

AFFIDAVIT ATTESTING TO NOTIFICATION

I, DOUG FITZWATER, being first duly sworn, depose and say:

1. That Lucido & Associates is the applicant's authorized agent;
2. That said property is the subject of a request for a Large-Scale Comprehensive Plan Amendment to assign a future land use designation of Neighborhood/Special District and concurrently apply a Commercial Planned Unit Development 'CPUD' zoning designation to the 49+/- acre combination of parcels for the approval of residential and commercial uses including a Costco Wholesale club with fueling facility as part of an overall site plan.;
3. That the notice for the public hearings before the City of Stuart Local Planning Agency on Thursday, April 29, 2021 and the City Commission on Monday, May 24, 2021 was sent by U.S. Mail on April 14, 2021 to the property owners within 300 feet of the subject property, a copy of which notice is attached hereto and made a part hereof;
4. That the list of the property owners and their addresses within 300 feet of the subject property prepared by Prestige Title Agency dated December 21, 2020 is attached hereto and made a part hereof;
5. That the notification signs were posted on April 14, 2021, of which photographs of the signs are attached hereto and made a part hereof.

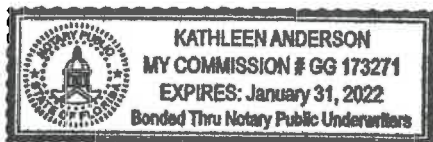


Doug Fitzwater

STATE OF FLORIDA
COUNTY OF MARTIN

SWORN TO AND SUBSCRIBED before me this 21 day of April,
2021 by DOUG FITZWATER, who [X] is personally known to me or [] has
produced _____ as identification.

(Notarial Seal)





NOTARY PUBLIC
My Commission Expires:

Notice to Surrounding Property Owners

Subject:

Notice of Public Hearings Before:

The Local Planning Agency (LPA) &
The City of Stuart City Commission (CC)

Petitioner:

M&M Realty Partners (Applicant)
Nehme Holdings, LLC (Property Owner)
Willoughby Group, LLC (Property Owner)

Parcel ID #:

16-38-41-000-000-00440-8; 16-38-41-000-000-00442-6
40-38-41-001-002-00000-5; 16-38-41-000-000-00460-3

Address of Property:

Approximately 49 +/- acres consisting of four parcels between S. Kanner Hwy and S.E. Willoughby Blvd., south of Martin County High School and Lychee Tree Nursery and north of Indian Street in the City of Stuart, Florida (see attached location map)

Proposed Request:

The applicant is requesting a Large Scale Comprehensive Plan Amendment to assign a future land use designation of Neighborhood/Special District and concurrently apply a Commercial Planned Unit Development 'CPUD' zoning designation to the 49+/- acre combination of parcels for the approval of residential and commercial uses including a Costco Wholesale club with fueling facility as part of an overall site plan.

Dear Property Owner:

Please be advised that the City of Stuart will conduct public hearings before the Local Planning Agency and City Commission on the dates and times as listed below:

City of Stuart Local Planning Agency on **Thursday April 29, 2021 at 5:30 P.M.** (Special Meeting) &
City of Stuart City Commission on **Monday, May 24, 2021 at 5:30 P.M.** to consider the above request.

