



### C. PROJECT PROFESSIONALS

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

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

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

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

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

**Agent (Name or Company):** Gentile Glas Holloway O'Mahoney & Associates, Inc.

Company Representative: George G. Gentile

Address: 1907 Commerce Lane Suite 101

City: Jupiter, State: FL Zip: 33458

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

**Contract Purchaser (Name or Company):** Same as Applicant

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

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

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

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

**Land Planner (Name or Company):** Same as Agent

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

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

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

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

**Landscape Architect (Name or Company):** Same as Agent

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

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

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

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

**Surveyor (Name or Company):** Magellan Surveying & Mapping Inc.

Company Representative: Ronald Stotler

Address: 450S. Old Dixie Highway Suite 10

City: Jupiter, State: FL Zip: 33458

Phone: 561-746-8745 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.

  
Applicant Signature

April 13, 2021  
Date

George G. Gentile  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 13 day of April, 20<sup>21</sup>, by George G. Gentile.

☒ He or She ☐ is personally known to me or 2 has produced \_\_\_\_\_ as identification.

  
Notary Public Signature

Kelli Jo Thomasson  
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](http://www.martin.fl.us)**

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## Digital Submittal Affidavit

I, George G. Gentile, attest that the electronic version included for the project Hobe Sound Tennis Center 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

April 13, 2021

Date

## NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 13 day of April, 20 21, by George G. Gentile.

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

Notary Public Signature

Kelli Jo Thomasson

Printed name

STATE OF: Florida at-large



April 13, 2021

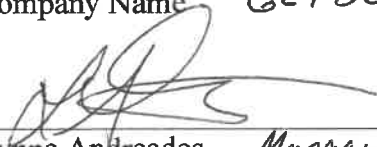
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, Florida 34996

Re: Hobe Sound Tennis Center - U.S. Highway One in Hobe Sound

This letter is to serve as permission for George G. Gentile and Emily O'Mahoney and Gentile Holloway O'Mahoney & Associates, Inc. (2GHO), 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,

Company Name GETSET & LLC

  
Lynne Andreades, Managing Member/owner

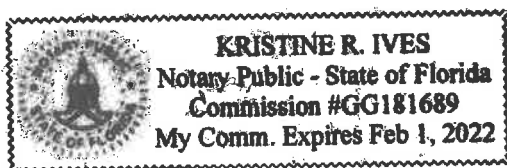
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I hereby certify on the 16<sup>th</sup> day of APRIL, 2021, Lynne Andreades 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 Kristine R. Ives

Commission Expires: 02/01/2022 #6618689





**Hobe Sound Tennis Center  
Rezoning Narrative  
April 19, 2021**

2GHO, Inc. as agent for Getset & LLC. is requesting a zoning change from B-1, Business District (category "C") zoning district designation to GC – General Commercial District (category A). This request is consistent with the General Commercial Future Land Use on the property. A Minor Final Site Plan application for a commercial amusement, outdoor will be submitted at a later date. The subject site is located on the east side of U. S. Highway One in Martin County Florida.

**Land Use and Zoning**

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

**Adjacent Zoning Districts:**

The properties surrounding the subject property is Conservation Land Use to the north; Low Density to the east; and General Commercial Land Use to the south; to the north;

- **North:** Existing Use: vacant  
Future Land Use: Conservation  
Zoning District Designation: PC
- **South:** Existing Use: Vacant Commercial  
Future Land Use: General Commercial  
Zoning District Designation: PUD-R
- **East:** Existing Use: existing single family dwellings across the canal  
Future Land Use: Low Density Residential  
Zoning District Designation: PUD-R
- **West:** Existing Use: SE Federal Highway

**Access:**

Access to the site will be from SE Federal Highway

### **Comprehensive Growth Management Plan – Consistency**

The request to zoning change the property from B-1, Business District to GC – General Commercial is consistent with the requirements of the Comprehensive Growth Management Plan (CGMP), which states: “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)”. 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 General Commercial (GC) is consistent with the General Commercial 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 General Commercial 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 identifies General Commercial as an appropriate standard zoning districts.

