TOWN OF SEWALL'S POINT

Board of Zoning Adjustments Meeting
May 18, 2022
10:00 AM

I. **CALL TO ORDER**
   a. Pledge to the Flag
   b. Roll Call

II. **PUBLIC COMMENT ON NON-AGENDA ITEMS- PLEASE SUBMIT A COMMENT CARD TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING AND LIMIT YOUR COMMENTS TO THREE MINUTES**

III. **APPROVAL OF AGENDA**

IV. **PUBLIC HEARINGS**
   3 Miramar Road – Richard and Regina Krett – Variance Request - Section 82-274 – Variance for setback provisions – Pool
   1) 3 Miramar - Richard & Regina Krett - Pool Variance.pdf
   13 Simara Street – Susan Day – Variance Request - Section 82-274 – Variance for setback provisions – A/C

   1) 13 Simara Street - Susan Day - A/C .pdf
   11 S. River Road - Jay Palmer – Variance Request - Section 82-274 – Variance for setback provisions – A/C

   1) 11 S. River Road - Jay Palmer - A/C .pdf

V. **COMMENTS FROM BOARD MEMBERS**

VI. **ADJOURN**

CIVILITY CLAUSE: It is the policy of the Sewall's Point Town Commission that all persons addressing a town board or attending a Town board meeting shall conduct themselves in a manner that does not disrupt the orderly and efficient conduct of the meeting. Boisterous or unruly behavior; threatening or inciting an immediate breach of the peace; or use of profane, slanderous or obscene speech will not be tolerated and could result in ejection from the meeting after warning from the presiding officer. In accordance with the provisions of the Americans with Disabilities Act (ADA) this document may be requested in an alternate format. Persons in need of a special

accommodation to participate in this proceeding shall, within 3 working days prior to any proceeding, contact the Town Clerk's office, One South Sewall's Point Road, Sewall's Point, Florida 34996 (772)287-2455. If any person decides to appeal any decision made by the Town Commission with regard to any matter considered at such meeting or hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

APPLICATION TO THE TOWN OF SEWALL'S POINT
BOARD OF ZONING ADJUSTMENT

I, Richard and Regina Krett (Name of Applicant) of 3 Miramar Road (Address)

Sewall's Point (City) FL (State) 34996 (Zip)

do hereby make application to the Town of Sewall's Point Board of Zoning Adjustment on the following property in Sewall's Point, legally described as:

Lot 12, Block _____, Subdivision Miramar according to Map of Plat Book 3 Page 111 Section _____ Township _____ South, Range _____ East, of the public records of Martin County, Florida, or property otherwise described by metes and bounds. (Please include current street address, long legal description may be attached separately.)

3 Miramar Road, Sewall's Point, FL 34996

Parcel ID: 01-38-41-009-000-00120-80000

Legal Description: Miramar Lot 12 OR 340/771

for the purpose of Obtain variance for setback provisions set forth in Section 82-274 of Town of Sewall's Point Code of Ordinances.
(indicate the specific section of Zoning Regulations, Zoning Resolution, Zoning Ordinance)

Application for Special Exceptions, Variances and Expansions, Exceptions, Permits, Replacement or Restoration of Non-Conforming Uses (referred to herein as "Exception")

To authorize upon appeal such Exception from the terms of the zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of the zoning ordinance would result in unnecessary and undue hardship.

In order to authorize an Exception, an application must be submitted and a public hearing must be held which demonstrates to the satisfaction of the Board of Zoning Adjustment that the following six criteria, as contained in the Code of the Town of Sewall's Point, have been met:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

2. That the special conditions and circumstances do not result from the actions of the applicant.

3. That granting the Exceptions requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

4. That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.

5. That the Exception granted is the minimum Exception that will make possible the reasonable use of the land, building or structure.

6. That the grant of the Exception will be in harmony with the general intent and purpose of the ordinance and that such Exception will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any Exception, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the Exception is granted, shall be begun or completed or both.

The Board of Adjustment may prescribe a reasonable time limit within which the action for which the Exception is required shall be begun or completed or both.

No non-conforming use of the neighboring lands, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered for the issuance of a Exception.

The Town shall post Notice of Public Hearing upon the Town Hall bulletin board and shall also see to the publication of the Notice of Hearing in a newspaper of general circulation printed in Martin County, Florida, at least fifteen (15) days prior to the date of the public hearing. All costs thereby incurred by the Town shall be reimbursed to the Town by the applicant prior to the Public Hearing. The Applicant shall post Notice of Public Hearing on the property for which the Exception is sought, and shall at the Applicant's expense, send written notice to property owners of record within 300 feet of the subject property, to be mailed by certified mail, return receipt requested, no later than fifteen (15) days PRIOR TO THE DATE OF THE HEARING.

CERTIFICATION

The Applicant hereby certifies that the information which he/she has provided on and together with this application is correct and accurate to the best of his/her knowledge and belief. The Applicant also certifies that existing deed restrictions or covenants on this property will be adhered to and that if this request is granted, all necessary permits will be obtained and that all orders, resolutions, codes, conditions, rules, regulations and ordinances pertaining to the use of the above-described property will be complied with. The Applicant further certifies that he/she has read all of the above and the Guide to Preparation of Application for Board of Zoning Adjustment and will comply therewith, understanding that failure to do so may result in a denial of the request or administrative dismissal of the application.

Dated this 31st day of March, 2022

Signature of Applicant or Applicant's Attorney

STATEMENT OF BENEFITS

We, Richard and Regina Krett, are the owners and full-time residents at 3 Miramar Road in Sewall's Point. This home has been in Richard's family since it was built in 1972. In 2014 the home was transferred from Richard's godparents to Richard Krett and in 2021 Richard's wife Regina Krett was added to the deed.

We are in the process of making improvements to the home so that we can further enjoy the home and its amenities. These improvements will include a complete renovation/replacement of the pool that was built in 1974 along with adding a spa. The Town of Sewall's Point has informed our pool contractor that if we do any work to the pool and the pool equipment that is located on the same side of the house where the pool is located, the pool equipment will have to be moved to the complete opposite side of the house from the pool to meet current setback codes.

1. **That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

The current pool and pool equipment have been in their current location for 48 years since the pool was originally built in 1974. The pool equipment that we are being told has to be moved from its current location it has been in for 48 years is almost completely covered by the eves of the house. We are requesting that the Board of Zoning allow the new pool equipment to be placed on the same side of the house near the pool where the pool equipment has always been located. We are not adding a pool and equipment that has never been on the property, we are just improving what has already been on the property for 48 years. The movement of the pool equipment would to the other side of the home, some 90 plus feet away, would create a hardship and require an entire paver patio area to removed to accommodate the new location of the pool equipment. A new electrical service panel would need to be installed in the new location as well to accommodate the moved pool equipment. Additionally, the pool equipment would become less efficient given the distance away from the pool itself.

2. **That the special conditions and circumstances do not result from the actions of the applicant.**

The town setback requirements changed many years after our home was built in 1972 which we had no control over. We are asking that the setbacks in place at the time of the home being built in 1972 and at the time of the current pool being built in 1974 be used with regard to our new pool and equipment. We are asking that we be allowed to keep the pool and equipment in the same location as they have always been located since the pool was built in 1974.

3. **That granting the Exceptions requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.**

We are requesting that the Board of Zoning allow the new pool and equipment be built within the same parameters of the existing pool and equipment, to legitimize the status quo of the existing setbacks. The granting of the variance will not confer any special privileges that are denied to owners of other lands, buildings, or structures in Sewall's Point.

4. **That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.**

Moving the pool equipment from where it has been located for 48 years to the opposite side of the house, some 90 plus feet away, from the pool will make the pool less efficient causing increased power usage and a less efficient pool and spa. Moving the equipment to the opposite side of the house will also pose a hardship in terms of the cost to move the equipment which will involve removing our current paver patio to run the lines for the pool equipment and then replacing the pavers. This will also pose more risks for breaks in the future due to the long distance the equipment will be run which would require removal of the entire paver patio sections across the entire home to make repairs in the future. A new electrical service panel would need to be installed in the new location, at an added cost, to accommodate the moved pool equipment.

5. **That the Exception granted is the minimum Exception that will make possible the reasonable use of the land, building or structure.**

The variance is the minimum that will make possible the use of the pool and spa without the hardship of moving the equipment to the opposite side of the house from its current location and opposite side of the house as the pool itself. Moving the pool equipment will make the pool less efficient and more costly and would follow the same setbacks as the current pool and pool equipment that has been on the property since 1974.

6. **That the grant of the Exception will be in harmony with the general intent and purpose of the ordinance and that such Exception will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Our back yard is fenced and completely hidden from view of the neighbors. Keeping the pool and equipment in the same location they have always been in will remain in harmony with the original ordinance from when the home was built and will not be detrimental to the public welfare.

LEGAL DESCRIPTION

Lot 12, MIRAMAR according to the Plat thereof, as recorded in plat book 3, Page 111, Public Records of Martin County, Florida.

Flood Zone Data derived by scaling methods of the official FEMA Maps and limited to the accuracy of such maps. Flood Zone: AE Base Flood Elevation 6 and 7, Community #: 120164 Panel #: 0154, Suffix: H, Date: 2.19.2020

SURVEYOR'S REPORT

1 This Survey shall not be valid unless sealed with an embossed Surveyor's Seal
2 No underground improvements have been located as part of this Survey
3 The last field date of this Survey was: 12-10-14. Update 5.9.18.
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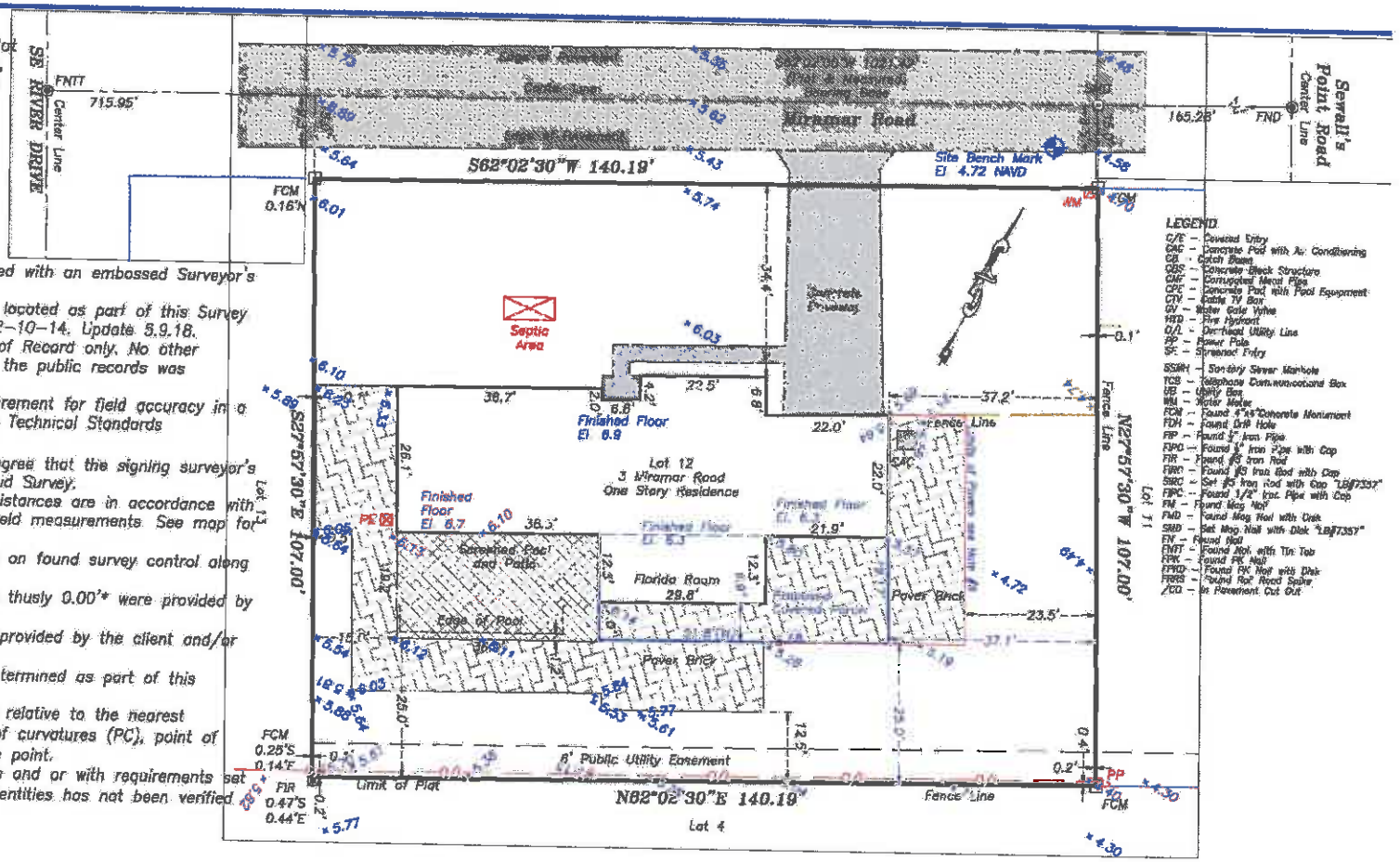
PREPARED FOR:
Richard D. Krett
Town of Sewall's Point

Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357



Prepared For:
Richard D. Krett
Martin County Florida

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Residential & Commercial Surveying Services
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Phone: (772)288 7206 Fax:(772)223 8181
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Date	Revision Description
5.14.18	Update
6.7.18	Add Elevation
10.26.20	Add Prop.Improvements

Sheet Title: Boundary Survey

This Document Prepared By and Return to:

Virginia P. Sherlock, Esq.
Littman, Sherlock & Haims, P.A.
P.O. Box 1197 - Stuart, FL 34995
WITHOUT TITLE EXAMINATION

Inst. # 2876445
Bk: 3206 Pg: 2289 Pages: 1 of 1
Recorded on 3/29/2021 4:37 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: $10.00 Deed Tax: $0.70

Parcel ID Number: 01-38-41-009-000-00120-80000

Quitclaim Deed

This Quitclaim Deed, Made this 4th day of March, 2021 A.D., Between
RICHARD DAVID KRETT, a married man, joined by his spouse,
REGINA DENISE KRETT,
of the County of Martin, State of Florida, grantors, and
RICHARD DAVID KRETT and REGINA DENISE KRETT, husband and wife

whose address is: 3 Miramar Road
Stuart, FL 34996
of the County of Martin, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)----------, DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Martin State of Florida to wit:

Lot 12, MIRAMAR, according to the Plat thereof appearing in Plat Book 3, Page 111, Martin County, Florida, Public Records.

