

June 8, 2021  
Via: Hand Delivery

Project Number: S2701

Matthew Stahley, Senior Planner  
Martin County Growth Management  
2401 SE Monterey Road  
Stuart FL, 34996

**Subject: DST Holdings Parcel  
Mandatory Zoning Change Application**

Dear Mr. Stahley,

This application is for approval of a mandatory zoning change for parcel #05-39-41-000-010-00070-5 owned by DST Holdings LLC. The property address is 8041 SW Old Kansas Avenue, Stuart and it lies in Section 5, Township 39 South, Range 41 East in unincorporated Martin County. The 1.03-acre property contains two zoning districts, R-2 and A-1, both of which are incompatible with the parcel future land use of Industrial. For this reason, a mandatory rezoning is required. The owner wishes to rezone the entire parcel to LI, Light Industrial, which will match the adjacent parcel.

In response to your Completeness Review letter, we off the following response:

1. APPLICATION: Please do not provide images of check with submittal material.

***Response: Understood.***

The following items are not applicable to this application and are not submitted:

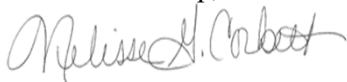
1. Large format plans – none proposed
2. School Impact worksheet – property will not be residential

Please find the attached documents for review:

1. Cover letter with Narrative;
2. Check for \$1,000 application fee;
3. Zoning Application;
4. Digital Affidavit;
5. Power of attorney/Representative Authorization;
6. Recorded deed;
7. No Property Transfer certification;
8. Legal Description with Parcel ID Number;
9. Location Map;
10. Aerial Photo;
11. Assessment Map;
12. Future land Use Map;
13. Certified list of property owners within 500 feet;
14. Disclosure of Interest Affidavit; and
15. Flash drive containing bookmarked pdf of submittal;

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,  
The MilCor Group, Inc.



Melissa G. Corbett, P.E.  
President

Enclosures

Cc: Dean Scalera

P:\Projects\S27 - Scalera, Dean\S2701 - Old Kansas Ave parcel\permitting\MC Zoning Change\working docs\Zoning full review Cover Letter with Narrative.docx



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)

## 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

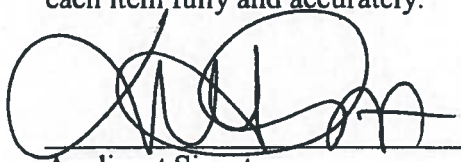
Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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.

  
Applicant Signature

5-18-2021  
Date

Melissa G Corbett  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: FL COUNTY OF: Martin

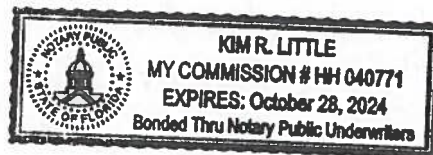
I hereby certify that the foregoing instrument was acknowledged before me this 18 day of May, 20 21, by Melissa G Corbett.

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

  
Notary Public Signature

Kim Little  
Printed name

STATE OF: Florida at-large



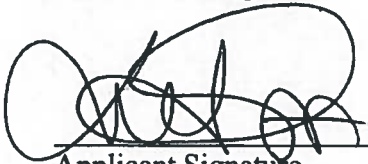


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### Digital Submittal Affidavit

I, Melissa G. Corbett, attest that the electronic version included for the project DTS parcel 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

5-18-2021  
Date

### NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

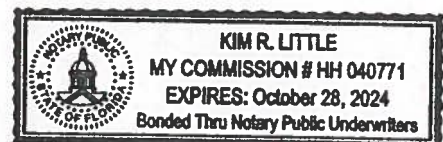
I hereby certify that the foregoing instrument was acknowledged before me this 18 day of May, 20 21, by Melissa G Corbett

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

  
Notary Public Signature

Kim Little  
Printed name

STATE OF: Florida at-large



REPRESENTATIVE AUTHORIZATION

Martin County  
2401 SE Monterey Road  
Stuart, Florida 34996

Re: DST Parcel Rezoning

Please be advised that the undersigned has authorized the following person(s) to act on their behalf in seeking approval for the above referenced application:

Melissa G. Corvett, P.E.  
The MilCor Group, Inc.  
10975 SE Federal Highway  
Hobe Sound, FL 33455  
(772) 223-8850

Witnesses:

[Signature]  
Barry A. Ahron  
Print Name  
[Signature]  
Debra Steinant  
Print Name