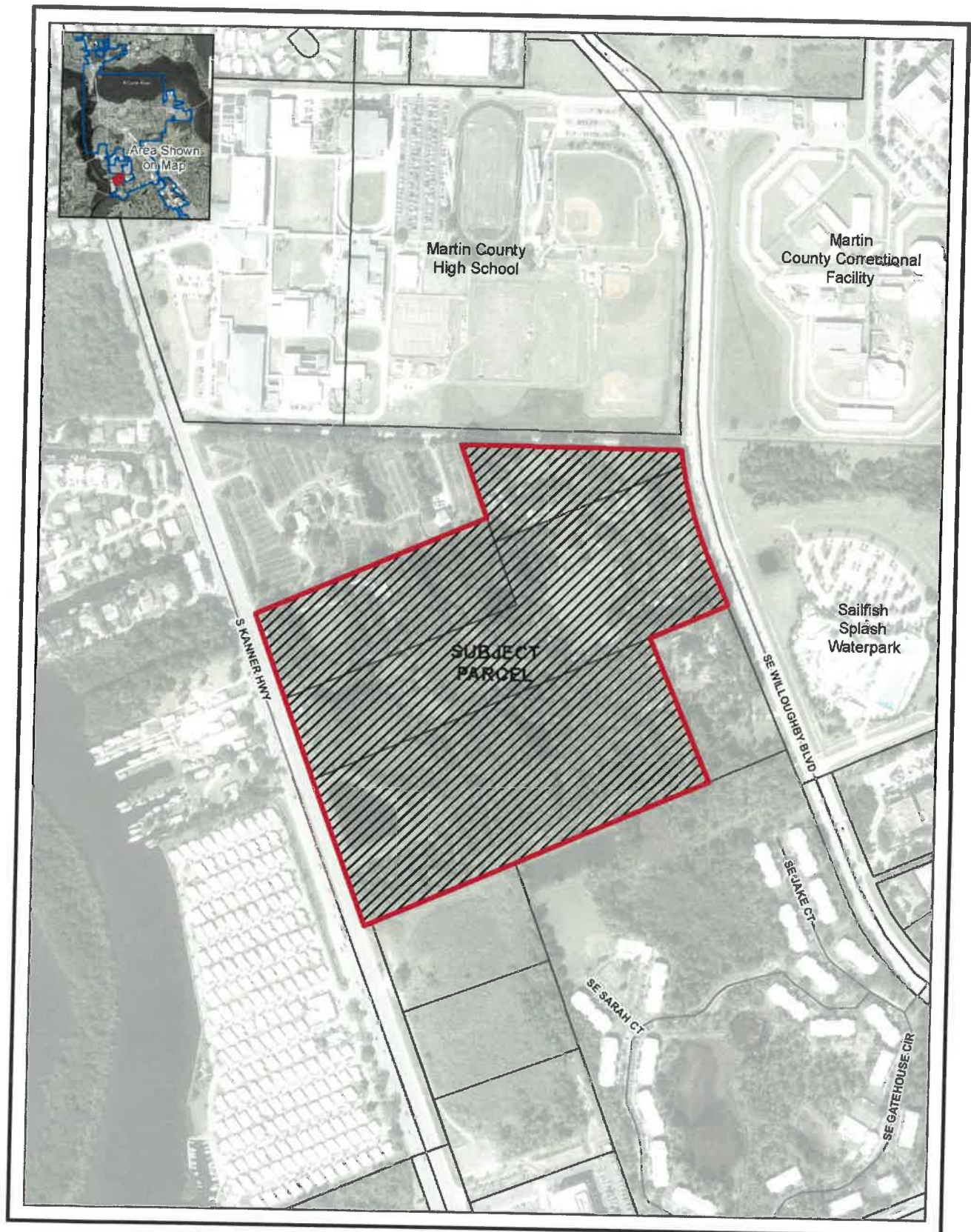
The public hearing(s) will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the City's Project Planner, Tom Reetz at (772) 600-1284, M-F 8:30 A.M. – 5:00 P.M.

Tom Reetz

Thomas J. Reetz
Senior Planner
Development Department, City of Stuart

LOCATION MAP:



TPrestige title agency, inc.

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

December 21, 2020

TO: GUNSTER

RE: 300 Radius Search
Nehme Holdings LLC
Willoughby Group LLC
Monterey Station, Inc.
File #P20-11615/IC

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INVOICE

Radius Search

\$500.00

THANK YOU.

Please remit payment within 30 days to avoid a late fee of 10%.