This is a conveyance between related parties of unencumbered property, therefore, minimum documentary stamps are affixed.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Dina M. Jouver
Witness as to Both

RICHARD DAVID KRETT (Seal)
P.O. Address: 3 Miramar Road
Stuart, FL 34996

Printed Name: RHONDA DIPERNA
Witness as to Both

REGINA DENISE KRETT (Seal)
P.O. Address: 3 Miramar Road
Stuart, FL 34996

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 4th day of March, 2021 by RICHARD DAVID KRETT, a married man, joined by his spouse, REGINA DENISE KRETT,
who are personally known to me or who have produced their Florida driver's licenses as identification.

VIRGINIA P SHERLOCK
Commission # GG 284599
Expires June 3, 2022
Bonded Thru Budget Notary Services

Notary Public
My Commission Expires:

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Nelson, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00120-8	17752	3 MIRAMAR RD SEWALLS POINT FL	2/23/22

General Information

Property Owners
KRETT RICHARD DAVID
KRETT REGINA DENISE

Mailing Address
3 MIRAMAR RD
STUART FL 34996-6710

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00120-8

Account Number
17752

Property Address
3 MIRAMAR RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 12 OR 340/771

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3440

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 240,000	$ 101,180	$ 341,180	$ 64,654	$ 276,526	$ 50,000	$ 226,526

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
3/4/21
Sale Price
$ 100

Grantor (Seller)
KRETT, RICHARD DAVID
Deed Type
NC-Quit Claim Deed

Doc Num
2876449
Book & Page
3208 2269

Legal Description

MIRAMAR LOT 12 OR 340/771

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Improvements

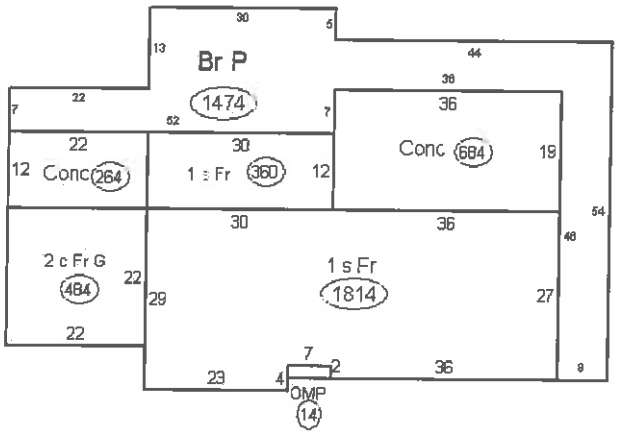
PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00120-8	17752	3 MIRAMAR RD SEWALLS POINT FL	2/23/22

Use Code/Property Class	Total Finished Area	Max Stories
0100 - 0100 Single Family	2,174 SF	1

Building Information (1 of 1)

Building Type	Finished Area	Exterior Cover	Roof Cover
Single family	2,174 SF	Stucco	Comp sh 240-260#
Year Built	**Wall**	**Number of Units**	**Wall Height**
1972	Concrete block	1	N/A
Bedrooms	**Full Baths**	**Half Baths**	
3	2	0	

02 03 04 05 06



Sketched Area Legend

Sub Area	Description	Area	Finished Area
DWELL	Dwelling	1,814	1,814
OMP	Open Masonry Porch	14	0
CONCP	Concrete Patio	264	0
DWELL	Dwelling	360	360
ATTGAR	Attached Garage	484	0
BRP	Brick Patio	1,474	0
CONCP	Concrete Patio	684	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Residential Paving	1	1	Square Feet	1972
Residential Pool In Ground	1	360	Square Feet	1974
Residential Pool Enclosure	1	1304	Square Feet	2015
Shutters - Accordian	1	1	Square Feet	1972
Sprinkler System	1	1	Per Each	1972

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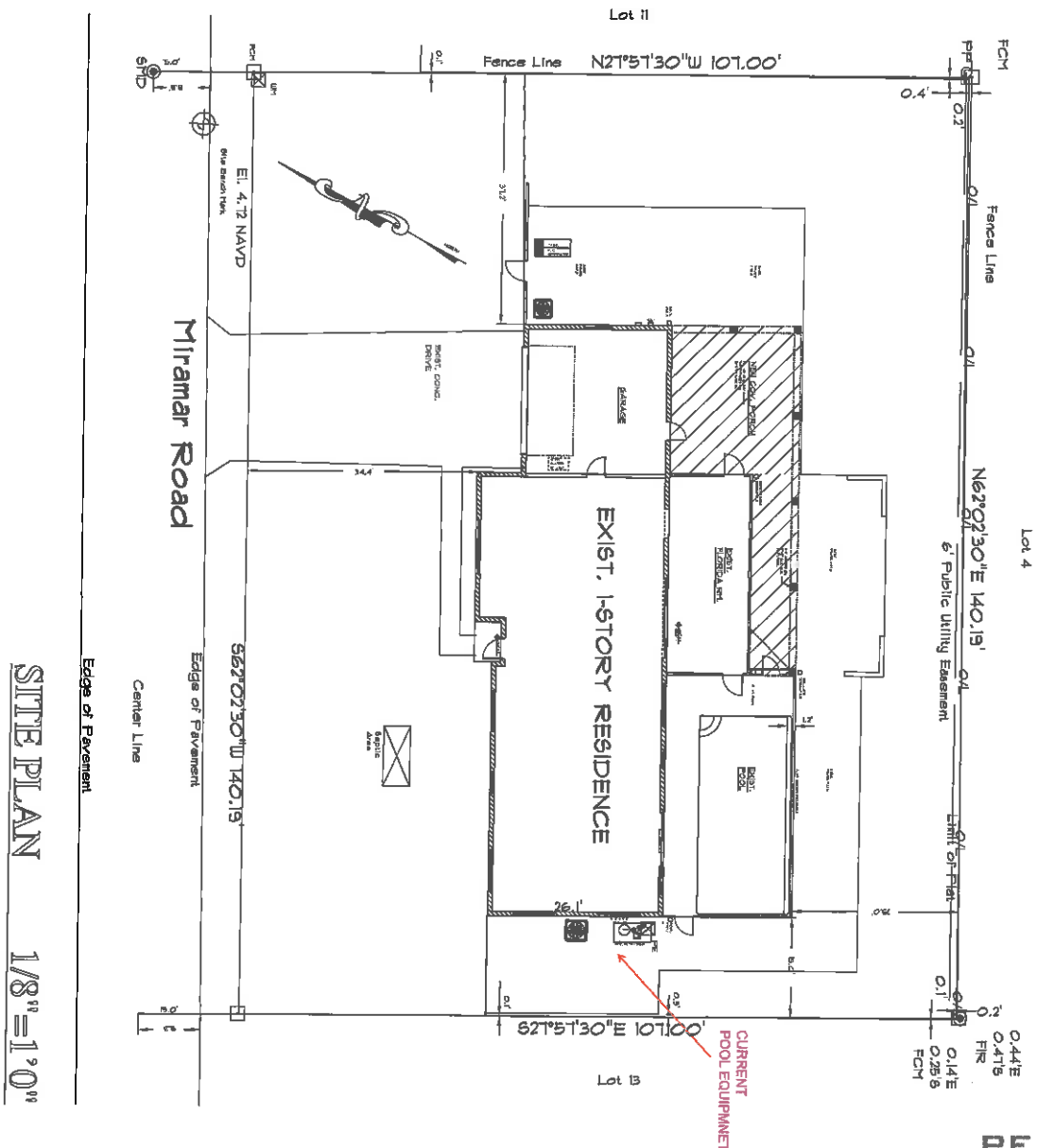

PERMIT SET

A PORCH ADDITION FOR THE:
KRETT RESIDENCE
3 MIRAMAR RD.
SEWALL'S POINT, FLORIDA

M.A. CORSON & ASSOCIATES, INC.
ARCHITECTURE * STRUCTURAL DESIGN
412 Colorado Ave. Stuart, FL. 34994
(772) 223-8227
Visit us on the web @: macorsonarchitect.com

COPYRIGHT © 2007 M.A.CORSON + ASSO.,INC. ALL RIGHTS RESERVED. M.A.CORSON + ASSO.,INC. reserves all rights to these drawings, by reprinting, reproduction, residential, or mass of those drawings without the expressed written consent of M.A.CORSON + ASSO.,INC. is strictly prohibited.

CURRENT LOCATION OF POOL AND EQUIPMENT

LEGAL DESCRIPTION

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Richard D. Krett
Town of Sewall's Point

Prepared By: Regina C. Karner, PSM#4363
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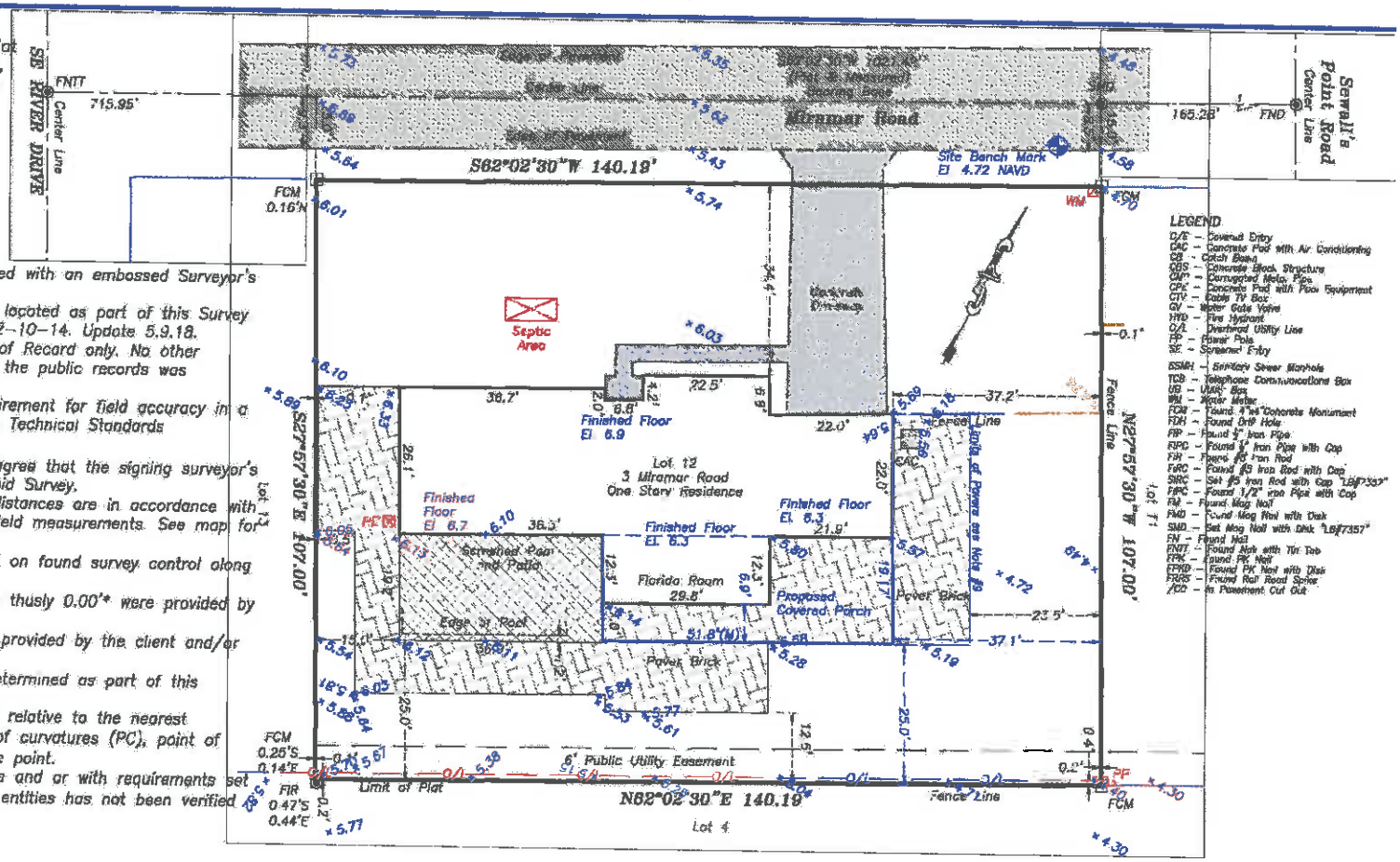

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Richard D. Krett
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Date	Revision Description
5.14.18	Update
6.7.18	Add Elevation
10.26.20	Add Prop.Improvements

Sheet Title: **Boundary Survey**

3 Miramar Road – Krett
Current Pool Equipment Location



AS YOU CAN SEE FROM THE PHOTO IN THE CURRENT LOCATION THE POOL EQUIPMENT IS ALMOST COMPLETELY UNDER THE EVE OF THE HOUSE.