DST Holdings, LLC

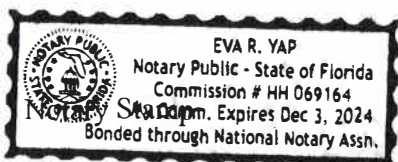
By: [Signature]

as Dean Scalera, Manager Dean Scalera  
Print Name

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing was acknowledged before me this 11 day of May, 2021, by Dean Scalera, and [ ☒ ] is personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public

**2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L19000182705

**Entity Name:** DST HOLDINGS, LLC

**Current Principal Place of Business:**

2085 S. CONGRESS AVENUE  
DELRAY BEACH, FL 33445

**Current Mailing Address:**

2085 S. CONGRESS AVENUE  
DELRAY BEACH, FL 33445

**FEI Number:** APPLIED FOR

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

AHRON, BARRY  
7284 W. PALMETTO PARK ROAD  
SUITE 205  
BOCA RATON, FL 33433 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title MGR  
Name SCALERA, DEAN  
Address 2085 S. CONGRESS AVENUE  
City-State-Zip: DELRAY BEACH FL 33445

Title MGR  
Name SCALERA, SAM  
Address 2085 S. CONGRESS AVENUE  
City-State-Zip: DELRAY BEACH FL 33445

Title MGR  
Name SCALERA, THOMAS  
Address 2085 S. CONGRESS AVENUE  
City-State-Zip: DELRAY BEACH FL 33445

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** DEAN SCALERA

MGR

04/14/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date





This instrument prepared by:  
Law Office of Rick Kozell  
and when recorded return to:  
Law Office of Rick Kozell  
616 SE Dixie Highway  
Stuart, FL. 34994  
772-287-3100  
File Number: 19-150

Folio Number: 05-39-41-000-010-00070-5000

### **SPECIAL WARRANTY DEED**

This Special Warranty Deed is executed by **GKC INTERNATIONAL INC.**, a Florida corporation ("Grantor") whose address is 689 SW Bittern St., Palm City, FL 34990, and is delivered to **DST HOLDINGS, LLC**, a Florida limited liability company ("Grantee"), whose address is 2085 S. Congress Avenue, Delray Beach, FL 33445.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Martin County, Florida, described in Exhibit "A" attached hereto and made a part hereof (the "Property");

Together with all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto.

To Have and To Hold the same in fee simple forever.

The conveyance of the property is made subject to all of the Permitted Exceptions described in Exhibit "B" attached hereto and made a part hereof but this conveyance shall not serve to reimpose same.

Grantor covenants with Grantee that at the time of delivery of this Special Warranty Deed, except for the Permitted Exceptions, the Property is free of any encumbrance made by Grantor, and Grantor specially warrants the title to the Property, and will defend it against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Grantor has duly executed this instrument as of 8/18, 2020.

Signed, sealed and delivered in the presence of:

[Signature]  
Signature of Witness 1  
Alejandro Ramirez  
Print Name of Witness 1

[Signature]  
Signature of Witness 2  
MayEllen Dean  
Print Name of Witness 2

GKC INTERNATIONAL, INC., a Florida corporation

By: [Signature]  
Gary Hillert  
Title: President and Sole Shareholder

STATE OF New York

COUNTY OF Warren

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18<sup>th</sup> day of August, 2020, by Gary Hillert. He/she is (check one) ☐ personally known to me or ☒ has produced driver's license as identification.

[Notary Seal]

BRIANNA HAMMOND  
Notary Public, State of New York  
Saratoga #01HA6406659  
Commission Expires April 6, 2024

[Signature]  
Notary Public Signature

Print Name Brianna Hammond

My Commission Expires: April 6<sup>th</sup> 2024

## Exhibit A

**Parcel 1:**

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 41 East, said corner being on the centerline of Kansas Avenue on the West line of the Southwest quarter of said Section 5; Thence North  $00^{\circ}36'14''$  West 1320.24 feet; Thence South  $89^{\circ}46'49''$  East 40.99 feet to the Point of Beginning; Thence North  $11^{\circ}56'19''$  West 352.15 feet to a point on the South Right of Way line of State Road No. 76; Thence North  $48^{\circ}59'31''$  East 2.16 feet along said Right of Way line; Thence South  $41^{\circ}01'29''$  East 41.20 feet to a point of intersection with the West line of the Southeast Quarter; Thence continue South  $41^{\circ}01'29''$  East 418.54 feet; Thence North  $89^{\circ}46'49''$  West 230.54 feet to the Point of Beginning. Said lands lying in the Town of Stuart, Martin County, Florida.

