Growth Management Department  
(Hand delivered)

Date: 08/18/2020	Job No. 3826-01
Attention: Paul Schilling, Director	
Re: Zoning Change	
Lots 4, 5 and Tract 7 Section Three, Treasure Coast Commerce Center Two & Three	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_

THE FOLLOWING ITEMS:

COPIES	DATE	NO.	DESCRIPTION
1			Check for the Application Fee (\$290.00)
1			Original Packet with Exhibits
1			CD with a PDF file of documentation for checklist.

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ For approval      ☐ For review and comment      ☐ Submit      \_\_\_\_\_  
☐ As requested      ☐ Returned for corrections      ☐ Resubmit      \_\_\_\_\_

REMARKS

The original signed, notarized documents are in this package submittal.

COPY TO File and client

SIGNED: Holly M. Mathers

***If enclosures are not as noted, kindly notify us at once.***



**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)**

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

## DEVELOPMENT REVIEW APPLICATION

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### A. GENERAL INFORMATION

Type of Application:

Zoning Change

Name or Title of Proposed Project: Lots 4, 5 and Tract 7 Section Three, TCCC Two & Three

Brief Project Description:

Application to Rezone Lots 4, 5 and Tract 7 to General Industrial (GI)

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 03/12/2020

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: Pre-Application # T094-036

Previous Project Name if applicable: N/A

Parcel Control Number(s)

55-38-41-290-003-00040-0

55-38-41-290-003-00050-0

55-38-41-000-029-00070-2

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Gazza South LLC

Company Representative: John J. Gazza

Address: 388 Broadhollow Road

City: Farmingdale

State: NY

Zip: 11735

Phone: (561) 647-4497

Email: jjgrealestate@optonline.net

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Gazza South LLC

Company Representative: John J. Gazza

Address: 388 Broadhollow Road

City: Farmingdale

, State: NY

Zip: 11735

Phone: (561) 647-4497

Email: jjgrealestate@optonline.net

**Agent (Name or Company):** Mathers Engineering Corporation

Company Representative: William J. Mathers, P.E.

Address: 2431 SE Dixie Highway

City: Stuart

, State: FL

Zip: 34996

Phone: (772) 287-0525

Email: holly@mathersengineering.com

**Contract Purchaser (Name or Company):** Not Applicable

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

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

City: \_\_\_\_\_

, State: \_\_\_\_\_

Zip: \_\_\_\_\_

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

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

**Land Planner (Name or Company):** Not Applicable

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

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

City: \_\_\_\_\_

, State: \_\_\_\_\_

Zip: \_\_\_\_\_

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

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

**Landscape Architect (Name or Company):** Not Applicable

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

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

City: \_\_\_\_\_

, State: \_\_\_\_\_

Zip: \_\_\_\_\_

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

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

**Surveyor (Name or Company):** Not Applicable

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

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

City: \_\_\_\_\_

, State: \_\_\_\_\_

Zip: \_\_\_\_\_

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

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

**Civil Engineer (Name or Company):** Mathers Engineering Corporation

Company Representative: William J. Mathers, P.E.

Address: 2431 SE Dixie Highway

City: Stuart

, State: FL

Zip: 34996

Phone: (772) 287-0525

Email: holly@mathersengineering.com



## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** Not Applicable

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

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

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

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

**Architect (Name or Company):** Not Applicable

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

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

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

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

**Attorney (Name or Company):** Not Applicable

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

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

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

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

**Environmental Planner (Name or Company):** Not Applicable

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.

[Signature]  
Applicant Signature

7-9-20  
Date

John Gazza  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: NY COUNTY OF: SUFFOLK

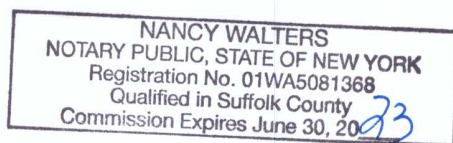
I hereby certify that the foregoing instrument was acknowledged before me this 9 day of July, 20 20, by John Gazza.