3 Miramar Road – Current Pool Equipment Location & Patio Pavers



3 Miramar Road – Current Pool Equipment Location & Patio Pavers





3 Miramar Road – Current Pool Equipment Location & Patio Pavers



POOL RENOVATION LOCATION OF POOL AND EQUIPMENT

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Town of Sewall's Point

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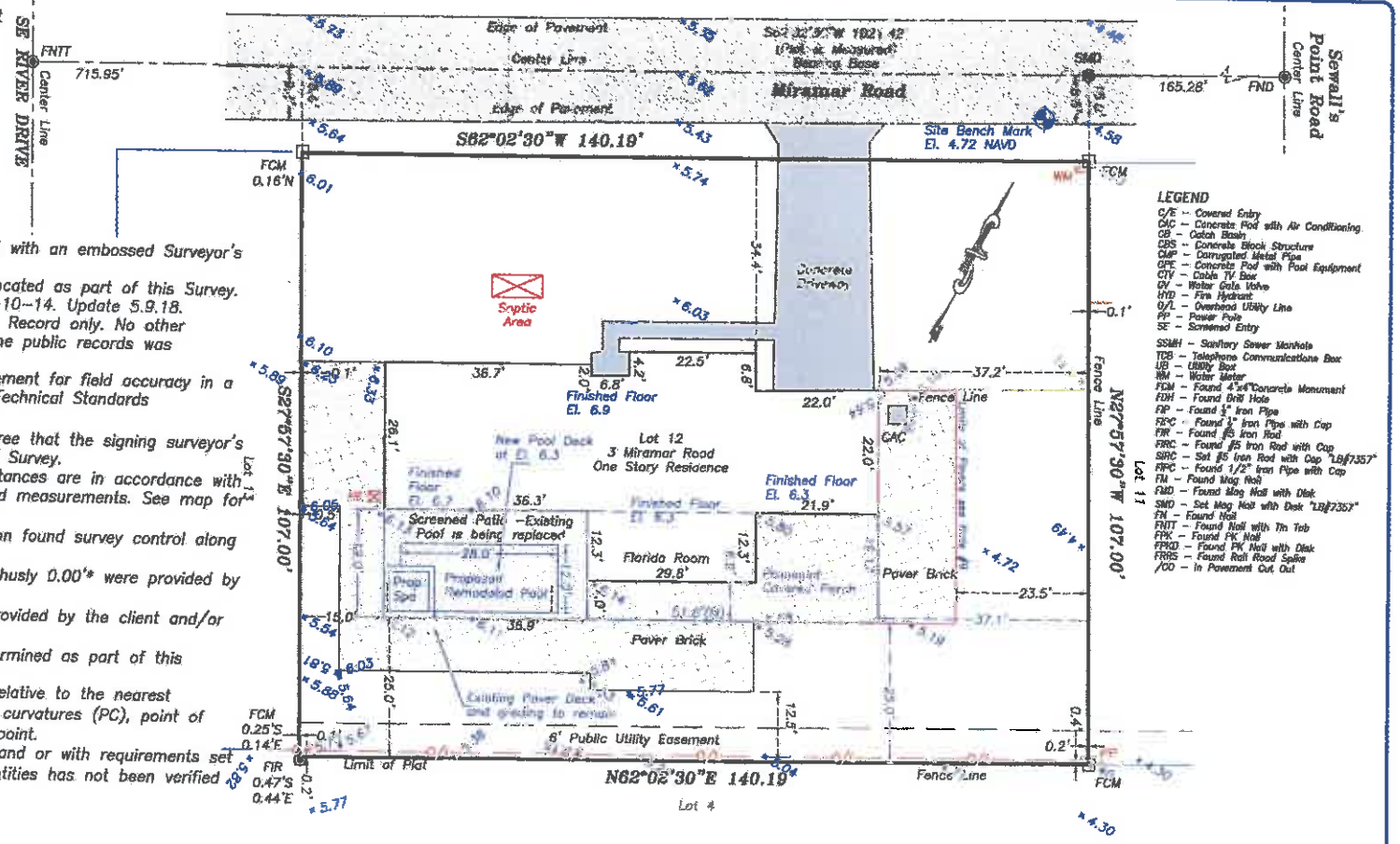

Prepared For:

Richard D. Krett

Martin County Florida

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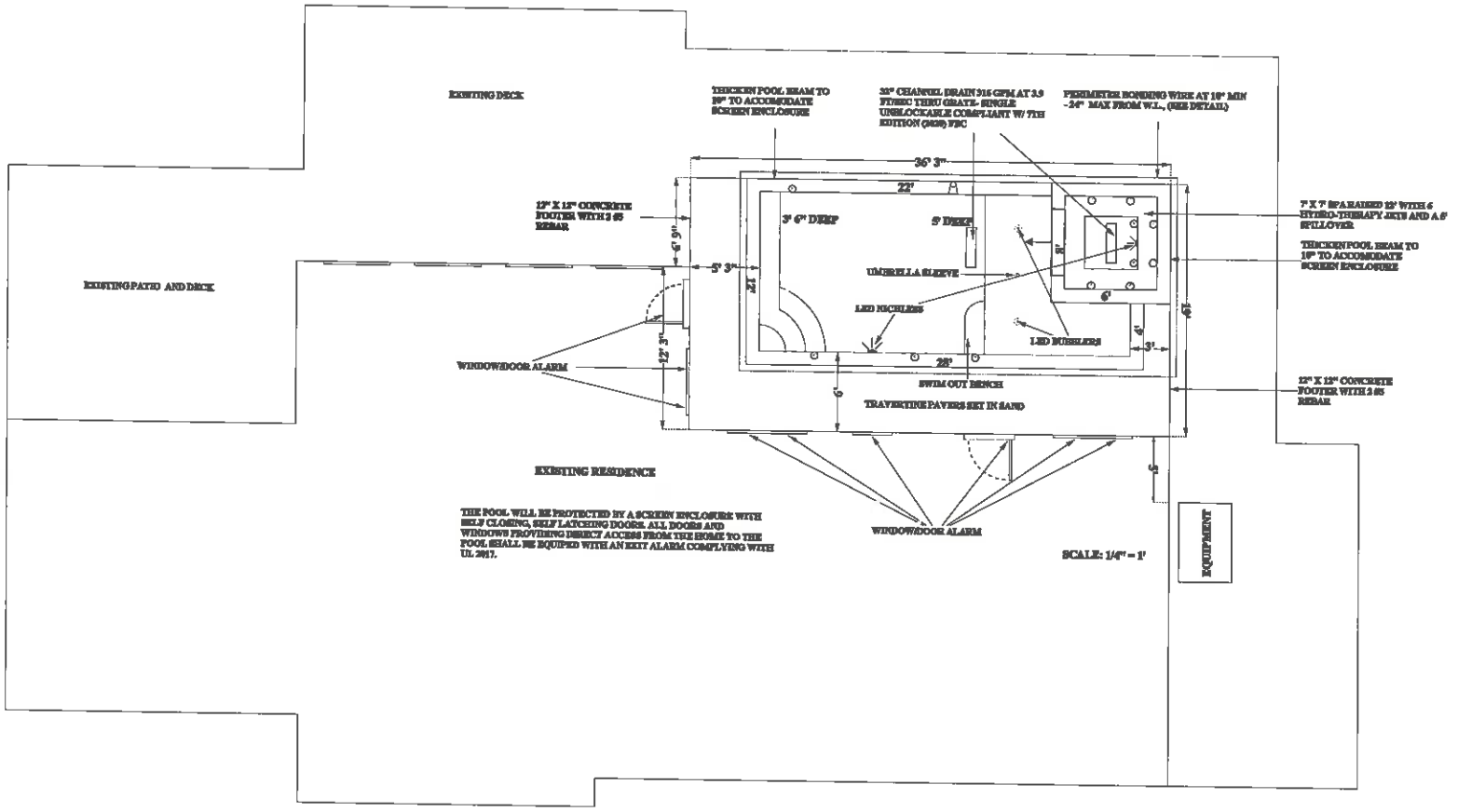
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, Fl.34990
Phone: (772)288 7206 Fax:(772)223 8181
WWW.KARNERSURVEYINGINC.COM karner@comcast.net

Regina Karner — Digitally signed by Regina Karner Date: 2022.01.18 12:13:42 -05'00'

Date	Revision Description
5.14.18	Update
6.7.18	Add Elevation
10.26.20	Add Prop.Improvements
1.18.22	Proposed Pool

Sheet Title: Boundary Survey

Scale: 1"=20' Date: 6.11.18
Drawn: CADD-1 Checked: LL
Job No: 0705-0002



POOL SPECS

SIZE: 12' X 28' RECTANGLE
DEPTH: 3' 6" X 5'
EST TOTAL GALLONS: 5,010
RETURNS: 3
SPECIAL:
NOTES: 2 LED BUBBLERS AND 1 UMBRELLA SLEEVE IN SUNSTEP
SQFT: 288
PERIMETER: 80'
SKIMMERS: 1
INTERIOR MATERIAL: FLORIDA GEM
TILE: 6" X 6"

SPA SPECS

SIZE: 7' X 7' SQUARE
DEPTH: 2'
EST TOTAL GALLONS: 546
RAISED HEIGHT: 12"
RETURNS: 2
INTERIOR MATERIAL: FL GEM
SQFT: 49
PERIMETER: 28'
SPILLWAY: 5'
JETS: 6
TILE: 6" X 6"

DECK

DECK TYPE: TRAVERTINE PAVERS SET IN SAND
TOTAL DECK SQFT: 319.75
ELEVATION: TBD
MATERIAL 1: TRAVERTINE PAVERS
SPECIAL:
NOTES:
PERIMETER: 110.66'
LIP STYLE:
MATERIAL 2:

EQUIPMENT

POOL PUMP: EXISTING
2ND PUMP: JANDY 2.7 HP VARIABLE SPEED PUMP AND A JANDY 2 HP BLOWER
FILTRATION: CARTRIDGE
HEATER: EXISTING
FILTER SIZE: CS - 250
TIMER: JANDY RS-8 AND ONE TOUCH
SPECIAL:
INLINE: JANDY AQUA PURE SALT WATER CHLORINATING SYSTEM
GAS:

Name: KRETT
Address: 3 MIRAMAR RD
City: STUART
State/Zip: FL 34996
Job #: 4466

I have reviewed and I give my approval to proceed with the construction of this project.

Customer Signature

ENGINEER

725 SE MONTEREY RD
Stuart, FL 34994

PH: (772) 419-5151
FAX: (772) 419-5101
LIC# RP-252555006

Town of Sewall's Point Building Department
One South Sewall's Point Road
Sewall's Point, Florida 34996
Ph: 772-287-2455

IN-GROUND POOL PERMIT APPLICATION

Permit #: _____

CONSTRUCTION UNDER THIS PERMIT SHALL BE DONE IN ACCORDANCE WITH FBC 2020 7TH EDITION

Site Address: 3 MIRAMAR Rd. Stuart FL 34996-6710

Legal Description: MIRAMAR Lot 12 OR 340/771 | Parcel ID: 01-38-41-009-000-00120-8

Owner's Information

Name: Krett, Richard & Regina | Email: Regina@cpmfl.com | Phone: 772-341-9075

Address: 3 MIRAMAR Rd. STUART FL 34996-6710

Contractor's Information

Name: APEX PAVERS & POOLS | Email: LMoxley@apexpavers.com | Phone: 772-419-5151

Address: 725 SE Monterey Rd | Stuart FL 34994 | State License no: CPC1458696

Architect's/Engineer's Information

Name: Marvin R. Rodgers | Email: Horst.steve@yahoo.com | Phone: 772-301-1634

Address: 1801 Hazelwood DR. Ft PIERCE FL 34982 | State License no: 68212

PROJECT INFORMATION

☐ Commercial ☑ Residential

Max width: 12' Max length: 28' Perimeter ft.: 80' Square ft.: 288

Min. depth: 3'6" Max depth: 5' Patio type: PAVERS

Number of lights: 2 Pool gallons: 5010 Barrier type: screen enclosure

Spa: ☑ Yes ☐ No Heater: ☐ Yes ☐ No *If yes, a separate Pool Heater Permit is required (Existing)

90415
11500 DEMO
Sub-total 90,415

Total Valuation $ 101,915.00 GRAND TOTAL

***See checklist for additional requirements.**

APPLICATION MUST BE SIGNED AND NOTARIZED BY THE CONTRACTOR AND OWNER

R.F. 1/20/22
Contractor Signature Date

RYAN FIGMAN
Print Name

Zeri A. Moxley
Notary Public, State of Florida

STATE OF FLORIDA, County of MARTIN

[NOTARIAL SEAL]

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 20 day of JAN, 2022 by RYAN FIGMAN, who is personally known to me or has produced _____ as identification.