Together with the following described Parcel:

**Parcel 2:**

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 41 East, said corner being on the centerline of Kansas Avenue on the West line of the Southwest quarter of said Section 5; Thence North  $00^{\circ}36'14''$  West 1320.24 feet; Thence South  $89^{\circ}46'49''$  East 20.46 feet to the Point of Beginning; Thence North  $11^{\circ}56'19''$  West 336.73 feet to a point on the South Right of Way line of State Road No. 76; Thence North  $48^{\circ}59'31''$  East 22.89 feet along said Right of Way line; Thence South  $11^{\circ}56'19''$  East 143.65 feet to a Point of Intersection with the West line of the Southeast Quarter; Thence continue South  $11^{\circ}56'19''$  East 208.51 feet; Thence North  $89^{\circ}46'49''$  West 20.46 feet to the Point of Beginning. Said lands lying in the Town of Stuart, Martin County, Florida.

Together with that certain Grant of Easement as recorded in O. R. Book 1699, page 2443, for ingress and egress, more particularly described as follows:

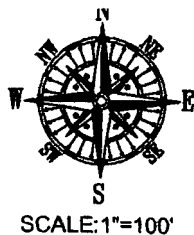
Beginning at the Northwest corner of the Southwest quarter of the Southeast quarter of Section Five (5) Township Thirty Nine (39) South, Range Forty One (41) East, said corner being an iron pipe set in the pavement of Kansas Avenue on the West line of the Southeast quarter of said Section Five (5), one thousand three hundred twenty and twenty fourth hundredths (1320.24) feet North  $00^{\circ}36'14''$  West of the Southwest corner of said Southeast quarter; (1) thence proceed South  $89^{\circ}46'49''$  East distance of twenty feet and forty seven hundredths (20.47) feet; (2) thence proceed North  $11^{\circ}56'19''$  West a distance of three hundred ninety two and seventy hundredths (392.70) feet; (3) thence proceed South  $48^{\circ}59'31''$  West along said centerline of State Road No. 76, a distance of twenty and eleven hundredths (20.11) feet to a point of intersection of the centerline of State Road No. 76 with the centerline of the county road known as Kansas Avenue; (5) thence proceed South  $11^{\circ}56'19''$  East, along said Kansas Avenue centerline, a distance of three hundred seventy eight and fifty six hundredths (378.56) feet to an iron pipe said iron pipe being the point or place of beginning of the above described parcel.

## Exhibit B

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
2. The terms and conditions of that certain Easement recorded in O.R. Book 1699, Page 2443, Public Records of Martin County, Florida.
3. Restriction as set forth in instrument recorded in O.R. Book 1061, page 2562, and O.R. Book 657, Page 1855, Public Records of Martin County, Florida. (as to Parcel 2).
4. Zoning and other governmental regulatory laws and ordinances affecting the property.

