

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE GA 30503
t: 770-531-6809 | f: 770-531-3902



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Center Capital Partners, LLC

9355 Wilshire Blvd., Suite 350

Beverly Hills, CA 90210

Phone 310-456-1000

Email Address jmcnamee@centercp.com

Property Owner (Name & Mailing Address)

Marinemax of Georgia, Inc. n/k/a Marinemax East, Inc.

501 Brooker Creek Blvd.

Oldsmar, FL 34677

Phone 813-387-6938

Email Address coy.lowrey@matthews.com

Proposed Use Permitted uses within Light Industrial classification with approval of certain special uses within Gateway Corridor.

Contact Person (Name & Mailing Address)

Walker, Ball & Dimo, LLC - Carla J. Walker, Esq.

340 Jesse Jewell Pkwy SE, Suite 650

Gainesville, GA 30501

Phone 678-940-3990

Email Address carla@wbdlawfirm.com

Tax Parcel Number 07329 004012

Location Address 5800 Lanier Islands Pkwy, Buford, Georgia

Status of Applicant

☐ Owner

☒ Option to Purchase

☐ Area Resident

☐ Other

Zoning: PCD requesting I-1

Acreage 3.58 acres

Requested Action

Permissive Use:

☐ HCPC ☒ HCC

Fee: \$ _____

Receipt #: _____

Check #: _____

I hereby certify that the above information and all attached information are true and correct.

Sign Carla J. Walker for CCP Date: July 31, 2025
By Attorney for Center Capital Partners, LLC with express permission

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____



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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Marinemax of Georgia, Inc. n/k/a Marinemax East, Inc.

Address 501 Brooker Creek Blvd.

Oldsmar, FL 34677

Phone Number 813-387-6938

Name of applicant(s) Center Capital Partners LLC

Address 9355 Wilshire Blvd., Suite 350

Beverly Hills, CA 90210

Phone Number 310-456-1000

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)



Personally appeared before me

Michael H. McLamb

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


 Notary Public

07-17-2025
 Date



RACHEL BIGGE
 Notary Public
 State of Florida
 Comm# HH212307
 Expires 1/2/2026



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **MARINEMAX EAST, INC.** Control Number: **07067690**

Business Type: **Foreign Profit Corporation** Business Status: **Active/Compliance**

Business Purpose: **NONE**

Principal Office Address: **501 Brooker Creek Blvd., Oldsmar, FL, 34677, USA** Date of Formation / Registration Date: **8/7/2007**

Jurisdiction: **Delaware** Last Annual Registration Year: **2025**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Corporate Creations Network Inc.**

Physical Address: **2985 Gordy Parkway, 1st Floor, Marietta, GA, 30066, USA**

County: **Cobb**

OFFICER INFORMATION

Name	Title	Business Address
Michael H McLamb	CFO	501 Brooker Creek Blvd., Oldsmar, FL, 34677, USA
Michael H McLamb	Secretary	501 Brooker Creek Blvd., Oldsmar, FL, 34677, USA
Michael H. McLamb	CEO	501 Brooker Creek Blvd., Oldsmar, FL, 34677, USA

[Back](#)[Filing History](#)[Name History](#)[Return to Business Search](#)

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,
Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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Control No. 07067690

STATE OF GEORGIA

Secretary of State

Corporations Division

315 West Tower

#2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF MERGER

I, **Karen C Handel**, the Secretary of State and the Corporations Commissioner of the State of Georgia, do hereby issue this certificate pursuant to Title 14 of the Official Code of Georgia annotated certifying that articles or a certificate of merger and fees have been filed regarding the merger of the below entities, effective as of 09/30/2007. Attached is a true and correct copy of the said filing.

Surviving Entity:

MARINEMAX EAST, INC., a Delaware Profit Corporation

Nonsurviving Entity/Entities:

MARINEMAX OF GEORGIA, INC., a Georgia Profit Corporation

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on September 30, 2007



A handwritten signature in dark ink, appearing to read 'Karen C Handel', is written over a light, stylized outline of the same signature.

Karen C Handel
Secretary of State

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Alex Date: 07/17/2025

Applicant's/Owner's Name (Printed): Center Capital Partners LLC by ALEXANDER VALNER



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- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: *Michael H. McLamb* Date: 07-17-2025

Applicant's/Owner's Name (Printed): Marinemax East, Inc. by Michael H. McLamb, CEO President