Notary Public State of Florida
Lori A Moxley
My Commission GG 280148
Expires 11/26/2022

1/20/22
Owner or Owner's Authorized Representative Signature Date

REGINA Krett
Print Name

Zeri A. Moxley
Notary Public, State of Florida

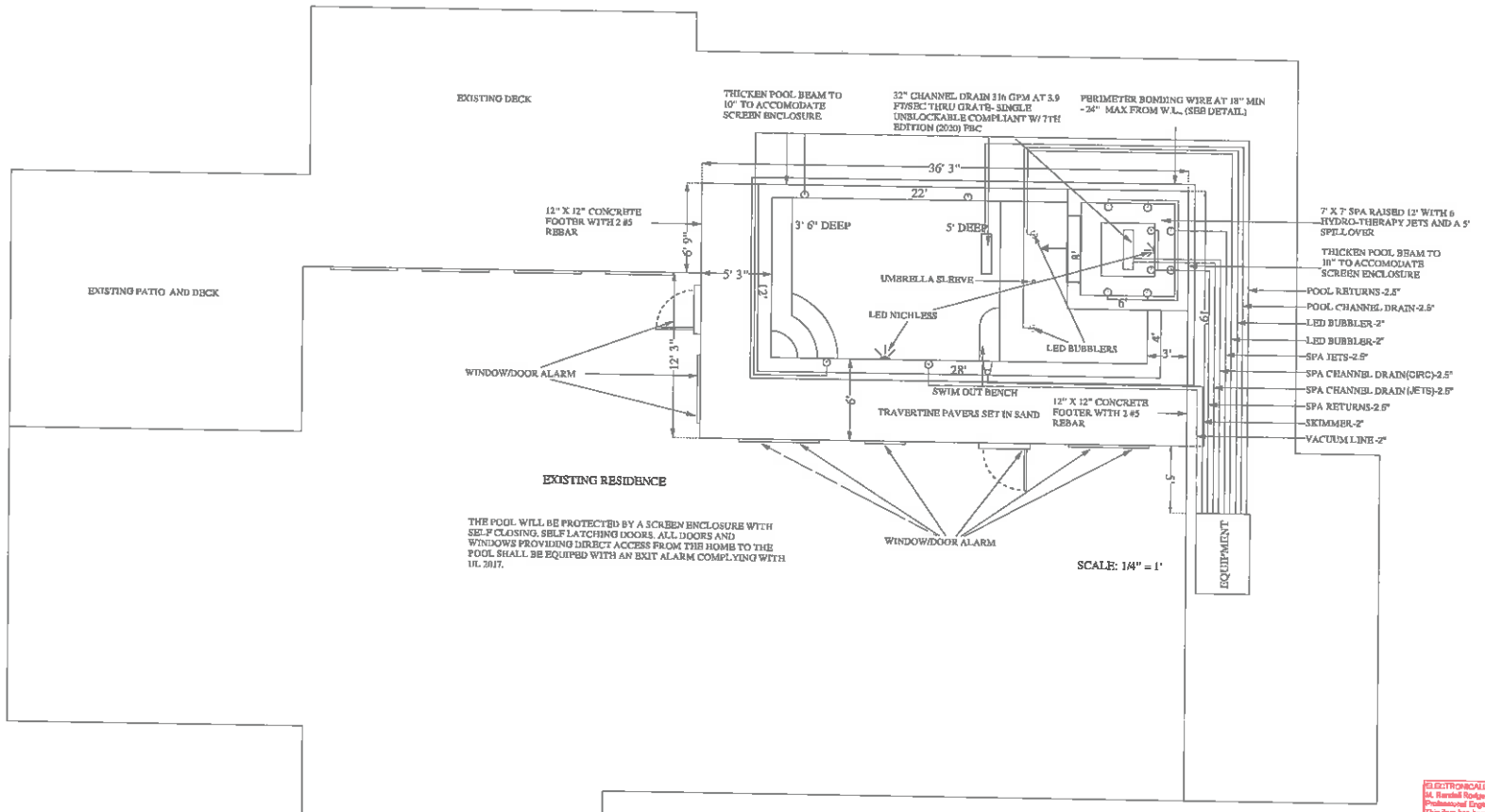
STATE OF FLORIDA, County of MARTIN

[NOTARIAL SEAL]

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 20 day of JAN, 2022 by REGINA Krett, who is personally known to me or has produced FL D/L K630-724-60-878-0 as identification.

Notary Public State of Florida
Lori A Moxley
My Commission GG 280148
Expires 11/26/2022

Application created 12/02/2021



Marvin R Rodgers

Digitally signed by Marvin R Rodgers
DN: c=US, o=Unaffiliated, dn=A01410C2000017253B9E2-CA0018719, cn=Marvin R Rodgers
Date: 2021.12.30 11:28:01 -07'00'

ELECTRONICALLY SIGNED & SEALED
M. Randall Rodgers, State of Florida
Professional Engineer, License No. 68212
This item has been electronically signed and sealed by M. Randall Rodgers on the date indicated here using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

M. Randall Rodgers, P.E.
FL Lic. No. 68212
ONE15 Engineering & Consulting, LLC
1801 Hazelwood Drive
Ft. Pierce, FL 34982
PH: (772) 201-1624

12-30-2021

POOL SPECS

SIZE: 12' X 28' RECTANGLE
DEPTH: 3' 6" X 5'
EST TOTAL GALLONS: 5,010
RETURNS: 3
SPECIAL:
NOTES: 2 LED BUBBLERS AND 1 UMBRELLA SLEEVE IN SUNSTEP

SQFT: 288
PERIMETER: 80'
SKIMMERS: 1
INTERIOR MATERIAL: FLORIDA GEM
TILE: 6" X 6"

SPA SPECS

SIZE: 7' X 7' SQUARE
DEPTH: 3'
EST TOTAL GALLONS: 846
RAISED HEIGHT: 12"
RETURNS: 2
INTERIOR MATERIAL: FL GEM

SQFT: 49
PERIMETER: 28'
SPILLWAY: 5'
JETS: 6
TILE: 6" X 6"

DECK

DECK TYPE: TRAVERTINE PAVERS SET IN SAND
TOTAL DECK SQFT: 348.75
ELEVATION: TBD
MATERIAL 1: TRAVERTINE PAVERS
SPECIAL:
NOTES:

PERIMETER: 110.5.00"
LIP STYLE:
MATERIAL 2:

EQUIPMENT

POOL PUMP: JANDY 1.85 HP VARIABLE SPEED PUMP
2ND PUMP: JANDY 2.7 HP VARIABLE SPEED PUMP AND A JANDY 2 HP BLOWER
FILTRATION: CARTRIDGE
HEATER: EXISTING PROPANE HEATER
FILTER SIZE: CS - 250
TIMER: JANDY RS-6 AND ONE TOUCH
SPECIAL:

INLINE: JANDY AQUA PURE SALT WATER CHLORINATING SYSTEM
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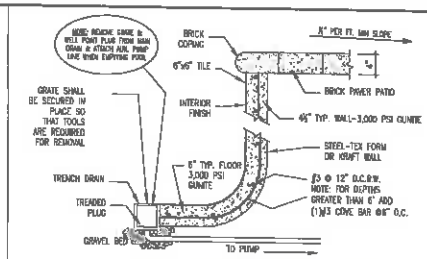
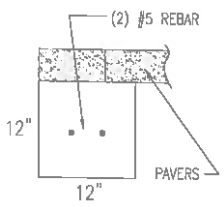
Stuart, FL 34994

PH: (772) 419-5151
FAX: (772) 419-5101
LIC# RP-252555006

-Pool construction complies with FBC 2020, ANSI-7, ANSI-15
-Water Velocity-Max 8ft/sec as per FBC 2020-R4501.6.3
-Pool Barrier to comply with Section R4501.17-7th edition FBC
-Skimmers comply with FBC 2020-R4501.21.2
-Soil bearing capacity assumed 2,000psi @95% compaction
-Equipment Foundation 3'x7' conc. slab min 3.5" thick pour in place or approved Hurricane Rated precast equipment pads
-Water Heating equipment to comply with FBC 2020-R4501



TYP. WALL SECTION & WELL POINT
(NO SCALE)



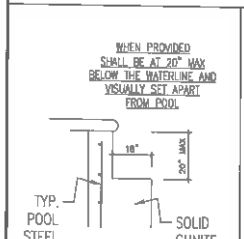
FOOTER DETAIL
(NO SCALE)

APEX PAVERS & POOLS

725 SE MONTEREY RD STUART, FL

PH 772-419-5151 FAX 772-419-5101

CPC-1458696



SWIMOUTS
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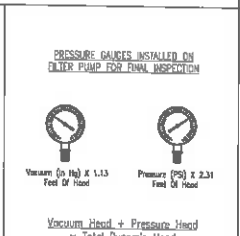

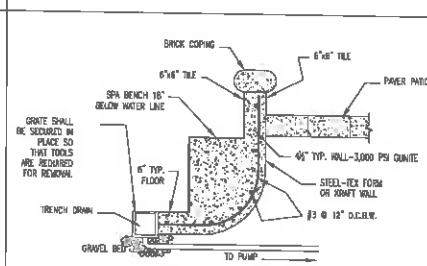

SPA WALL SECTION
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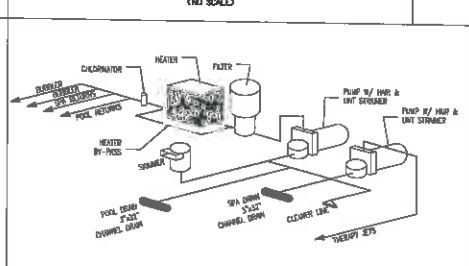
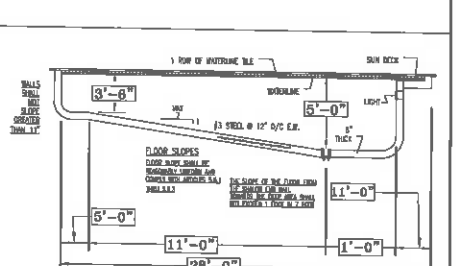


PIPING SCHEMATIC



TYPICAL SECTION THRU POOL
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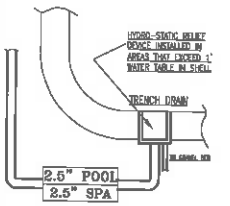
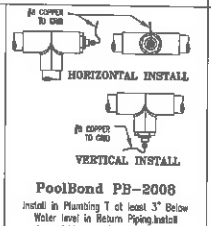


POOL DETAIL
(NO SCALE)



PoolBond PB-2008

Install in Plumbing T at least 3" Below Water level in Return Piping.Install in sprinkler box for easy access

WATER BOND DETAILS FOR NICHLESS LIGHT SYSTEM

CUSTOM MOLDED PRODUCTS INC.

SINGLE CHANNEL DUAL OUTLET PER FBC-R326.6.8

COMPLIANT W/ANSI A112.19.8

LISTED TO ASME/ANSI A112.19.8

CMP 25506-32X VGB COMPLIANT 32" CHANNEL DRAIN

32" CHANNEL DRAIN AND SUMP 25506-320-000

*THREE 2" SOCKET x 2.5" SPIGOT PORTS

*DEBRIS GUARD INCLUDED

*38.79in² OPEN AREA

*IAPMO LISTED FLOW RATES

*WHITE PVC BODY

*COVER GOES OVER BODY TO GIVE FINISHED LOOK

2.5" POOL

2.5" SPA

TO PUMP

The maximum flow rating for this suction fitting with the center port plugged and outer ports open is 308 GPM (floor) and 212 GPM (wall) when using 2.5" plumbing and 265 GPM (floor) and 182 GPM (wall) when using 2" plumbing. The maximum flow rating for this suction fitting with the outer ports plugged and the center port open is 200 GPM (floor) and 185 GPM (wall) when using 2.5" plumbing and 164 GPM (floor) and 176 GPM (wall) when using 2" plumbing.