*The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; **commercial amusement**; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. Any commercial project would also be required to demonstrate compliance with the Land Development Regulations, Division 20, Commercial Design Standards, in addition to the GC development standards and setbacks.*

Policy 4.13A.8.(3) of Chapter 4, Future Land Use Element of the CGMP addresses COR land use designation:

*The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet. The FAR shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.*

*The Land Development Regulations implementing the General Commercial future land use designation shall be consistent with the development standards described above. This area is not intended to accommodate businesses, trades or services that generate significant nuisance impacts, including glare, smoke or other air pollutants; noise; vibration; major fire hazards; need for extensive outside storage and display; or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located in the General Commercial land use classification on sites appropriately designated for highway-oriented commercial uses in the Land Development Regulations.*

This application requests a zoning change on the property to the GC Zoning district, as one of the Category "A" zoning districts created specifically to implement the CGMP policies for lands designed General Commercial (GC) on the Future Land Use Map of the CGMP. The site is adjacent to SE Federal Highway and meets the locational criteria of being an accessible site adjacent to a major thoroughfare.

*A rezoning to GC will accommodate general retail sales and services; highway-oriented sales and services; **commercial amusement**; and trade and warehousing facilities. 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;**

The proposed GC zoning is consistent with provisions of the LDR.

The subject property has an area of approximately 9.00 acres (392,040 s.f.). The property is approximately 516 feet along SE Federal Highway and approximately 901 ft. (east to west) with all the property fronting SE Federal Highway. The lot size is consistent with the minimum development standards governing the requested GC 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 SE Federal Highway, which is a major thoroughfare with ample frontage. The subject site is surrounded by multiple zoning districts including COR-1, R-3A, General Commercial and Conservation. The property on the west side of SE Federal Highway has COR-1 with both built and vacant land; and the R-3A land is vacant and heavily vegetated; the property to the east is part of a PUD with existing single family dwellings; to the south of the subject site is GC Zoning District and to the north is Conservation.

The proposed use is compatible with residential uses in the area as it will allow for a recreational facility to be used by the surrounding residents.

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

The requested zoning district change to General Commercial is a Category A zoning district that is consistent with the future land use designation. 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 a PUD-R zoning district designation. The entire property fronting the adjacent established commercial areas are zoned consistent with the existing land use.

**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 GC General Commercial would be consistent with the General Commercial 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 eastern side of SE Federal Highway.

The General Commercial 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, 2GHO, Inc. respectfully request review of the Zoning Change at your next Joint Workshop. The project managers at 2GHO will be George G. Gentile, Troy Holloway and Patricia Lentini.



Prepared by and return to:

Kyle S. Felty, Esq.  
Law Office of Kyle Felty, P.A.  
1983 PGA Blvd., Ste 103  
Palm Beach Gardens, FL 33408  
561-507-0352

File Number: 21-143

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 25th day of March, 2021 between Jade Holdings LLC, a Delaware Limited Liability Company whose post office address is 1124 Kane Concourse Bay Harbor Islands, FL 33154, grantor, and GETSET & LLC, a Florida Limited Liability Company whose post office address is 29 North Beach Road Hobe Sound, FL 33455, grantee:

(Whenever 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, trusts and trustees)

**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:

START AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42°13' 52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 1385.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 42°13' 52" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 516.42 FEET; THENCE RUN NORTH 68°52' 38" EAST A DISTANCE OF 901.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DRAINAGE EASEMENT; THENCE RUN SOUTH 22°27'27" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 481.94 FEET; THENCE RUN SOUTH 68°52'38" WEST A DISTANCE OF 726.37 FEET TO THE POINT OF BEGINNING.

Parcel ID #: 343842000140000906

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, except taxes accruing subsequent to December 31, 2020.

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


WARRANTY DEED



**PROPERTY TRANSFER STATEMENT:**  
**GETSET & LLC**

THE CURRENT PROPERTY DESCRIPTION REFERENCED ON DOCUMENTS SUBMITTED WITH THE MINOR FINAL SITE PLAN AND CERTIFICATE OF PUBLIC FACILITIES REQUEST IS BASED ON THE WARRANTY DEED RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY ON MARCH 25, 2021. THERE HAVE BEEN NO CONVEYANCES OF PROPERTY SINCE THIS DEED WAS RECORDED.

Gentile Holloway O'Mahoney & Associates, Inc. (2GHO)



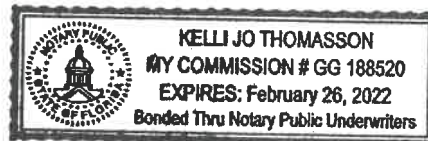
Patricia Lentini

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I hereby certify on the 19<sup>TH</sup> day of April, 2021, Patricia Lentini, who is personally known to me, to be the person described herein and who executed the forgoing instrument.