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

[Signature]  
Notary Public Signature

Nancy Walters  
Printed name

STATE OF: NY at-large



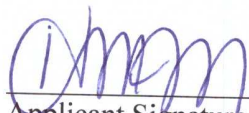


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## Digital Submittal Affidavit

I, Holly M. Mathers, attest that the electronic version included for the project Lots 4, 5 and Tract 7 Section Three, Treasure Coast Commerce Center Two & Three 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

as representative

08/18/2020

Date

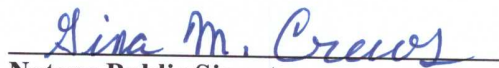
## NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

COUNTY OF: MARTIN

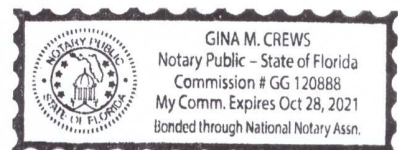
I hereby certify that the foregoing instrument was acknowledged before me this 18 day of AUGUST, 2020, by HOLLY M. MATHERS.

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

  
Notary Public Signature

Gina M. Crews  
Printed name

STATE OF: Florida at-large





August 17, 2020

Mr. Paul Schilling, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996

**RE: Project Narrative for Zoning Change Application**

This application is a request for a Zoning Change for the following parcels:

- Lot 4 one (1) parcel of land consisting of 1.69 acres from LI to General Industrial (GI).
- Lot 5 one (1) parcel of land consisting of 1.69 acres from LI to General Industrial (GI).
- TR 7 one (1) parcel of land consisting of 2.15 acres from R-3A to General Industrial (GI).

Parcel Descriptions for Proposed Rezoning for the 3 properties are as follows:

- Parcel I.D. 55-38-41-290-003-00040.0  
Lot 4 Section 3, Three of Treasure Coast Commerce Center Two & Three  
1330 SW Treasure Coast Commerce Way, Stuart, with 1.69 Acres
- Parcel I.D. 55-38-41-290-003-00050.0  
Lot 5 Section 3, Three of Treasure Coast Commerce Center Two & Three  
1335 SW Treasure Coast Commerce Way, Stuart, with 1.69 Acres
- Parcel I.D. 55-38-41-000-029-00070.2  
St. Lucie Inlet Farms, that part of Tract 7, Block 29, lying East of the Turnpike  
6974 SW Jack James Dr., Stuart, with 2.15 Acres

Checklist item #4 Large format plans digitally, include two sets of paper plans. NOT APPLICABLE. No plans prepared for this submittal.

Checklist item #16 SCHOOL IMPACT WORKSHEET – NOT APPLICABLE. This is a non-residential zoning district.

The proposed Rezoning is consistent for marine industries with all applicable provisions for of the Comprehensive Plan Section 15, Policy 15.2B.4 of the Comprehensive Plan states “Martin County shall support and encourage business and industries that are uniquely situated to benefit from the County’s coastal location , such as marinas, marine industries and other water-dependent business”.

The proposed Rezoning is consistent with all applicable provisions of the Martin County Land Development Regulations.

The proposed Zoning District 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.

Public facilities impact may increase because of the allowable uses under this proposed Zoning Category. However, the expected public facilities impact would be primarily utilities and traffic. Water and wastewater are provided by Martin County Utilities, and the entering and exiting of traffic is by the existing service road with single connection to Kanner Highway (SR 714). Due to the above, the public facilities' impacts are expected to be minimal over current allowable uses.

The proposed zoning will create a logical, timely and orderly development pattern which is consistent with the uses of the properties to the north and south and consistent with the Future Land Use Map of this property and the adjoining properties.

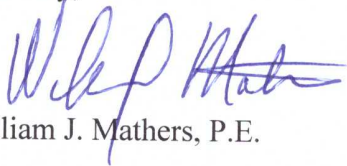
**LAND USE & ZONING**

Lot 4 Land Use – The Current Land Use is Industrial  
Existing Zoning – The Current Zoning is LI  
Proposed Zoning – General Industrial

Lot 5 Land Use – The Current Land Use is Industrial  
Existing Zoning – The Current Zoning is LI  
Proposed Zoning – General Industrial

That part of TR 7 Land Use – The Current Land Use is Industrial  
Existing Zoning – The Current Zoning is R-3A  
Proposed Zoning – General Industrial

Sincerely,



William J. Mathers, P.E.