Determine System Flow Rate: Minimum Flow Rate Required: 35 gpm per skimmer FILTRATION PUMP

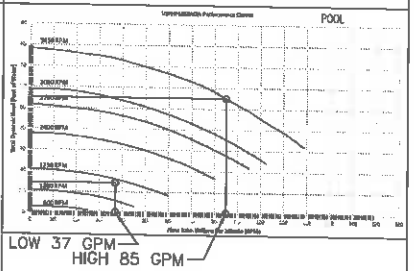
1. Calculate Pool Volume: ____ ft ____ x 7.48(gal/ft) = ____ gal
(Surface Area) (Average Depth) (Volume in gallons)

2. Determine Flow Rate: 5,010 gal / 150 = 37 + XXX = XXX
(Volume) (Turnover Minutes) (Pool Flow Rate) (Feature Flow Rate) (System Flow Rate)

Determine Pipe Sizes:
Trunk Piping to be 2.5 inch to keep velocity @ 8 fps max. at 117 gpm Maximum System Flow Rate.
Return Piping to be 2.5 inch to keep velocity @ 8 fps max. at 117 gpm Maximum System Flow Rate.
Main Drain Cover(SEE ABOVE) System Flow Rate must not exceed approved cover flow rate.
(Make and Model) See Engineering Page for Drain Configuration

Pump Model JANDY FLOPRO VS H.P. 1.85
Total H.P.=H.P.x service factor. 1 H.p. or more must be 2 speed or variable speed
Filter Make JANDY CS Size 250
Filter min. area based on 8fs. turnover flow rate pool gal./ 360 min. = Flow Rate
Divide G.P.M. by Cartridge = .375 or Sand = 15 or D.E. = 2
Time Controller make ON PUMP Model ____
Controls must operate a minimum of two speeds.
The higher speed override is not to exceed one normal cycle or 24 hrs, whichever is less

Pipe Size	6 fps		8fps	
1"	16 gpm	0.14'	21 gpm	0.23'
1.5"	37 gpm	0.08'	50 gpm	0.14'
2"	62 gpm	0.06'	82 gpm	0.10'
2.5"	88 gpm	0.05'	117 gpm	0.09'
3"	136 gpm	0.04'	181 gpm	0.07'
4"	234 gpm	0.03'	313 gpm	0.05'
6"	534 gpm	0.02'	712 gpm	0.03'



Determine Pipe Sizes: SPA
Trunk Piping to be 2.5 inch to keep velocity @ 8 fps max. at N/A gpm Maximum System Flow Rate.
Return Piping to be 2.5 inch to keep velocity @ 8 fps max. at N/A gpm Maximum System Flow Rate.
Main Drain Cover(SEE ABOVE) System Flow Rate must not exceed approved cover flow rate.
(Make and Model) See Engineering Page for Drain Configuration

Pump Model JANDY FLOPRO H.P. 2.7
Total H.P.=H.P.x service factor. 1 H.p. or more must be 2 speed or variable speed
Filter Make N/A Size ____
Filter min. area based on 8fs. turnover flow rate pool gal./ 360 min. = Flow Rate
Divide G.P.M. by Cartridge = .375 or Sand = 15 or D.E. = 2
Time Controller make N/A Model ____
Controls must operate a minimum of two speeds.
The higher speed override is not to exceed one normal cycle or 24 hrs, whichever is less

Pipe Size	6 fps		8fps	
1"	16 gpm	0.14'	21 gpm	0.23'
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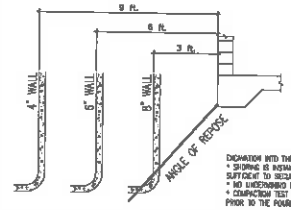
3"	136 gpm	0.04'	181 gpm	0.07'
4"	234 gpm	0.03'	313 gpm	0.05'
6"	534 gpm	0.02'	712 gpm	0.03'

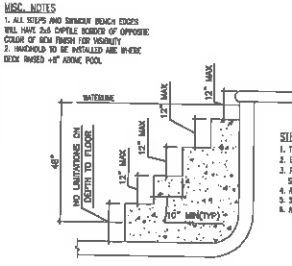
OUTSIDE ANGLE OF REPOSE

5' AND FURTHER - 4" THICK WALLS W/#3 REBAR @12" O.C. EACH WAY
3' TO 5' - 5" THICK WALLS W/#3 REBAR @12" O.C. EACH WAY
0' TO 3' - 8" THICK WALLS W/#3 REBAR @12" O.C. EACH WAY



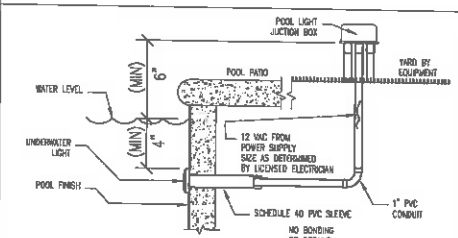
EXCAVATION INTO THE ANGLE OF REPOSE IS ALLOWABLE PROVIDED:
* SHORING IS INSTALLED AT EXCAVATION AND SHORING SHOULD BE SUFFICIENT TO SECURE SOILS FROM EROSION OR SETTLEMENT
* NO UNDERMINING OCCURS OR ENGINEER APPROVED IF ANY OCCR.
* COMPACTION TEST OF THE BACKFILLED MATERIAL ARE PROVIDED PRIOR TO THE POURING OF THE PATIO

MISC. NOTES
1. ALL STEPS AND REMOVE BENCH EDGES WILL HAVE 2x6 CHEMICAL RESISTANT OF OPPOSITE COLOR OF NON FINISH FOR VISIBILITY
2. HANDHOLD TO BE INSTALLED ABE WHERE BENCH RAISED +8" ABOVE POOL

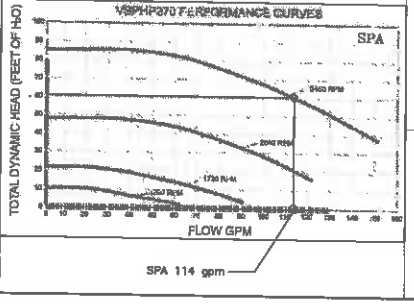


STEP DETAILS
1. TREAD IS MIN OF 10" WIDE.
2. BOTTOM & TOP RISERS MAY VARY IN HEIGHT
3. RISER NOT GREATER THAN 12" EXCEPT BOTTOM STEP WHERE DEPTH IS 4" OR GREATER
4. ALL STEPS TO BE SOLID GUNITE 3000 P.S.I.
5. SUN SHELF CAN BE DESIGNED AS 1ST STEP.
6. A BENCH CAN BE DESIGNED AS 2ND STEP.

STEPS
(NO SCALE)



NICHLESS UNDERWATER LIGHT DETAIL
(NO SCALE)



DESIGNED FOR:

APEX PAVERS & POOL
KRETT RESIDENCE
3 MIRAMAR RD
STUART, FL

ELECTRONICALLY SIGNED & SEALED
M. Randall Rodgers, State of Florida
Professional Engineer, License No. 68212
This item has been electronically signed and sealed by M. Randall Rodgers on the date indicated here using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

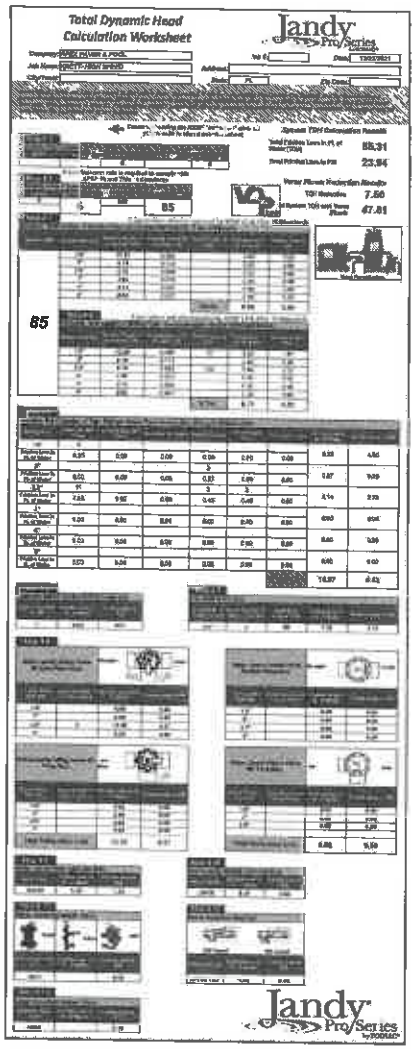
M. RANDALL RODGERS, P.E.
FL License No. 68212
1801 Hazelwood Drive
Ft Pierce, FL 34982
(772)201-1634

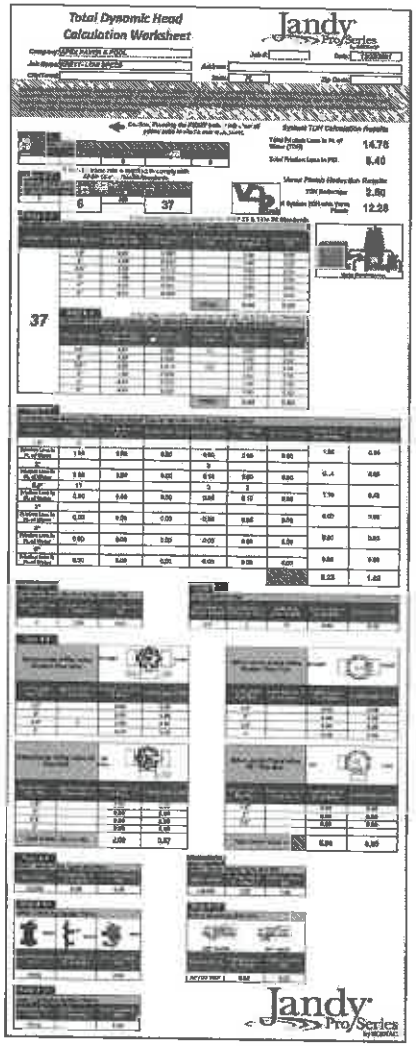
12-30-2021

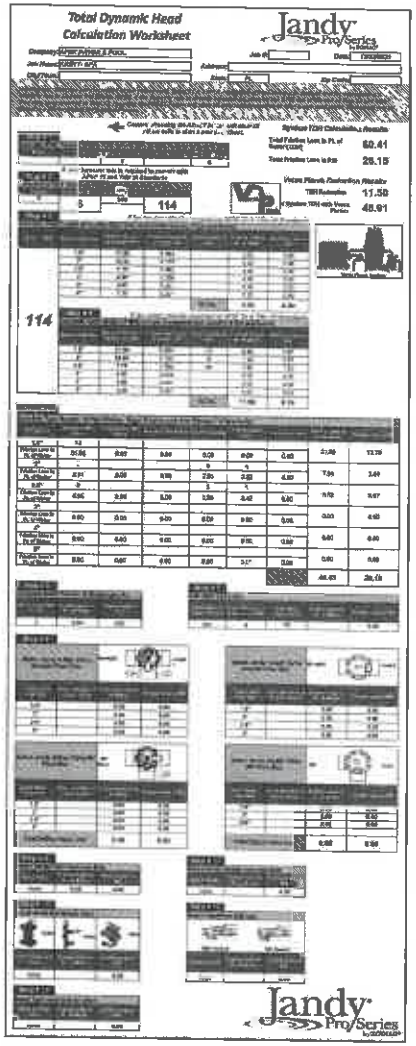
ELECTRIC NOT INCLUDED

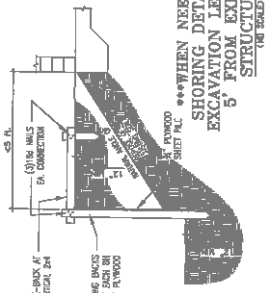
PREPARED BY:
STEVE HORST
DRAFTING & DESIGN SERVICES
(772)201-7846 horst.steve@yahoo.com

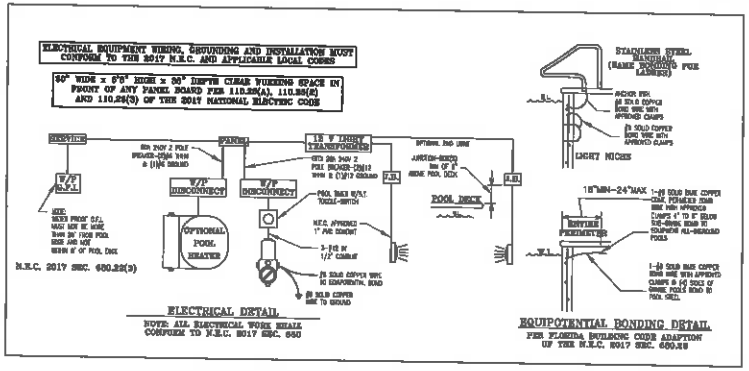
SHEET: 2 of 3

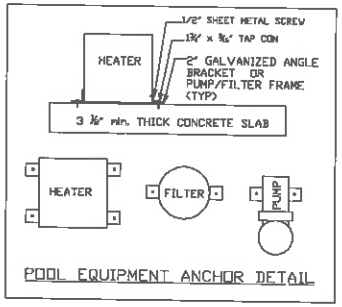












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APEX PAVERS & POOL
KRETT RESIDENCE
3 MIRAMAR RD
STUART, FL

M. RANDALL RODGERS, P.E.
FL License No. 68212
1801 Hazelwood Drive
Ft Pierce, FL 34982
(772)201-1634

12-30-2021

ELECTRIC NOT INCLUDED

PREPARED BY:
STEVE HORST
DRAFTING &
DESIGN SERVICES
(772)201-7846 horst.steve@yahoo.com

SHEET: 3 of 3

LEGAL DESCRIPTION

Lot 12, MIRAMAR. according to the Plat thereof, as recorded in plat book 3, Page 111, Public Records of Martin County, Florida.