Copy  
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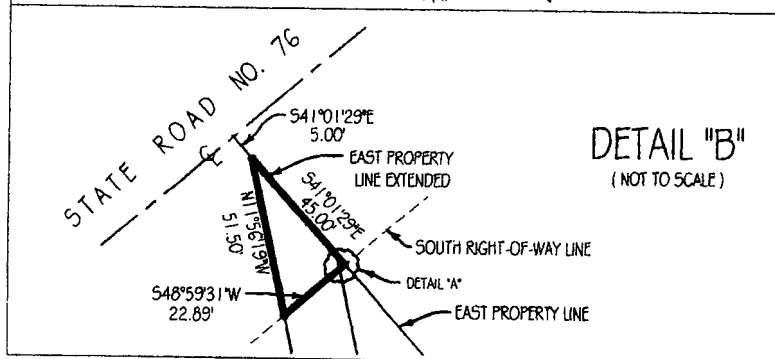
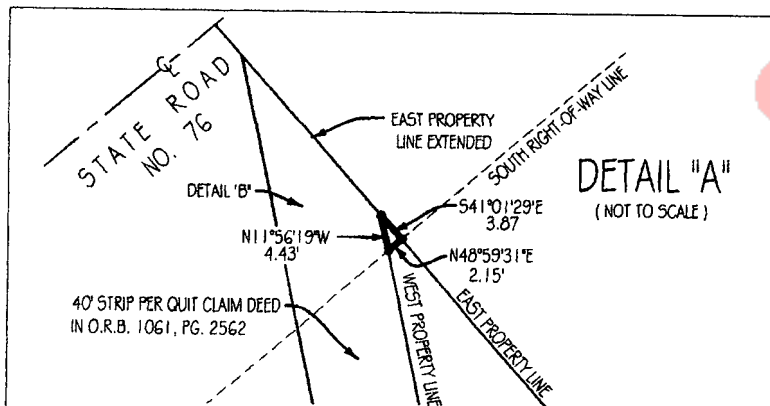
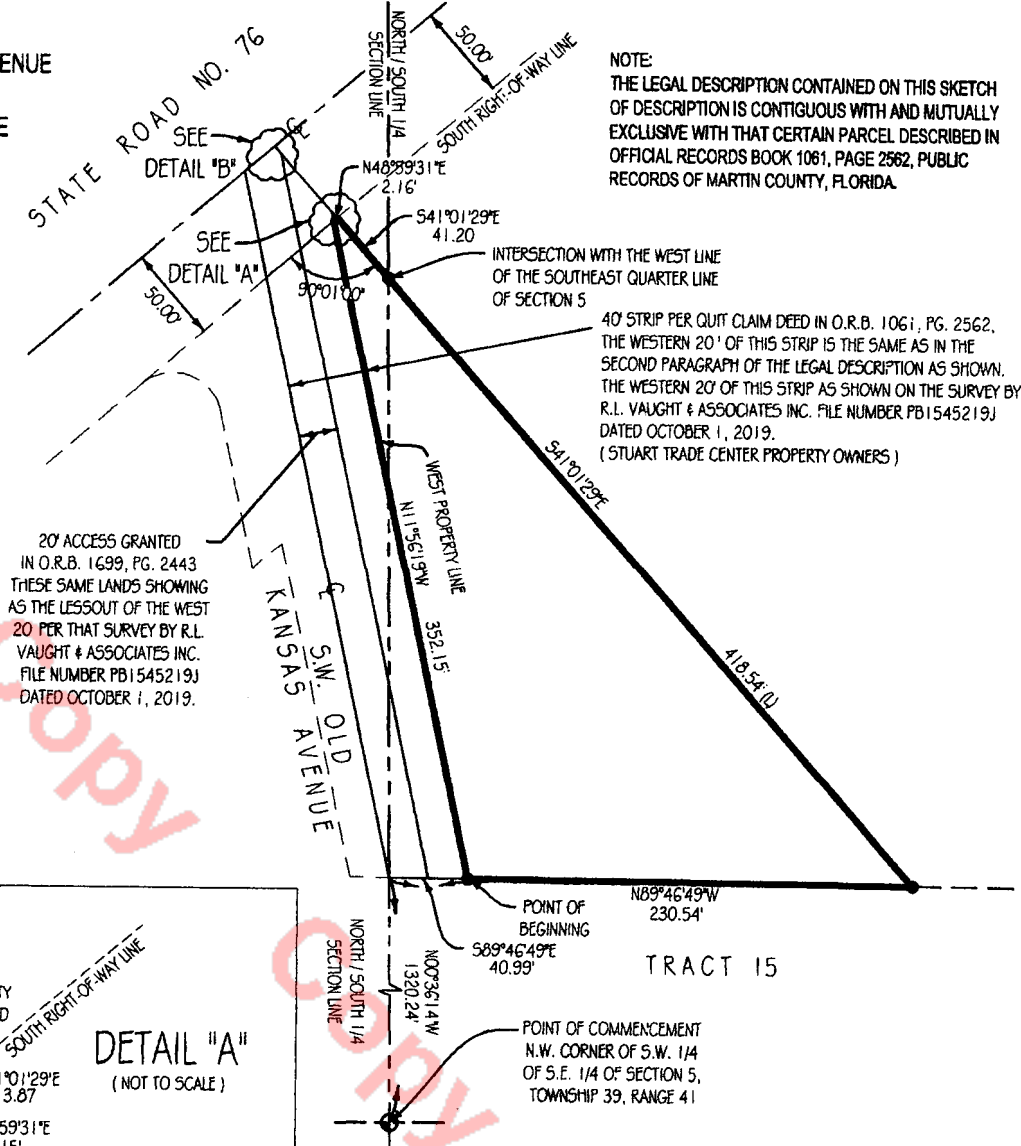
# SKETCH OF DESCRIPTION



PROPERTY ADDRESS:  
8041 S.W. OLD KANSAS AVENUE  
STUART, FLORIDA 34997  
ORDER NUMBER 104903-SE  
DATE: 07/17/2020

## DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID CORNER BEING ON THE CENTERLINE OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N. 00° 36' 14" W. 1320.24'; THENCE S. 89° 46' 49" E. 40.99' TO THE POINT OF BEGINNING; THENCE N. 11° 56' 19" W. 352.15' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 76; THENCE N. 48° 59' 31" E. 2.16' ALONG SAID RIGHT-OF-WAY LINE; THENCE S. 41° 01' 29" E. 41.20' TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE CONTINUE S. 41° 01' 29" E. 418.54'; THENCE N. 89° 46' 49" W. 230.54' TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF STUART, MARTIN COUNTY, FLORIDA AND CONTAINING 40178.91 SQUARE FEET, 0.9223 ACRES MORE OR LESS.



## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Andrew Snyder  
DN: c=US, o=Landtec Surveying Inc., ou=A01410D0000016C242483F500002A  
58, cn=Andrew Snyder  
Date: 2020.07.24 14:02:54 -04'00'  
Adobe Acrobat version: 2020.009.20074

SIGNED:

DATE: 07-24-2020

ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at [www.LandtecSurvey.com](http://www.LandtecSurvey.com) for up to date information about our locations and coverage area.

This survey has been issued by the following Landtec Surveying office:

481 E. Hillsboro Blvd. Ste 100-A

Deerfield Beach, FL 33441

Office: (561) 367-3587 Fax: (561) 465-3145

[www.LandtecSurvey.com](http://www.LandtecSurvey.com)

LB # 8007

## LEGEND:

P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.B. - PLAT BOOK  
P.G. - PAGE  
B.C.R. - BROWARD COUNTY RECORDS

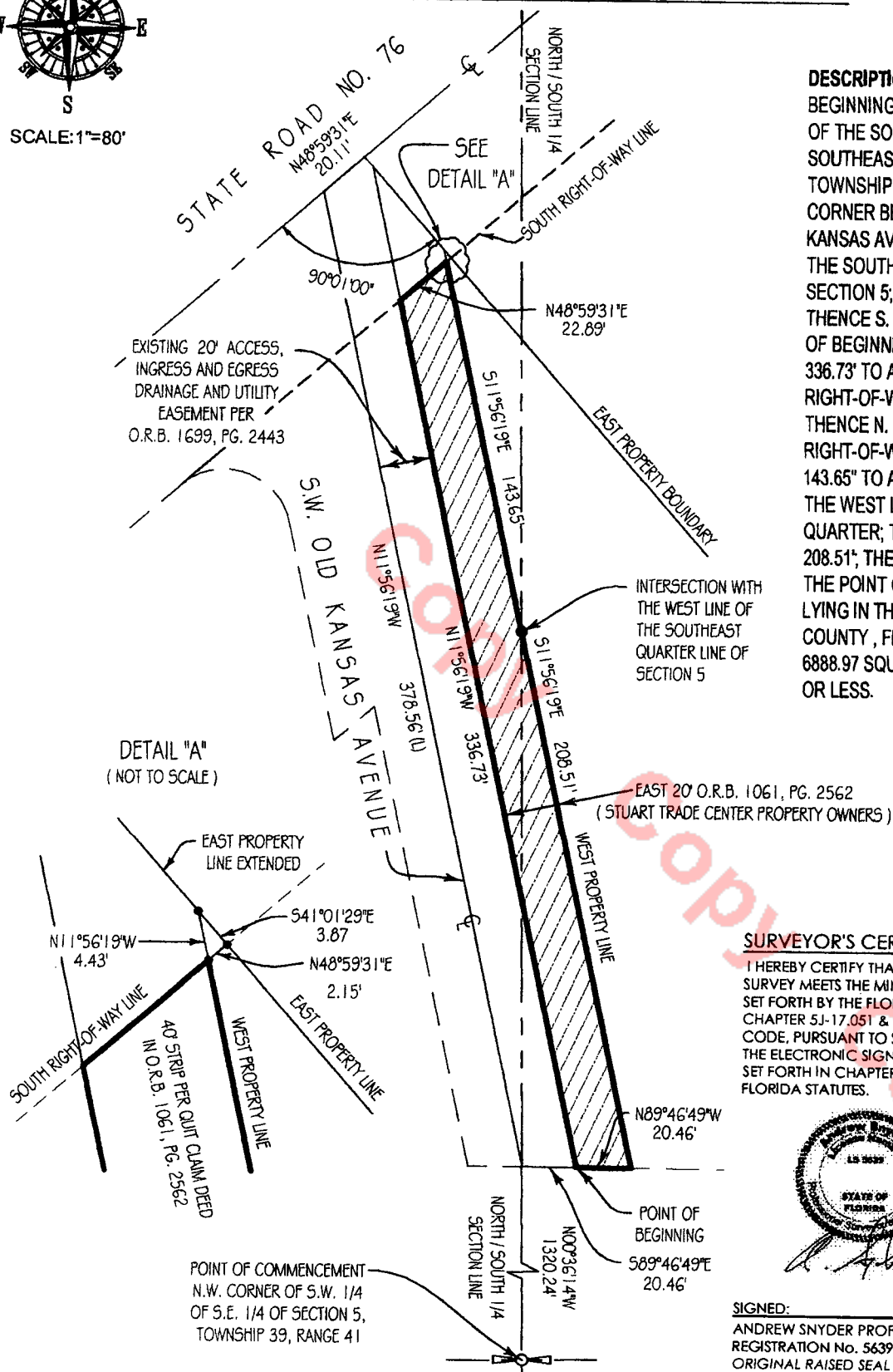
**LANDTEC**  
SURVEYING  
Proudly Serving Florida's Land Title & Real Estate Industries

... measurably better!