## SPECIAL POWER OF ATTORNEY

Gazza South LLC hereby appoints Mathers Engineering Corporation as attorney in fact to act in its capacity to sign for and implement any and all necessary documentation related to the zoning application and submission for the proposed construction of Lots 4, 5 and Tract 7 Section Three, TCCC Two & Three project.

The rights, powers, and authority of its attorney in fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the date signed here within and shall remain in full force and effect until the project is completed or unless specifically extended or rescinded earlier by either party.

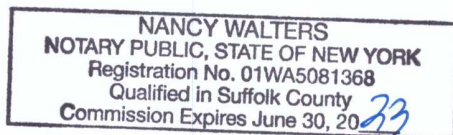
Dated: 7-9-20

Signed: [Signature]

Print Name: John Gazza  
Title: owner  
Address: 388 Broadhollow Rd.  
Farmingdale, N.Y. 11735

State of NY  
County of Suffolk

I hereby certify that the foregoing instrument was acknowledged before me this 9 day of July, 2020, by John Gazza, who is (☒) personally known to me or who ( ) has produced \_\_\_\_\_ as identification.



[Signature]  
Print Name: Nancy Walters  
NOTARY PUBLIC, State of NY  
My Commission Expires: 6/30/23

[Notary Seal]



This Instrument Prepared By / Return To:  
Jennifer L. Williamson, Esquire  
CRARY BUCHANAN, P.A.  
759 SW Federal Hwy., Suite 106  
Stuart, FL 34994  
(772) 287-2600

PARCEL I.D. NO.: 55-38-41-290-003-00040.00000,  
55-38-41-290-003-00050.00000, 55-38-41-000-029-00070.20000

### WARRANTY DEED

**THIS WARRANTY DEED**, Made and executed the 6th day of August, 2018, by **MK BROWN HOLDINGS, LLC**, a Florida limited liability company (as to Parcel 1), having its principal place of business at 4425 SW Martin Highway, Palm City, Florida 34990 and **MK BROWN HOLDINGS I, LLC**, a Florida limited liability company (as to Parcel 2), having its principal place of business at 4425 SW Martin Highway, Palm City, Florida 34990, hereinafter collectively called the Grantor, to **GAZZA SOUTH, LLC**, a Florida limited liability company, whose post office address is 388 Broadhollow Road, Farmingdale, NY 11735, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Martin County, Florida, to-wit:

#### PARCEL 1:

Lots 4 and 5 Section 3, TREASURE COAST COMMERCE CENTER TWO AND THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 65, of the Public Records of Martin County, Florida.

#### PARCEL 2:

That part of Lot 7, Block 29, lying East of the Sunshine State Parkway, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 and recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida Public Records

Subject to: restrictions, reservations, covenants, conditions, and easements of record; taxes for 2018 and the years subsequent thereto, and all applicable laws, ordinances and governmental regulations, including without limitation, zoning and building codes and ordinances.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

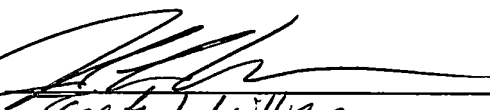
**And** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.


**In Witness Whereof** the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

MK BROWN HOLDINGS, LLC, a Florida limited liability company

By: MATTHEW S. BROWN  
Its: Manager

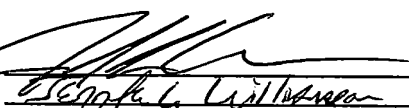
  
\_\_\_\_\_, Witness  
[Print Name of Witness]

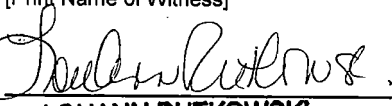
  
\_\_\_\_\_, Witness  
[Print Name of Witness]

Signed, sealed and delivered in our presence:

MK BROWN HOLDINGS I, LLC, a Florida limited liability company

By: MATTHEW S. BROWN  
Its: Manager

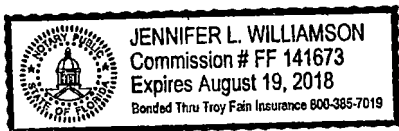
  
\_\_\_\_\_, Witness  
[Print Name of Witness]


  
\_\_\_\_\_, Witness  
[Print Name of Witness]



STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by Matthew S. Brown, as Manager of MK BROWN HOLDINGS, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.