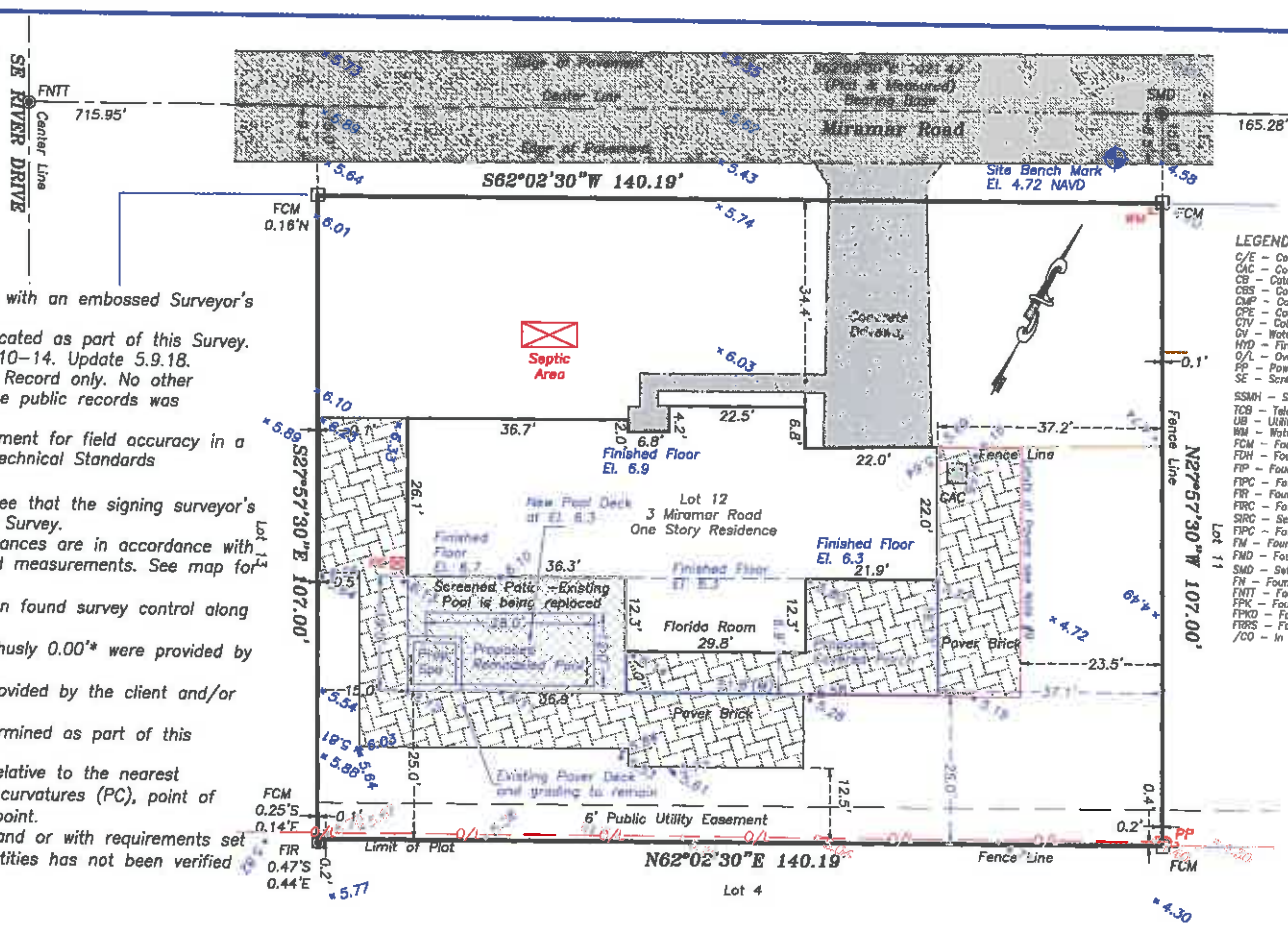
Flood Zone Data derived by scaling methods of the official FEMA Maps and limited to the accuracy of such maps.
Flood Zone: AE Base Flood Elevation 6 and 7, Community #: 120164
Panel #: 0154, Suffix: H, Date: 2.19.2020

SURVEYOR'S REPORT

1 This Survey shall not be valid unless sealed with an embossed Surveyor's Seal
2 No underground improvements have been located as part of this Survey.
3 The last field date of this Survey was: 12-10-14. Update 5.9.18.
4 This Survey was prepared using the Plat of Record only. No other documents were provided and no search of the public records was performed by this office.
5 The Survey shown hereon meets the requirement for field accuracy in a suburban area as set forth by the Minimum Technical Standards (5J-17.050-052FAC).
6 By acceptance of this survey all parties agree that the signing surveyor's liability is limited to the amount paid for said Survey.
7 Unless other wise noted all bearing and distances are in accordance with the record plat and have been verified by field measurements. See map for bearing base.
8 Parcel/Lot line locations have been based on found survey control along the center line of Miramar Rd
9 Limits of Pavers indicated with a distance thusly 0.00'* were provided by the client and not field verified.
10 The Legal Description shown hereon was provided by the client and/or his/her representatives.
11 No ownership of fence lines has been determined as part of this Survey.
12 Off set calls to found survey control are relative to the nearest property corner, intersection of lines, point of curvatures (PC), point of reverse curvatures (PRC) or other identifiable point.
13 Compliance with local zoning requirements and or with requirements set forth by other State, Public, and/or Private entities has not been verified as part of this Survey.

PREPARED FOR:
Richard D. Krett
Town of Sewall's Point

Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357



LEGEND

C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
CPE – Concrete Pad with Pool Equipment
CTV – Cable TV Box
GV – Water Gate Valve
HYD – Fire Hydrant
O/L – Overhead Utility Line
PP – Power Pole
SE – Screened Entry
SSMH – Sanitary Sewer Manhole
TCB – Telephone Communications Box
UB – Utility Box
WM – Water Meter
FCM – Found 4"x4" Concrete Monument
FDH – Found Drill Hole
FIP – Found ½" Iron Pipe
FIPC – Found ½" Iron Pipe with Cap
FIR – Found #5 Iron Rod
FIRC – Found #5 Iron Rod with Cap
SIRC – Set #5 Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
SMD – Set Mag Nail with Disk "LB#7357"
FN – Found Nail
FNTT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/CO – In Pavement Cut Out

Prepared For:

Richard D. Krett

Martin County Florida

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, Fl.34990
Phone: (772)288 7206 Fax:(772)223 8181
WWW.KARNERSURVEYINGINC.COM karner@comcast.net

Regina Karner — Digitally signed by Regina Karner Date: 2022.01.18 12:03:42 -05'00'
Not valid Unless Sealed With An Embossed Surveyor's Seal

Date:	Revision Description
5.14.18	Update
6.7.18	Add Elevation
10.26.20	Add Prop.Improvements
1.18.22	Proposed Pool

Sheet Title: **Boundary Survey**

Scale: 1"=20' | Date: 5.11.18
Drawn By: CADD-1 | Field Book: LL
Job No: 0705-0882 | CADD File:
Sheet No: 1 of 1
File No:
MC_Miramar/Miramar12UD

Town of Sewall's Point Building Department
One South Sewall's Point Road
Sewall's Point, Florida 34996
Ph. 772-287-2455

THIS FORM MUST BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION

SWIMMING POOL AND SPA SUBCONTRACTORS LIST

Applicant's Name APEX PAVERS & POOLS Permit # _____

Mailing Address 715 SE Monterey Rd City Stuart State FL Zip 34994

Please provide a subcontractors list for verification. Any changes to this list must be provided prior to final inspection. Using unlicensed contractors or subcontractors may prevent you from being eligible for inspections. For further information, please contact the Town of Sewall's Point Building Department at 772-287-2455.

Please include all Competency Card or State Certification numbers. Do not use occupational license numbers.

CONTRACTOR/TRADE	COMPANY NAME	LICENSE #
~~CONCRETE~~ PAVERS POOL DECK	APEX PAVERS & POOLS	CPC1458696
DECK FINISH	APEX PAVERS & POOLS	CPC1458696
MASTER ELECTRICIAN	B4S ELECTRIC	EC0002707
POOL GUNITE	PRESTIGE Gunite	CPD1459296
INTERIOR POOL FINISH		
POOL STEEL	APEX PAVERS & POOLS	CPC1458696
BARRIER/(ALARM)	APEX PAVERS & POOLS	CPC1458696

I certify that the above information is accurate and that all work will be performed by eligible competency card holders or State Certified contractors.

I understand that a complete notarized subcontractors list is required prior to final inspection.

R. F.
Signature of applicant

Sworn to and subscribed before me this 20 JAN **day of 20** 22 **by** RYAN FIGMAN

Lori A. Mosley
Notary Public, State of Florida, County of Martin
V Personally Known ____ Produced Identification

Notary Public State of Florida
Lori A Mosley
My Commission GG 250140
Expires 11/26/2022

Type of ID Produced: _____

Town of Sewall's Point Building Department
One South Sewall's Point Road
Sewall's Point, Florida 34996
Ph: 772-287-2455

AFFIDAVIT OF REQUIREMENT COMPLIANCE

I understand that not having one of the above installed at the time of final inspection, or when the pool is completed for contract purposes, will constitute a violation of Chapter 515, F.S. and will be considered as committing a misdemeanor of the second degree, punishable as established in the Florida Statute.

B.F.
CONTRACTOR'S SIGNATURE & DATE

OWNER'S SIGNATURE & DATE

NOTARY AS TO CONTRACTOR:

STATE OF Florida

COUNTY OF Martin

ON THIS 20 DAY OF Jan 23

BEFORE ME PERSONALLY APPEARED:

RYAN FIGMAN

TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE / SHE EXECUTED THE SAME AS HIS / HER FREE ACT AND DEED.

SEAL (SIGNED) Lori A. Moxley

Notary Public State of Florida
Lori A Moxley
My Commission GG 260148
Expires 11/28/2023

NOTARY AS TO OWNER:

STATE OF Florida

COUNTY OF Martin

ON THIS 20 DAY OF Jan 23

BEFORE ME PERSONALLY APPEARED:

REGINA KNOTT

Lori A. Moxley

TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE / SHE EXECUTED THE SAME AS HIS / HER FREE ACT AND DEED.

SEAL (SIGNED) Lori A. Moxley

Notary Public State of Florida
Lori A Moxley
My Commission GG 260148
Expires 11/28/2023

THIS FORM MUST BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

Town of Sewall's Point Building Department
One South Sewall's Point Road
Sewall's Point, Florida 34996
Ph. 772-287-2455

POOL SAFETY BARRIER AFFIDAVIT

Residential Swimming Pool, Spa, and Hot Tub Safety Act
Notice of Requirements
FBC 7th ED. (2020)

Permit Number_____

I (We) acknowledge that the residential swimming pool, spa or hot tub located at 3 MIRAMAR Rd · Stuart FL 34996 shall use the following methods to establish compliance with Chapter 515 & 553, Florida Statutes and The Florida Building Code

Must **INITIAL** the method(s) to be used for your pool:

1. _____ The child safety barrier to comply with FBC, R 4501.17.1.15 and ASTM D5034, ASTM D3787 and ASTM G 53.
2. ___ The pool access shall be isolated from the dwelling or yard by an enclosure that meets the pool barrier requirements of the Florida Building Code Residential, Chapter 45, Section R 4501.17.
3. _____ All doors providing direct access from the dwelling to the pool shall be equipped with self-latching devices with release mechanisms placed no lower than fifty-four (54) inches above the floor or deck. Screened or protected windows having a bottom sill height of 48 inches (1219 mm) or more measured from the interior finished floor at the pool access level with the lock or latch on the pool side of door or gate. Per FBCR 4501.17.1.8
4. ___ All doors and windows providing direct access from the dwelling to the pool shall be equipped with an exit alarm to comply with the Florida Residential Code, Chapter 45, Section R4501.17.1.9.
5. _____ The pool shall be equipped with an approved safety cover that complies with Chapter 515.25, Florida Statutes, ASTM F 1346-91. (The Standard Performance Specifications for Safety Covers for Swimming Pool, Spa and Hot Tubs)
6. _____ A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into water. Such pool alarm must meet and be independently certified to ASTM Standard F2208, titled "Standard Safety Specification for Residential Pool Alarms." Must submit the manufactures specifications and a copy of pool layout with dimensions and location of pool alarm.

I understand that not having the above installed at the time of the final inspection, or when the pool is completed for contract purposes, will constitute a violation of Chapter 515, Florida Statutes, and the Florida Building Code and will be considered as committing a misdemeanor of the second degree, punishable by fines up to $5,000.00 and/or up to sixty (60) days in jail as established in Chapter 775, Florida Statutes. The homeowner shall maintain the safety provisions ordered herein in operable condition.

Owner's Signature Date

REGINA KRETT
Owners Name (Please Print)

NOTARY PUBLIC, State of Florida

[NOTARIAL SEAL]

Notary Public, State of Florida
Lori A. Mosley
My Commission GG 290148
Expires 11/26/2022

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization this 30 day of JAN, 2022 by Regina Krett who is personally known to me or has produced FL DL K630-724-60-878-0 as identification.

Application created 12/02/2021

There's no need to sacrifice your pump's power.

The ideal replacement for high energy-consuming single-speed pumps up to 1.5 HP, the 115v/230v dual voltage VS FloPro™ 1.85 is *the only* variable-speed pump on the market that offers the same performance at both voltages.