3118 S KANNER HIGHWAY LAND TRUST
4755 TECHNOLOGY WAY #205
BOCA RATON FL 33431

CIABATTONI NAZZORINE & THERSA
3500 S KANNER HWY #30
STUART FL 34994

HENSLEY THERESA L
3500 S KANNER HWY #49
STUART FL 34994

BAILEY WILLIAMANASTASIO BRENDA
3500 S KANNER HWY #60
STUART FL 34994

DEZIEL JEFFREY B
240 SW WILLOW LAKE TRL
STUART FL 34997

HORTON STEPHAN WDURNIN PEGGY S
3500 S KANNER HWY LOT 22
STUART FL 34994

BLAAKMAN DANIEL EBLAAKMAN MICHAEL L
3500 S KANNER HWY 50
STUART FL 34994

DEZIEL JEFFREY B
240 SW WILLOW LAKE TRL
STUART FL 34997

KANAWHA REVOCABLE TRUST
334 SE CARDINAL WAY
STUART FL 34996

BROWN VIRGINIA
3500 S KANNER HIGHWAY #39
STUART FL 34994

DONAHUE KEVIN
3500 S KANNER HWY LOT 59
STUART FL 34994

KANNER STUART LLC
3307 N LAKE BLVD STE 107
PALM BEACH GARDENS FL 33403

BURR YACHT SALES STUART FLORIDA LLC
1106 TURKEY POINT RD
EDGEWATER MD 21037

DONALDSON PAUL & DORETHIA
3500 S KANNER HWY LOT 21
STUART FL 34994

KELLY-MAGRANE PAULAMAGRANE ROBERT L
3500 S KANNER HWY LOT 40
STUART FL 34994

BURR YACHT SALES STUART FLORIDA LLC
1106 TURKEY POINT RD
EDGEWATER MD 21037

FRENCH GEORGE RFRENCH PAMELA J
3500 S KANNER HWY LOT 70
STUART FL 34994

KENNETH J & JOANNE M SUNAFRANK REVOC
3500 S KANNER HWY #4
STUART FL 34994

BUSSEY KENNETH ABUSSEY DALIA
7833 SUGAR PINE BLVD
LAKELAND FL 33810

GLEICHAUF RAYMOND AGLEICHAUF CYNTHIA
A
233 OLDE HARBOUR TRL
ROCHESTER NY 14612

KERSHNER BRIAN
3500 S KANNER HWY #78
STUART FL 34994

BUSTEED AMY L
3250 SE WILLOUGHBY BLVD
STUART FL 34994

HARDING LEE G & MARY
23 SW WATERCRESS WAY
STUART FL 34994

LAUTH KENNETH W L/ELAUTH JEFFREY M
3500 S KANNER HWY LOT 69
STUART FL 34994

CATES HOWARD B JRCATES JUNE
3500 S KANNER HWY LOT 31
STUART FL 34994

HARRY SNYDER JR TRUSTCAROL ANN
SNYDER TRUST
3151 S KANNER HWY
STUART FL 34994

LYNCH ELLEN LOUISE
3500 S KANNER HWY #1
STUART FL 34994

CERTUS STU OWNER LLC
1969 S ALAFAYA TRAIL #377
ORLANDO FL 32828

HASTINGS CAROLEHASTINGS KIMBERLY
3500 S KANNER HWY LOT 29
STUART FL 34994

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

RONALD LUZAR DECLARATION OF
TRUSTANNA MARIE LUZAR DECLARATION OF
TRUS
3500 S KANNER HWY #68
STUART FL 34994

WILLOUGHBY GROUP LLC
2578 SW MANOR HILL DR
PALM CITY FL 34990

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

SCARINGI, DALE
3500 S KANNER HWY LOT 12
STUART FL 34994

MARY ANN BLEASE REVOCABLE TRUST
3500 S KANNER HWY LOT 58
STUART FL 34994

SCHOOL BOARD OF MARTIN COUNTY
500 E OCEAN BLVD
STUART FL 34994

MOSLEY, JOE T (EST)
3400 SE ASTER LN APT 138
STUART FL 34994

SOUTH FLORIDA WATER MANAGEMENT DISTR
PO BOX 24680
WEST PALM BEACH FL 33416

NEHME HOLDINGS LLC
44 S SEWALLS POINT RD
STUART FL 34996

SP CROSSINGS LLC
5403 W GRAY ST
TAMPA FL 33609

NEHME HOLDINGS LLC
44 S SEWALLS POINT RD
STUART FL 34996

SPERRY, TED ESPERRY, SHARON
3500 S KANNER HWY LOT 2
STUART FL 34994

NEHME HOLDINGS LLC
44 S SEWALLS POINT RD
STUART FL 34996

STARR SUSAN J
3500 S KANNER HWY #79
STUART FL 34994

PAWLAK, BRADLY R
PO BOX 851
STUART FL 34995-0851

TAVARES DAVID
3500 S KANNER HWY #38
STUART FL 34994

PHILLIPS REBECCA S
3500 S KANNER HWY #48
STUART FL 34994

VAN ACKER THOMAS DVAN ACKER TONI M
3500 S KANNER HWY LOT 11
STUART FL 34994

RIVERLAND INC
3500 S KANNER HWY
STUART FL 34994-4841

WALKER MARIANNE JOYJUSSAUME MARY C
7720 SE FORK RIVER DR
STUART FL 34997



Sign 1- Northside



Sign 1– Southside



Sign 2- Northside



Sign 2- Southside



Sign 3- Northside



Sign 3— Southside



Sign 4- Northside



Sign 4- Southside