  
\_\_\_\_\_  
(Print Name)  
Notary Public – State of Florida  
Commission Number: FF 141673  
My Commission Expires: 8-19-18

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by Matthew S. Brown, as Manager of MK BROWN HOLDINGS I, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
(Print Name)  
Notary Public – State of Florida  
Commission Number: FF 141673  
My Commission Expires: 8-19-18



**Lots 4, 5 and Tract 7 Section Three, TCCC Two & Three**

Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

To whom it may concern

Re: Project – Lots 4, 5 and Tract 7 Section Three, TCCC Two & Three  
Parcel IDs: 55-38-41-290-003-00040-0, 55-38-41-290-003-00050-0, 55-38-41-000-029-00070-2  
Owner: Gazza South LLC

Description: LOT 4 SECTION 3, OF TREASURE COAST COMMERCE CENTER TWO & THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LOT 5 SECTION 3, OF TREASURE COAST COMMERCE CENTER TWO & THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THAT PART OF LOT 7, BLOCK 29, LYING EAST OF THE SUNSHINE STATE PARKWAY, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF FILED JANUARY 4, 1911 AND RECORDED IN PLAT BOOK 1, PAGE 96, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS

This is to certify that no transfer of the above referenced property has occurred since the recordation of the property deed.

**WITNESSES:**

Sign: [Signature]  
Printed Name: Nancy Walters  
Sign: [Signature]  
Printed Name: Glenn T. Nugent

**OWNER:** Owner–Gazza South LLC

Sign: [Signature]  
John J. Gazza, Managing Member  
388 Broadhollow Rd., Farmingdale, NY 11735

STATE OF NY  
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me this 9 day of July, 2020, by John J. Gazza, Managing Member, who is ☒ personally known to me or ( ) has produced \_\_\_\_\_ as identification.

NANCY WALTERS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01WA5081368  
Qualified in Suffolk County  
Commission Expires June 30, 2023

[Signature]  
NOTARY PUBLIC

## LOTS 4, 5 AND TRACT 7 SECTION 3, TCCC TWO & THREE

### LEGAL DESCRIPTION

LOT 4 SECTION 3, OF TREASURE COAST COMMERCE CENTER TWO & THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LOT 5 SECTION 3, OF TREASURE COAST COMMERCE CENTER TWO & THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THAT PART OF LOT 7, BLOCK 29, LYING EAST OF THE SUNSHINE STATE PARKWAY, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF FILED JANUARY 4, 1911 AND RECORDED IN PLAT BOOK 1, PAGE 96, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS

Parcel Identification Number's: Lot 4: 55-38-41-290-003-00040-0  
Lot 5: 55-38-41-290-003-00050-0  
Tract 7: 55-38-41-000-029-00070-2

TOTAL ACREAGE OF PARCEL'S: Lot 4: = 1.6900 acres  
Lot 5: = 1.6900 acres  
Tract 7: = 2.1511 acres



# LOCATION MAP



Date: 3/26/2020

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

Author: Martin County GIS  
Copyright: Copyright 2015





# PROPERTY APPRAISER MAP

SITE

Disclaimer  
Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.  
This data is not certified. This data does not include any owners who are not officially recorded in the public records of Martin County, Florida. This office assumes no liability associated with the use or misuse of such data.