- **115v/230v Dual Voltage**
  With the ability to provide the same head pressure and flow rates at both 115v and 230v, the VS FloPro 1.85 eliminates the need for expensive main power rewiring without compromising performance.

- **Add iQPUMP01 for Instant Automation**
  Two auxiliary relays can be used to control other pool equipment, such as booster pumps and salt chlorinators, for easier installation and operation. No need for additional timeclocks!



- **Lower Electricity Costs**
  Save over $850[1] per year in energy costs! The variable-speed motor allows for dramatic energy savings and quieter operation.

- **Our Quietest Variable-Speed Pump**
  Over 40% quieter[2] than other Jandy variable-speed pumps, the VS FloPro 1.85 HP features proprietary sound dampening motor technology allowing it to operate with noticeably less noise.

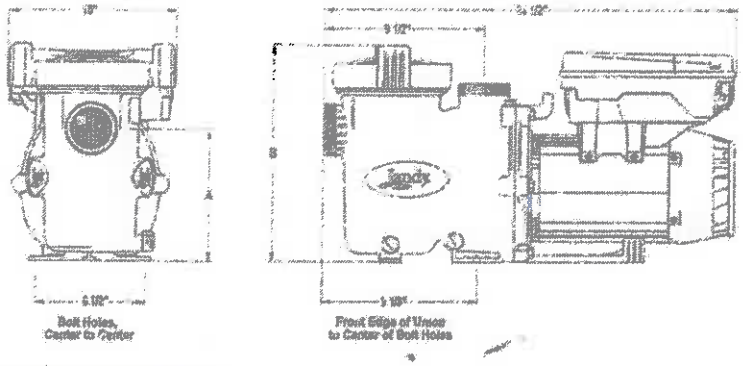
- **Choose Your Own Controller**
  Designed to work with the following Jandy® control systems for complete programmability and customization (controller sold separately):
  - Jandy AquaLink® Automation Systems
  - iQPUMP01 with iAquaLink® App Control
  - JEP-R Controller

- **Additional Features**
  - Adjustable base for seamless direct replacement of a variety of other pumps in the aftermarket
  - Zero Clearance TEFC Motor for cool, quiet operation in tight spaces
  - 2" unions included or utilize 2" internal threads
  - Easy Controller Setup auto detects connection to an automation system or a traditional controller, eliminating the need to adjust settings manually
  - RS485 Quick Connect Port for faster installation and maintenance
  - Dry Contact Relay Control
  - Tool-free lid for easy debris removal
  - Ergonomic easy-transport handle

ADJUSTABLE BASE CONFIGURATIONS[3]

Base	Fits	'A' Dimension	'B' Dimension
No Base	Hayward® Super Pump® Pentair® SuperFlo® Sta-Rite® SuperMax®	7 3/4"	12 3/4"
Small Base	Hayward Super II® Jandy PlusHP and MaxHP Pumps	8 7/8"	13 7/8"
Small Base w/ Spacers	Pentair WhisperFlo® Sta-Rite Dyna-Glas®	9 1/8"	14 1/8"
Small Base + Large Base	Sta-Rite Max-E-Pro® Sta-Rite Dura-Glas® Sta-Rite Dura-Glas II Sta-Rite Max-E-Glas®	10 3/4"	15 3/4"

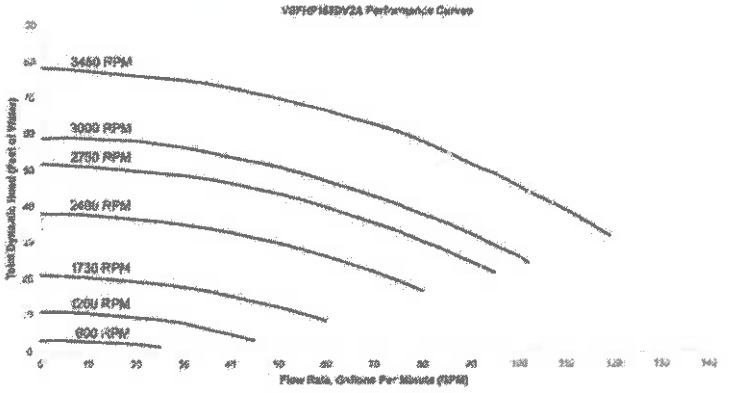
DIMENSIONS



SPECIFICATIONS

Model No.	THP	WEF[4]	Voltage	Max Watts	Amps	Union Size	Rec. Pipe Size[5]	Carton Weight	Overall Length
VSFHP185DV2A	1.85	8.5	230 VAC 115 VAC	1,700W 1,800W	7.5 15.5	2" × 2"	1 1/2" - 2 1/2"	53 lbs.	24 1/2"

PERFORMANCE



[1] Based on a 22,500 gallon pool with two turnovers per day at an energy cost of $0.195/kWh vs. comparable single speed pumps, when tested in accordance with the applicable requirements of 10 CFR 429.

[2] When compared to the average dB reading of other Jandy variable-speed pumps at 2400 RPM from 6 ft., based on third-party independent lab sound testing.

[3] Small base with spacers included with all FloPro pumps. Large base is optional part P0545400.

[4] WEF = weighted energy factor in kgal/kWh. WEF is a performance based metric adopted by the Department of Energy to characterize the energy performance of dedicated-purpose pool pumps. Department of Energy 10 CFR Parts 429 and 431.

[5] Always follow local building and safety codes for pipe sizing and gridlines.

Jandy.com | 1.800.822.7933

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Built Small. Built Strong. Built Jandy®

With a 20% improvement in hydraulic performance[1], dual voltage capability, plus two auxiliary relays, the all new VS FloPro™ delivers more possibilities than ever before.

- **Powerful Performance**
  The improved VS FloPro 2.7HP now generates higher head pressure and flow rates to accommodate large pool and spa designs with features such as waterfalls, jets, in-floor cleaning and solar heating systems.
- **115v/230v Dual Voltage Capability**
  The ability to operate with either 115v or 230v power sources provides installation flexibility and eliminates expensive main power rewiring, making the VS FloPro 2.7HP the ideal aftermarket replacement pump.
- **Add iQPUMP01 for Instant Automation**
  Two auxiliary relays can be used to control other pool equipment, such as booster pumps and salt chlorinators, for easier installation and operation. No need for additional timeclocks!

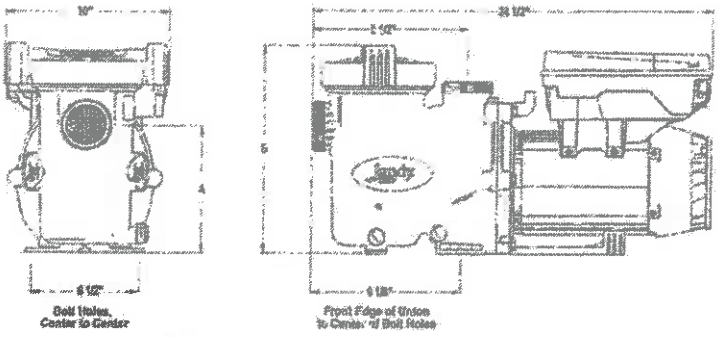


- **Lower Electricity Costs**
  Save over $1,100[2] per year in energy costs! The variable-speed motor allows for dramatic energy savings and quieter operation.
- **Choose Your Own Controller**
  Designed to work with the following Jandy control systems for complete programmability and customization (controller sold separately):
  - Jandy AquaLink® Automation Systems
  - iQPUMP01 with iAquaLink® App Control
  - JEP-R Controller
- **Additional Features**
  - Adjustable base for seamless direct replacement of a variety of other pumps in the aftermarket
  - Zero Clearance TEFC Motor for cool, quiet operation in tight spaces
  - 2"x 2" unions included or utilize 2" internal threads
  - Easy Controller Setup auto detects connection to an automation system or a traditional controller, eliminating the need to adjust settings manually
  - RS485 Quick Connect Port for faster installation and maintenance
  - Dry Contact Relay Control
  - Tool-free lid for easy debris removal
  - Ergonomic easy-transport handle

ADJUSTABLE BASE CONFIGURATIONS[3]

Base	Fits	'A' Dimension	'B' Dimension
No Base	Hayward® Super Pump®, Pentair® SuperFlo®, Sta-Rite® SuperMax®	7-3/4"	12-3/4"
Small Base	Hayward Super II™, Jandy PlusHP and MaxHP Pumps	8-7/8"	13-7/8"
Small Base w/ Spacers	Pentair WhisperFlo®, Sta-Rite Dyna-Glas™	9-1/8"	14-1/8"
Small Base + Large Base	Sta-Rite Max-E-Pro®, Sta-Rite Dura-Glas®, Sta-Rite Dura-Glas II, Sta-Rite Max-E-Glas®	10-3/4"	15-3/4"

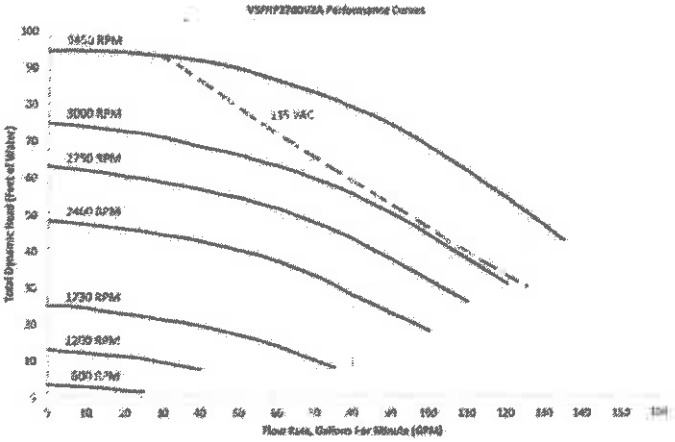
DIMENSIONS



SPECIFICATIONS

Model No.	THP	WEF[4]	Voltage	Max Watts	Amps	Union Size	Rec. Pipe Size[5]	Carton Weight	Overall Length
VSFHP270DV2A	2.70	7.3 8.7	230 VAC 115 VAC	2,550W 1,840W	10.5 16.0	2" x 2"	2" - 3"	53 lbs.	24 1/2"

PERFORMANCE



Jandy.com | 1.800.822.7933

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Alarm Specs
1 of 2

When the batteries are loaded, a red LED light on the front of the unit will flash once and a single beep will sound. This indicates the unit is set up and ready to work.

ENTRY DELAY: After the unit is set up, there will be an 8-12 second alarm delay with the red LED light flashing. After this, the alarm is ready.

The Safe Pool is designed to sound a loud alert when children enter through a Safe Pool protected door / gate. When properly installed, the Safe Pool will allow adults to pass through the protected door / gate and immediately shut off the sounding alarm.

When powered, the Safe Pool is always in protected mode. The alarm will activate the instant when the door / gate opens by more than 1 inch (when the magnetic sensors are apart by more than 1 inch). Once the alarm activates, it will sound continuously until the BYPASS button is pressed.

When passing through the door/gate from the opposite side, where the additional BYPASS option is included (S189A does not include the additional BYPASS button) and mounted, press that outside mounted BYPASS button to temporarily disarm, open door, enter and close the door quickly. The unit will re-arm itself within 8-12 seconds.

MAINTENANCE

When the alarm volume becomes low, or the unit does not produce normal alarm sound, the red light will illuminate. Replace with (3) 1.5V AAA batteries.

The Safe Pool's plastic resists ultraviolet rays from direct sunlight exposure. However, slight discoloration over time is normal.

WARNING!

THE SAFE POOL ALARM IS EXTREMELY LOUD WHEN ACTIVATED. FOR YOUR SAFETY, NEVER PLACE THE UNIT CLOSE TO YOUR EARS. TO TEST THE ALARM, ALWAYS USE EAR PROTECTION AND DIRECT THE UNIT AWAY BEFORE TESTING / ACTIVATING THE ALARM.

IT IS PROHIBITED BY LAW TO REMOVE THE INSTALLED ALARM AFTER IT HAS PASSED INSPECTION !

Important Warranty Information:
A dated proof of purchase is required for warranty service

Customer Service :
1-888-8TECHKO (1-888-883-2456)
Website: www.techkousa.com

Mfg. By TECHKO®
9767 Research Drive
Irvine, CA 92618-4626
MADE IN CHINA

USA Patent: No. 5,473,310
No. 6,727,819
No. 7,187,280

NOTICE

THIS PRODUCT IS PROTECTED UNDER FEDERAL PATENT, TRADEMARK AND COPYRIGHT LAWS AND LAWS PREVENTING UNFAIR COMPETITION. NO DUPLICATION OR SIMULATION OF THIS PRODUCT IS PERMITTED EXCEPT BY WRITTEN AUTHORIZATION OF TECHKO, INC.