  
Notary Public, State of Florida

Commission Expires: 2/26/2022



## LEGAL DESCRIPTION

START AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1385.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 516.42 FEET; THENCE RUN NORTH 68 DEGREES 52 MINUTES 38 SECONDS EAST A DISTANCE OF 901.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A DRAINAGE EASEMENT; THENCE RUN SOUTH 22 DEGREES 27 MINUTES 27 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTAANCE OF 481.94 FEET; THENCE RUN SOUTH 68 DEGREES 52 MINUTES 38 SECONDS WEST A DISTANCE OF 726.37 FEET TO THE POIT OF BEGINNING.

CONTAINING 9.00 ACRES MORE OR LESS.

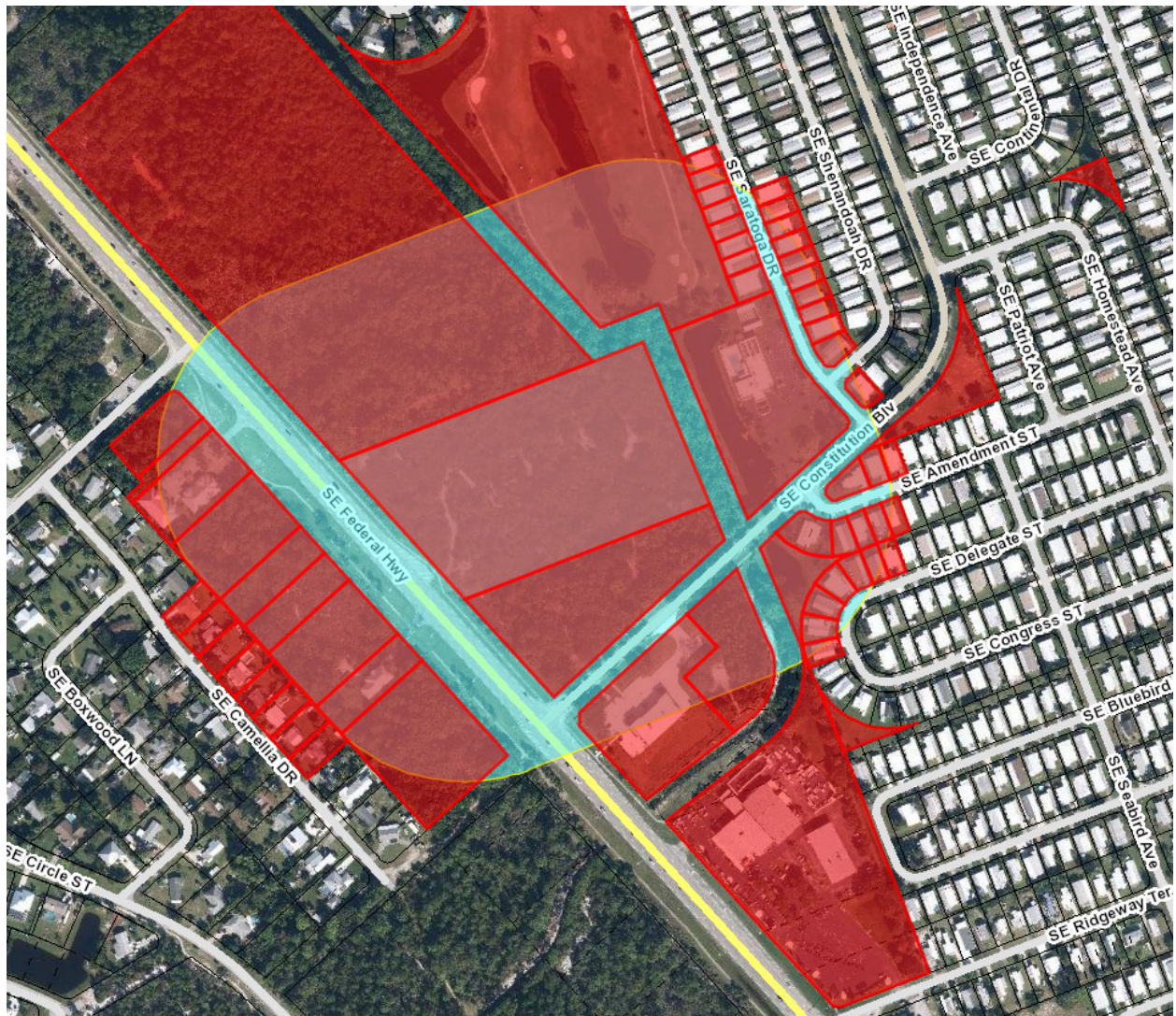


## LOCATION MAP





## 13 – PROPERTY ASSESSMENT MAP



## LAND USE MAP