## Legend

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

**TEXT**

METES AND BOUNDS  
LOT NUMBERS  
(UNRECORDED LOTS)

1 inch = 200 feet

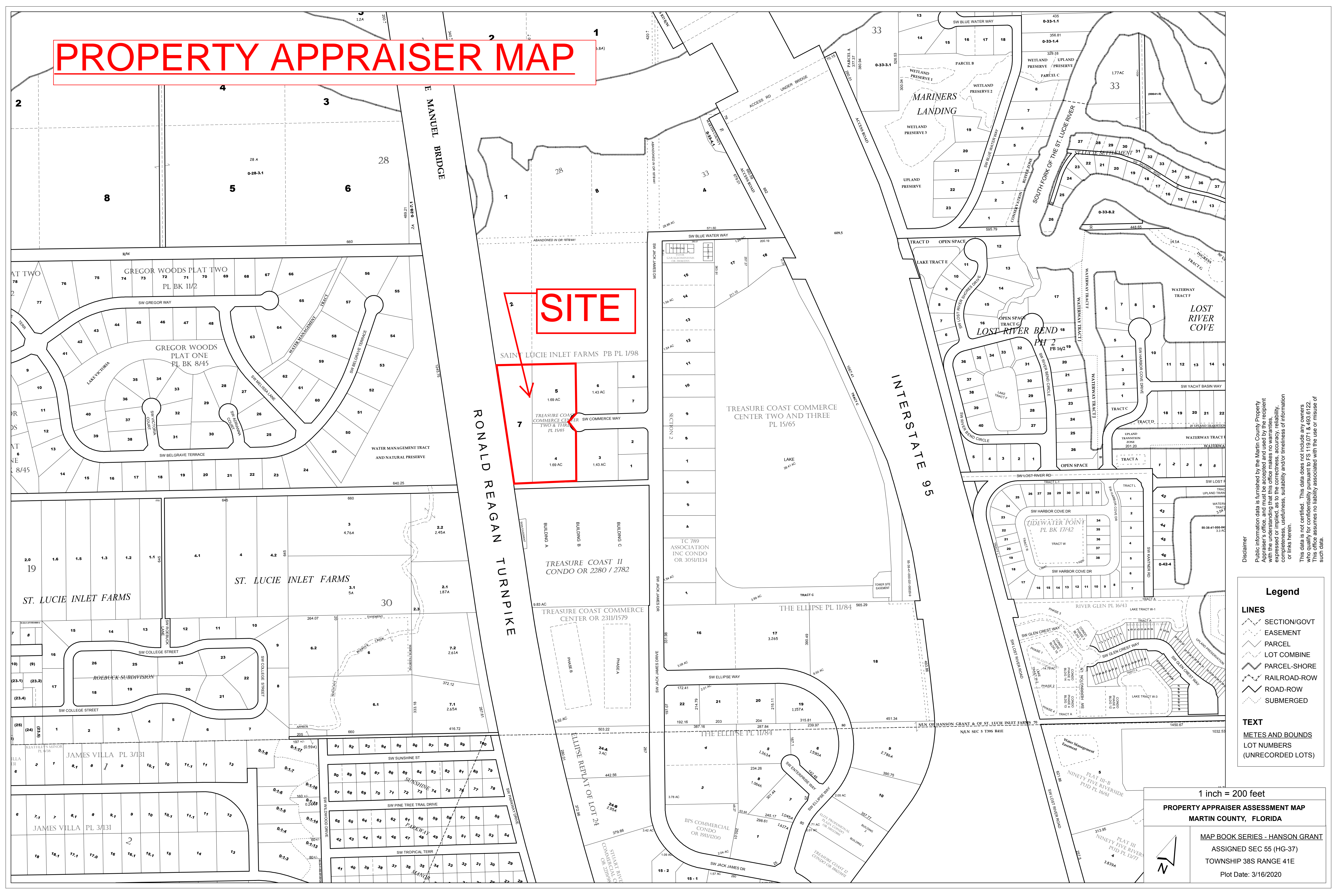
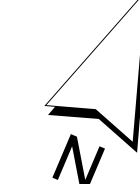
PROPERTY APPRAISER ASSESSMENT MAP  
MARTIN COUNTY, FLORIDA

MAP BOOK SERIES - HANSON GRANT

ASSIGNED SEC 55 (HG-37)