SCALE: 1"=80'

# SKETCH OF DESCRIPTION



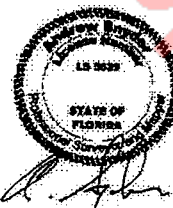
## DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID CORNER BEING ON THE CENTERLINE OF KANSAS AVENUE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N. 00° 36' 14\" W. 1320.24'; THENCE S. 89° 46' 49\" E. 20.46' TO THE POINT OF BEGINNING; THENCE N. 11° 56' 19\" W. 336.73' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 76; THENCE N. 48° 59' 31\" E. 22.89' ALONG SAID RIGHT-OF-WAY LINE; THENCE S. 11° 56' 19\" E. 143.65' TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE CONTINUE S. 11° 56' 19\" E. 208.51'; THENCE N. 89° 46' 49\" W. 20.46' TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE TOWN OF STUART, MARTIN COUNTY, FLORIDA AND CONTAINING 6888.97 SQUARE FEET, 0.1581 ACRES MORE OR LESS.

PROPERTY ADDRESS:  
8041 S.W. OLD KANSAS AVENUE  
STUART, FLORIDA 34997  
ORDER NUMBER 104903-SE  
DATE: 07/17/2020

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Andrew Snyder  
DN: c=US, o=Landtec Surveying  
Inc,  
ou=A01410D0000016C242483F50  
0002A58, cn=Andrew Snyder  
Date: 2020.07.20 09:07:35 -04'00'  
Adobe Acrobat version:  
2020.009.20074

SIGNED: \_\_\_\_\_ DATE: 07-20-2020  
ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND  
MAPPER SHOWN ABOVE)

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at [www.LandtecSurvey.com](http://www.LandtecSurvey.com) for up to date information about our locations and coverage area.

This survey has been issued by the following Landtec Surveying office:

481 E. Hillsboro Blvd. Ste 100-A

Deerfield Beach, FL 33441

Office: (561) 367-3587 Fax: (561) 465-3145

[www.LandtecSurvey.com](http://www.LandtecSurvey.com)

LB # 8007

## LEGEND:

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

P.B. - PLAT BOOK

P.G. - PAGE

B.C.R. - BROWARD COUNTY RECORDS

# LANDTEC

## SURVEYING

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# SURVEYOR AFFIDAVIT

1. I am a licensed surveyor (#5639) in the State of Florida
2. I have reviewed the following legal description ("Legal Description") pertaining to the property located at 8041 SW Old Kansas Avenue, Stuart, FL 34997 ("Property"):

Parcel 1:


Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 41 East, said corner being on the centerline of Kansas Avenue on the West line of the Southwest quarter of said Section 5; Thence North 00°36'14" West 1320.24 feet; Thence South 89°46'49" East 40.99 feet to the Point of Beginning; Thence North 11°56'19" West 352.15 feet to a point on the South Right of Way line of State Road No. 76; Thence North 48°59'31" East 2.16 feet along said Right of Way line; Thence South 41°01'29" East 41.20 feet to a point of intersection with the West line of the Southeast Quarter; Thence continue South 41°01'29" East 418.54 feet; Thence North 89°46'49" West 230.54 feet to the Point of Beginning. Said lands lying in the Town of Stuart, Martin County, Florida.

Together with the following described Parcel:

Parcel 2:

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 41 East, said corner being on the centerline of Kansas Avenue on the West line of the Southwest quarter of said Section 5; Thence North 00°36'14" West 1320.24 feet; Thence South 89°46'49" East 20.46 feet to the Point of Beginning; Thence North 11°56'19" West 336.73 feet to a point on the South Right of Way line of State Road No. 76; Thence North 48°59'31" East 22.89 feet along said Right of Way line; Thence South 11°56'19" East 143.65 feet to a Point of Intersection with the West line of the Southeast Quarter; Thence continue South 11°56'19" East 208.51 feet; Thence North 89°46'49" West 20.46 feet to the Point of Beginning. Said lands lying in the Town of Stuart, Martin County, Florida.