TOWNSHIP 38S RANGE 41E

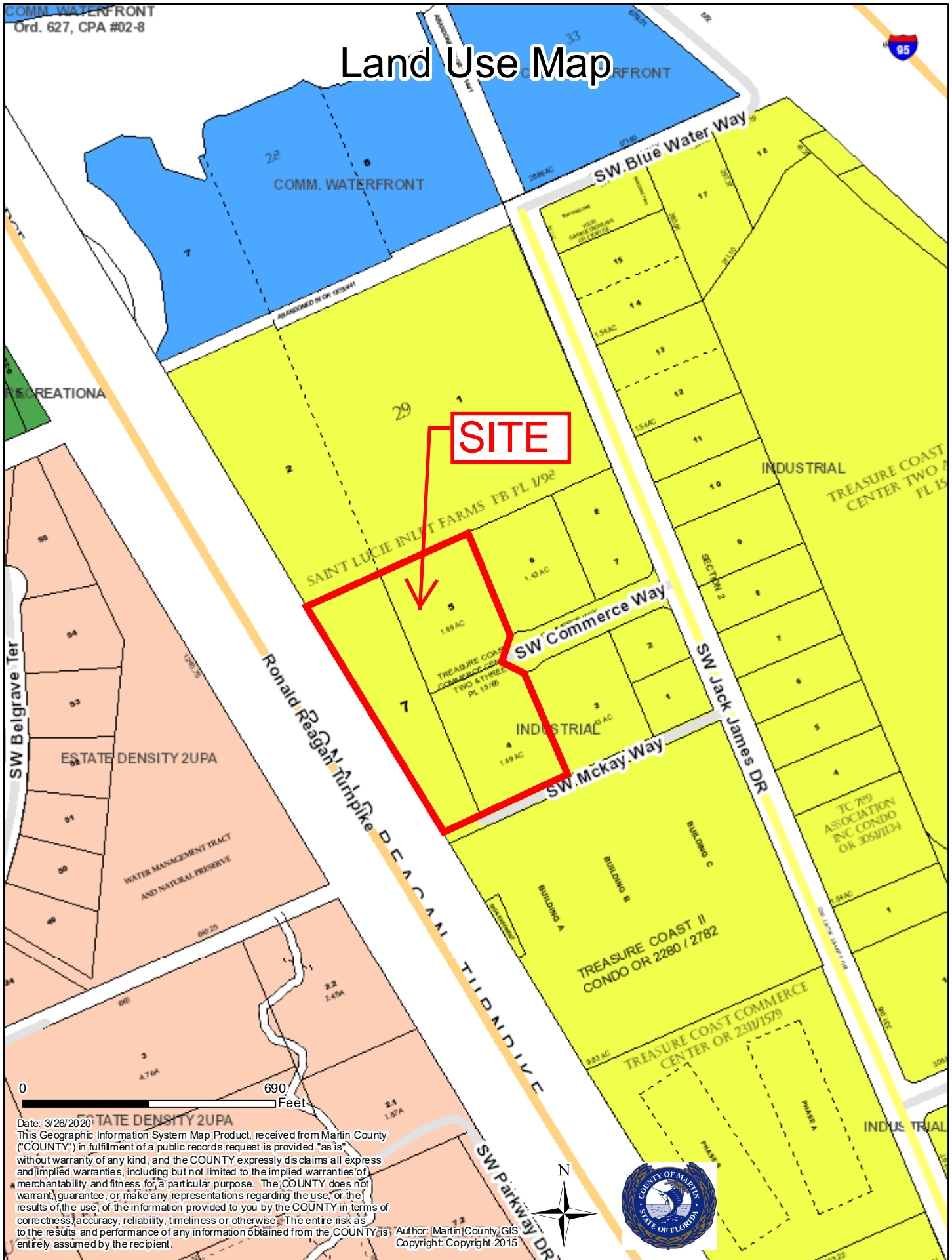
Plot Date: 3/16/2020





COMM. WATERFRONT  
Ord. 627, CPA #02-8

# Land Use Map



Date: 3/26/2020

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

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

July 28, 2020

Ownership Search

Prepared For: Mathers Engineering Corporation

We hereby 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 & 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'. The signature is written in a cursive, flowing style.