3. The Legal Description as set forth above is one and the same as the previous legal description ("Prior Legal") contained in the document recorded in the official records of Martin County, Florida at Book 3057, Page 906, plus the East 20' of that certain parcel set forth in that certain Quit Claim Deed recorded in the official records of Martin County, Florida at Book 1061, Page 2562.
4. The Legal Description set forth above is mutually exclusive and contiguous with the easement parcel identified in Exhibit A of that certain Grant of Easement recorded at OR Book 1699 Page 2443, of the Public Records of Martin County, Florida.

  
 Andrew Snyder

State of FLORIDA

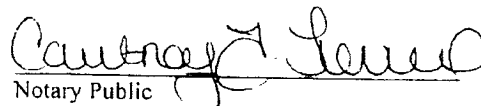
County of BROWARD

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18<sup>th</sup> day of August, 2020 by Andrew Snyder who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



**Courtney F. Terrell**  
**Comm. #GG907354**  
**Expires: August 25, 2023**  
**Bonded Thru Aaron Notary**

  
 Notary Public

Printed Name: COURTNEY TERRELL

My Commission Expires: AUGUST 25, 2023

**R. L. VAUGHT & ASSOCIATES, INC.**

9075 S.E. BRIDGE ROAD, HOBE SOUND, FL 33455 (772) 546-8086 FAX: (772) 546-8087

***Surveyor's Affidavit***

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me, the undersigned notary for the State of Florida, personally appeared Michael Zarrella, Professional Surveyor & Mapper, for R.L. Vaught & Associates, Inc., who after first being duly sworn, stated:

1. I completed a Boundary Survey, dated 08/26/2020, for the property located at 8041 SW Old Kansas Road; Stuart, FL, based on the legal description in Schedule A of that Old Republic National Title Insurance Company Commitment No. 775723, dated 07/21/19.
2. I have examined the legal descriptions contained in O.R. Book 3057, Page 906 and O.R. Book 1061, Page 2562, of the Public Records of Martin County, Florida.
3. In accordance with generally accepted surveying principles, the provisions of Ch. 472, Florida Statutes, and the Standards of Practice for Land Surveying, Ch. 5J-17 F.A.C., I can confirm the legal as set forth in Schedule A of the above mentioned Old Republic National Title Insurance Company Commitment describes the same property as in O.R. Book 3057, Page 906 and that portion of the East 20' of the property described in O.R. Book 1061, Page 2562, lying within Tracts 10 & 11, Section 5, Township 39 South, Range 41 East, Tropical Fruit Farms, according to the plat thereof recorded in Plat Book 3, Page 6, of the Public Records of Palm Beach (now Martin) County, Florida.
4. In accordance with generally accepted surveying principles, the provisions of Ch. 472, Florida Statutes, and the Standards of Practice for Land Surveying, Ch. 5J-17 F.A.C., I can confirm Parcel 1 & Parcel 2 are contiguous to one another without gap, gore or hiatus.
5. In accordance with generally accepted surveying principles, the provisions of Ch. 472, Florida Statutes, and the Standards of Practice for Land Surveying, Ch. 5J-17 F.A.C., I did perform research of records with sufficient scope and depth to determine no gaps, gores, or overlaps exist between the descriptions for the subject property and adjacent properties, and further that:
  - a) The west line of Parcel 2 is coincident with the east line of that access, ingress, drainage, and utilities easement recorded in O.R. Book 1699, Page 2443.



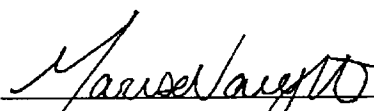
- b) The east line of Parcel 1 is coincident with the west line of that adjacent property located to the east.

Dated this 28<sup>TH</sup> day of AUGUST, 2020



Michael Zarrella, PSM (Florida Registration No. 6736)  
R.L. Vaught & Associates, Inc.

The foregoing instrument was acknowledged before me by means of physical presence, this 28 day of AUGUST, 2020, by Michael Zarrella, PSM, of R.L. Vaught & Associates, Inc., who is personally known to me.



Notary Public, State of Florida

My Commission Expires 05/02/2022



PROPERTY TRANSFER STATEMENT



Martin County  
2401 SE Monterey Road  
Stuart, Florida 34996

**Re: DST Parcel Rezoning**  
**PCN 05-39-41-000-010-00070-5**

I hereby declare that there has been no transfer of ownership of the subject property since the property was deeded to DST Holdings, LLC.