Karen Rae Hyche



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

## OWNERSHIP REPORT

SEARCH NO. P20-11,574/KRH

THE ATTACHED REPORT IS ISSUED TO MATHERS ENGINEERING CORPORATION. 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 AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500 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'. The signature is written in a cursive, flowing style.

Karen Rae Hyche



Recorded in Martin County, FL 8/8/2018 8:45 AM  
Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
Rec Fees: \$18.50 Deed Tax: \$12,775.00  
CFN#2709598 BK 3009 PG 791 PAGE 1 of 2

This Instrument Prepared By / Return To:  
Jennifer L. Williamson, Esquire  
CRARY BUCHANAN, P.A.  
759 SW Federal Hwy., Suite 106  
Stuart, FL 34994  
(772) 287-2600

PARCEL I.D. NO.: 55-38-41-290-003-00040.00000,  
55-38-41-290-003-00050.00000, 55-38-41-000-029-00070.20000

#### WARRANTY DEED

**THIS WARRANTY DEED**, Made and executed the 6th day of August, 2018, by **MK BROWN HOLDINGS, LLC**, a Florida limited liability company (as to Parcel 1), having its principal place of business at 4425 SW Martin Highway, Palm City, Florida 34990 and **MK BROWN HOLDINGS I, LLC**, a Florida limited liability company (as to Parcel 2), having its principal place of business at 4425 SW Martin Highway, Palm City, Florida 34990, hereinafter collectively called the Grantor, to **GAZZA SOUTH, LLC**, a Florida limited liability company, whose post office address is 388 Broadhollow Road, Farmingdale, NY 11735, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Martin County, Florida, to-wit:

#### PARCEL 1:

Lots 4 and 5 Section 3, TREASURE COAST COMMERCE CENTER TWO AND THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 65, of the Public Records of Martin County, Florida.

#### PARCEL 2:

That part of Lot 7, Block 29, lying East of the Sunshine State Parkway, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 and recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida Public Records

Subject to: restrictions, reservations, covenants, conditions, and easements of record; taxes for 2018 and the years subsequent thereto, and all applicable laws, ordinances and governmental regulations, including without limitation, zoning and building codes and ordinances.


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

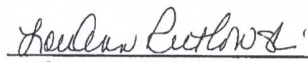
**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

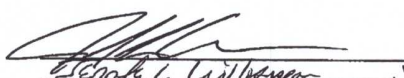
**In Witness Whereof** the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

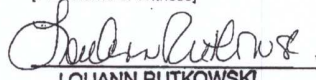
Signed, sealed and delivered in our  
presence:

  
\_\_\_\_\_, Witness  
(Print Name of Witness)

  
\_\_\_\_\_, Witness  
(Print Name of Witness)

Signed, sealed and delivered in our  
presence:

  
\_\_\_\_\_, Witness  
(Print Name of Witness)

  
\_\_\_\_\_, Witness  
(Print Name of Witness)

MK BROWN HOLDINGS, LLC, a Florida limited  
liability company

By:   
\_\_\_\_\_  
Its: Manager

MK BROWN HOLDINGS I, LLC, a Florida limited  
liability company

By:   
\_\_\_\_\_  
Its: Manager


Exhibit "A"



STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by Matthew S. Brown, as Manager of MK BROWN HOLDINGS, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.

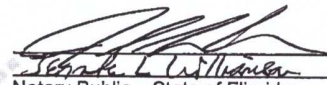


  
\_\_\_\_\_  
(Print Name)  
Notary Public – State of Florida  
Commission Number: *FF 141673*  
My Commission Expires: *8-19-18*

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by Matthew S. Brown, as Manager of MK BROWN HOLDINGS I, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
(Print Name)  
Notary Public – State of Florida  
Commission Number: *FF 141673*  
My Commission Expires: *8-19-18*

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

generated on 7/24/2020 3:17:38 PM EDT

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-290-003-00040-0	981285	1330 SW TREASURE COAST COMMERCE WAY, STUART	\$462,130	7/18/2020