**DST Holding, LLC**

By: 

 Dean Scalera, Manager   
Print Name


[illegible]



SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST  
 PARCEL NUMBER  
 05-39-41-000-010-00070-5

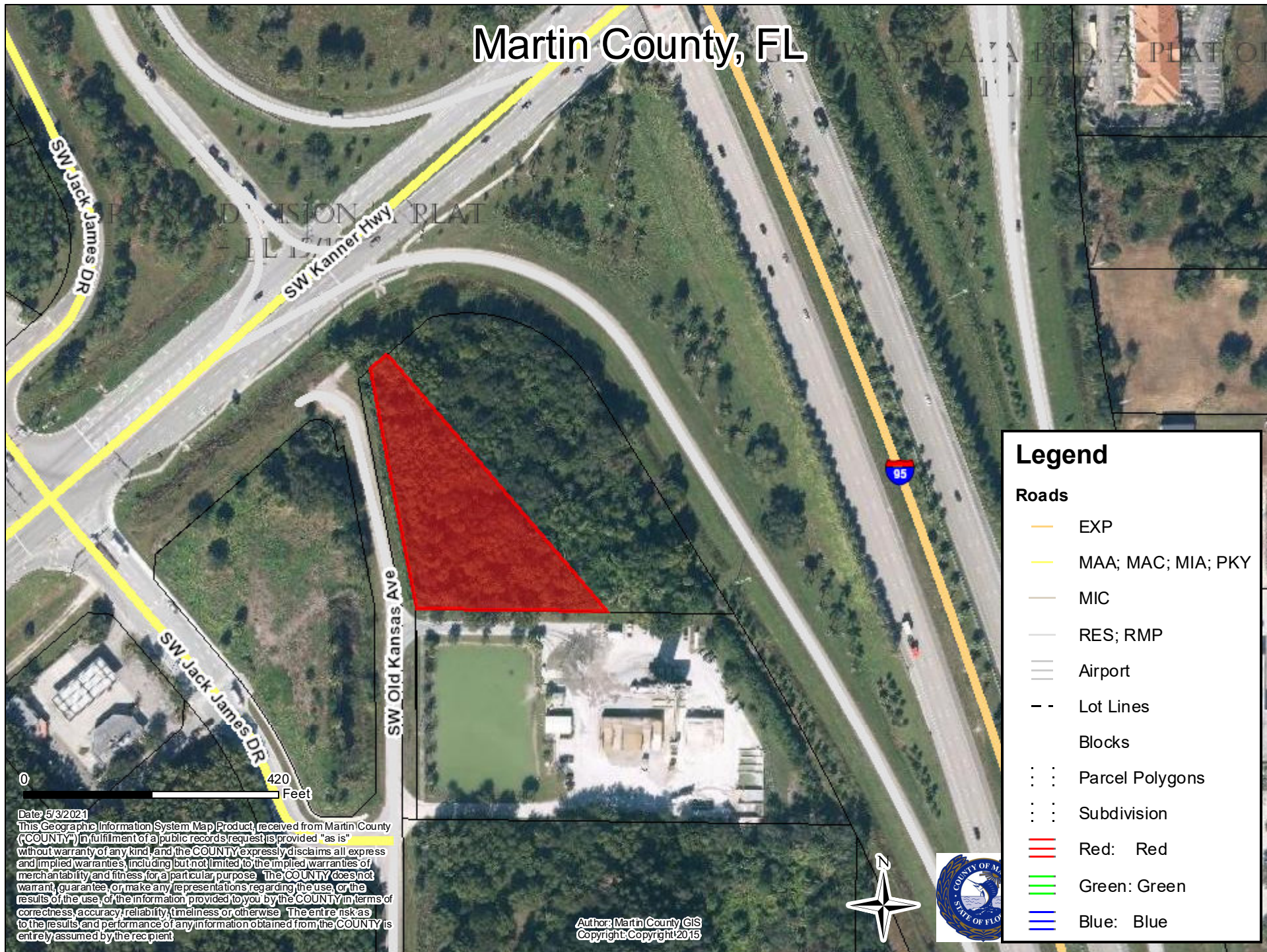


PROJECT  
 LOCATION

BY	
REVISION	
NO.	DATE
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8041 SW OLD KANSAS AVENUE STUART, FLORIDA 34997	
 <p>THE MILCOR GROUP, INC.</p> <p>CIVIL ENGINEERS          10975 SE FEDERAL HIGHWAY          HOBE SOUND, FL 33455</p> <p>PH: (772) 223-8850          FAX: (772) 223-8851          WWW.THEMILCORGROUP.COM</p> <p>CERTIFICATE OF AUTHORIZATION: 28246</p>	
AERIAL	
DTS PARCEL	STUART, FLORIDA
EXHIBIT	
C	



# Martin County, FL





# Martin County, FL