## Owner Information

Owner(Current)	GAZZA SOUTH LLC
Owner/Mail Address	388 BROADHOLLOW RD FARMINGDALE NY 11735
Sale Date	8/6/2018
Document Book/Page	<u>3009 0791</u>
Document No.	2709598
Sale Price	1825000

## Location/Description

Account #	981285	Map Page No.	HG-37
Tax District	7017	Legal Description	LOT 4 SECTION THREE OF TREASURE COAST COMMERCE CENTER TWO & THREE (PB 15 PG 65)
Parcel Address	1330 SW TREASURE COAST COMMERCE WAY, STUART		
Acres	1.6900		

**NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.**

## Parcel Type

Use Code	4000 Vacant Industrial
Neighborhood	51500 Kanner W of 95

## Assessment Information

Market Land Value	\$462,130
Market Improvement Value	
Market Total Value	\$462,130

Exhibit "B" 1 of 3



7/24/2020

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

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

generated on 7/24/2020 3:23:42 PM EDT

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-290-003-00050-0	744291	1335 SW TREASURE COAST COMMERCE WAY, STUART	\$462,130	7/18/2020

## Owner Information

Owner(Current)	GAZZA SOUTH LLC
Owner/Mail Address	388 BROADHOLLOW RD FARMINGDALE NY 11735
Sale Date	8/6/2018
Document Book/Page	<u>3009 0791</u>
Document No.	2709598
Sale Price	1825000

## Location/Description

Account #	744291	Map Page No.	HG-37
Tax District	7017	Legal Description	LOT 5 SECTION THREE OF TREASURE COAST COMMERCE CENTER TWO & THREE (PB 15 PG 65)
Parcel Address	1335 SW TREASURE COAST COMMERCE WAY, STUART		
Acres	1.6900		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

## Parcel Type

Use Code	4000 Vacant Industrial
Neighborhood	51500 Kanner W of 95

## Assessment Information

Market Land Value	\$462,130
Market Improvement Value	
Market Total Value	\$462,130

Exhibit "B" 2 of 3

**Martin County, Florida - Laurel Kelly,  
C.F.A**  
**Summary**

generated on 7/24/2020 3:48:20 PM EDT

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-000-029-00070-2	43927	6974 SW JACK JAMES DR, STUART	\$513,300	7/18/2020

**Owner Information**

<b>Owner(Current)</b>	GAZZA SOUTH LLC
<b>Owner/Mail Address</b>	388 BROADHOLLOW RD FARMINGDALE NY 11735
<b>Sale Date</b>	8/6/2018
<b>Document Book/Page</b>	<u>3009 0791</u>
<b>Document No.</b>	2709598
<b>Sale Price</b>	1825000

**Location/Description**

<b>Account #</b>	43927	<b>Map Page No.</b>	HG-37
<b>Tax District</b>	7017	<b>Legal Description</b>	ST LUCIE INLET FARMS, THAT PORTION OF TR 7 BLK 29 LYING EAST OF TURNPIKE
<b>Parcel Address</b>	6974 SW JACK JAMES DR, STUART		
<b>Acres</b>	2.1511		

**NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.**

**Parcel Type**

<b>Use Code</b>	4000 Vacant Industrial
<b>Neighborhood</b>	51500 Kanner W of 95

**Assessment Information**

<b>Market Land Value</b>	\$513,300
<b>Market Improvement Value</b>	
<b>Market Total Value</b>	\$513,300

Exhibit

"B"

3 of 3



2431 SE Dixie Highway  
Stuart, FL 34996  
Phone: (772) 287-0525  
Email: mathersengineers@bellsouth.net  
License: EB 0004456

October 06, 2020

Mr. Peter Walden, Principal Planner  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996

**RE: Project Number: T094-040**  
**Project Name: Lots 4, 5 and Tract 7 Section Three, TCCC Two and Three**  
**Rezoning**

Dear Mr. Walden:

The applicant is requesting a re-zoning to General Industrial in order to obtain the 40-foot building height allowed under the General Industrial Zoning Category.

Applicant's business is the manufacturing of large boats that require the 40-foot height for operations and construction of the vessels onsite.

Sincerely,

Holly M. Mathers