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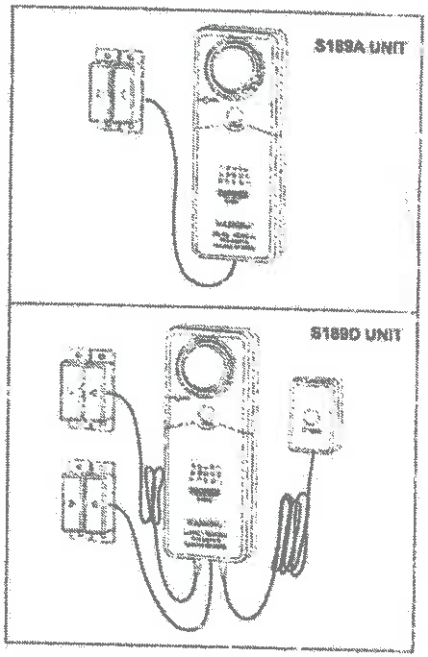
MADE IN CHINA

TECHKO®

Safe Pool™ Model S189A / S189D Area Entry Alarm



OPERATION MANUAL

Alarm Specs
2 of 2

Congratulations on your purchase of the TECHKO Safe Pool model S189A / S189D safety alarm. The Safe Pool can be used to provide a high volume alarm alert when children have entered a pool or spa area. The S189A / S189D can be used outdoors on wood doors / windows / gates.

* Easy installation for gate or door protection
* Weather / Water resistant
* (3) 1.5V AAA batteries (included)
* High output 100-110 dB 6-tone alarm siren
* One button BYPASS operation
* Low battery LED display
* Optional additional BYPASS button for delayed entry from either side of door or fence (S189A not included)
* Optional additional magnetic sensor for screen door exit / entry (S189A not included)

* Alarm siren is VERY loud, NEVER place the unit close to ears
* Install the unit high enough to be out of reach of children
* S189D - additional delay button may be mounted on the other side of the entrance. When pressed, it will delay the alarm 8 -12 seconds before alarm is triggered, allowing time to secure the door / gate.
* S189D - additional magnetic sensor allows the unit to be used on sliding door with screens. Alarm will sound only when both magnetic sensors are apart.
* Keep this manual for future reference.

The Safe Pool can provide valuable protection when used correctly. However, it cannot guarantee complete protection against accidents or injuries. Therefore, TECHKO cannot be held responsible for any loss, damage, or injury that may occur.

WARNING: Read all installation and operation instructions thoroughly before proceeding with installation. Before installing the battery, use a rubber band to temporarily secure the two magnetic sensors together with the arrows pointing toward each other to avoid setting off the alarm unintentionally during the installation of the alarm.

INSTALLING THE BATTERY:

1. Remove the battery cover of the unit and install the new (3) 1.5V AAA batteries (included) (See Fig. 1)
2. If you are sensitive to loud sound, please wear ear protection against the loud alarm siren before testing the alarm.
3. Once the battery is connected the unit is now ON and working. To test the alarm siren, make sure you have ear protection before testing. After ear protection is in place, separate the magnetic sensors apart by more than 1 inch. The alarm should sound immediately after the sensors are separated. Press the BYPASS button and immediately secure the two magnet sensors together again to avoid the alarm sounding off unintentionally.


Fig. 1

MOUNTING:

WARNING: The alarm should be positioned close to the door high enough to be out of the reach of children. As each mounting application varies, TECHKO suggests testing the unit's installation location and effectiveness before permanently mounting the S189A / S189D.

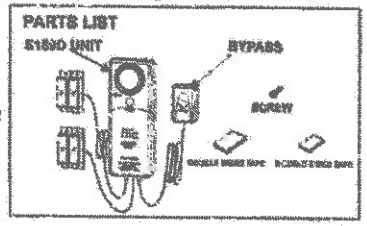


Fig. 2

MOUNTING INDOORS USING DOUBLE-SIDED TAPE

Make sure that the mounting surfaces for the double-sided tapes are completely clean. Attach the double-sided tapes onto the rear of the unit, and then secure the unit onto the desired mounting surface.

MOUNTING INDOORS USING SCREW

Using the provided mounting template printed in this manual, mark the position of the screw hole on the desired mounting surface. Drill the screw in to the mounting surface with approximately 0.125 inch of thread remaining. Slide the unit over the screw and secure the unit by pushing it downward as shown in Fig. 3. You may need to adjust the screw towards or away from the mounting surface to provide a more secure fit.

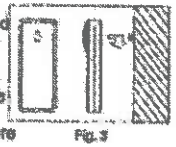


Fig. 3

MOUNTING THE SENSORS INDOORS

Make sure that the arrows of each sensor are pointed towards each other. Using either the double-sided tape or the screw provided, mount the sensors so that they are less than 1 inch away from each other. Please make sure that the wired portion of the magnetic sensor is mounted on the non-moving portion of the mounting surface and the standalone sensor is mounted on the door / gate (See Fig. 4 /Fig. 5).

MOUNTING OUTDOORS ON WOODEN GATES

Using the provided mounting template printed in this manual, mark the position of the screw hole on the desired mounting surface. Drill the screw in to the mounting surface with approximately 0.125 inch of thread remaining. Slide the unit over the screw and secure the unit by pushing it downward as shown in Fig. 3. You may need to adjust the screw towards or away from the mounting surface to provide a more secure fit. Make sure that the arrows of each sensor are facing each other.

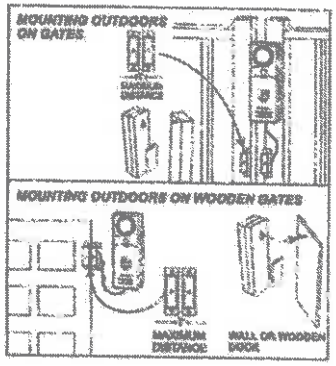


Fig. 4

MOUNTING INDOORS ON GATES

Using the provided mounting template printed in this manual, mark the position of the screw hole on the desired mounting surface.

S189D- Additional delay button may be mounted on the other side of the entrance. When pressed, it will delay the alarm 8-12 seconds before alarm is triggered, allowing time to secure the door / gate.

S189D- Additional magnetic sensor allows the unit to be used on sliding door with screens. Alarm will sound only when both magnetic sensors are apart.

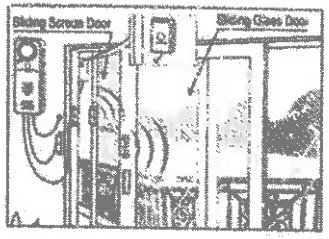


Fig. 5

TEMPLATE
MODEL S189A / S189D

SCREW HOLE

Light specs

Jandy Pro Series

INSTALLERS & AHJs*

THE JANDY PRO-SERIES AND SAVI® BRANDED NICHELESS LED UNDERWATER POOL AND SPA LUMINAIRES ARE LISTED LOW-VOLTAGE LUMINAIRES INTENDED TO BE POWERED BY NRTL-LISTED LOW-VOLTAGE POOL/SPA TRANSFORMERS. WHEN INSTALLED PROPERLY AND IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE® (NEC®), THESE LUMINAIRES DO NOT REQUIRE ADDITIONAL PROVISIONS FOR BONDING AND/OR GROUNDING.

THE JANDY PRO-SERIES AND SAVI BRANDED NICHELESS LIGHTS ARE CERTIFIED FOR "WET-AREA" INSTALLATIONS, AND ARE COMPLETELY NONMETALLIC AND ARE INTENDED TO BE POWERED BY NRTL-LISTED LOW-VOLTAGE POOL/SPA TRANSFORMERS, CERTIFIED AS COMPLIANT WITH THE APPLICABLE REQUIREMENTS OF THE STANDARD FOR SAFETY FOR "POWER UNITS FOR FOUNTAIN, SWIMMING POOL, AND SPA LUMINAIRES" (UL-379). WHEN INSTALLED PROPERLY IN ACCORDANCE WITH THEIR INSTALLATION INSTRUCTIONS AND IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE® (NEC®), THESE LUMINAIRES HAVE BEEN FOUND TO BE ACCEPTABLE FOR INSTALLATION IN AREAS WITHIN 10 FEET (3M) OF A POOL OR SPA. THEY ARE LISTED BY INTERTEK FOR SUCH INSTALLATIONS AND BEAR THE ETL LISTING MARK TO INDICATE THIS. ADDITIONALLY, THESE LIGHTS DO NOT REQUIRE ADDITIONAL PROVISIONS FOR BONDING AND/OR GROUNDING.

NEC PROVISIONS FOR UNBONDED LUMINAIRES: When these low-voltage luminaires are installed properly, the National Electrical Code (NEC) allows for an exception to the typical requirements for bonding and grounding in Articles 680.6 and 680.23.

NEC PROVISIONS FOR POOL WATER BONDING: Article 680.26C of the NEC typically requires bonding of the pool water. However per 680.26(B)(1) concrete pools are to be considered conductive due to the porous nature of concrete. If, on a concrete pool, the metal rebar of the pool base is properly bonded as required by the NEC, no additional bonding is required.

NEC PROVISIONS FOR MINIMUM DEPTH FOR INSTALLATION: Article 680.23(5) requires that pool wall-mounted luminaires be installed such that the top of the lens is a minimum of 18-inches below the normal water level of the pool, UNLESS the luminaire is listed and identified for use at lesser depths. Due to their sealed 2-wire, 12V, nonmetallic design, the Jandy Pro-Series and SAVI branded nicheless LED underwater pool and spa luminaires are suitable, and ETL listed, for installations at depths of only 4-inches below the normal water level of the pool.

For assistance with product installation and usage, contact Zodiac Pool Systems, Inc. Technical Support at (800) 822-7933.

Intertek

*Authorities having jurisdiction

ZODIAC® is a registered trademark of Zodiac International, S.A.S.U., used under license. H0492500 REV C

LITTMAN, SHERLOCK & HEIMS, P.A.
Attorneys At Law

618 SE Ocean Boulevard, Suite 5, Stuart, Florida
Mailing Address: Post Office Box 1197, Stuart, FL 34995

Telephone: (772) 287-0200 Facsimile: (772) 872-5152 Website: www.LSHLaw.net

Virginia P. Sherlock
Email: vsherlock@LSHLaw.net

Howard K. Heims
Email: hheims@LSHLaw.net

James F. Littman (1923-2012)

OWNERSHIP SEARCH PREPARED FOR
RICHARD DAVID KRETT AND REGINA DENISE KRETT

I hereby certify that a search has been conducted of the Martin County Property Appraiser's records to determine the owners of property within 300 feet of any part of the following described property:

> Lot 12, MIRAMAR, according to the Plat thereof appearing in Plat Book 3, Page 111, of the Public Records of Martin County, Florida.

Record owners of the land surrounding the above-referenced property within a 300-foot radius are identified on Exhibit "A" which is attached hereto and incorporated herein.

The attached report is issued to Richard David Krett and Regina Denise Krett and may not be relied upon by any other party. This property ownership report does not directly or indirectly establish or imply any opinion, warranty, guarantee, or assurance of legal title to any property identified therein but sets forth the names and addresses of owners identified in the Property Appraiser's records as ascertained from the Public Records of Martin County, Florida.

The report has been prepared by Virginia P. Sherlock, Esq., a licensed Florida attorney.

Certified this 31st day of March, 2022 by

Virginia P. Sherlock
Florida Bar No.893544

STATE OF FLORIDA
COUNTY OF MARTIN

Acknowledged before me this 31st day of March, 2022, by VIRGINIA P. SHERLOCK, who is personally known to me.

EILEEN E. SAMUEL
Commission # GG 364981
Expires August 12, 2023
Bonded Thru Budget Notary Services

Notary Public
My Commission Expires:

EXHIBIT "A" TO OWNERSHIP SEARCH PREPARED FOR
RICHARD DAVID KRETT AND REGINA DENISE KRETT

David A. Nehme and Linda K. Nehme
19 S. Sewall's Point Road
Stuart, FL 34996
Part of Lot 2, Arbela
Parcel No. 01-38-41-001-002-00000-7

Brookie Yake and Nicholas T. Lasselle
6 Miramar Road
Stuart, FL 34996
Lot 6, Miramar
Parcel No. 01-38-41-009-000-00060-0

Roberto Osorio and Esther Matheus
23 S. Sewall's Point Road
Stuart, FL 34996
Lot 8, Miramar
Parcel No. 01-38-41-009-000-00080-6

Lary Carlson and Karla Carlson
123 Keel Court
Mooresville, NC 28117
Lot 9, Miramar
Parcel No. 01-38-41-009-000-00090-4

Yara Bashoor
25 S. Sewall's Point Road
Stuart, FL 34996
Lot 11, Miramar
Parcel No. 01-38-41-009-000-00110-0

Edward J. Lenahan and Pamela K. Lenahan
7 Miramar Road
Stuart, FL 34996
Lot 14, Miramar
Parcel No. 01-38-41-009-000-00140-4

Tim B. Wright
10 Miramar Road
Stuart, FL 34996
Lot 4, Miramar
Parcel No. 01-38-41-009-000-00040-5

Karen Dudich
46 Camden Place
New Hyde Park, NY 11040
Lot 5, Miramar
Parcel No. 01-38-41-009-000-00050-2

Walter J. Mykietyn, Jr.
4 Miramar Road
Stuart, FL 34996
Lot 7, Miramar
Parcel No. 01-38-41-009-000-00070-8

Thomas A. And Shannon P. Galinis
26 S. Sewall's Point Road
Stuart, FL 34996
Lot 10, Miramar
Parcel No. 01-38-41-009-000-00100-2

Alfred J.T. Byrne Jr. Declaration of Trust
5 Miramar Road
Stuart, FL 34996
Lot 13, Miramar
Parcel No. 01-38-41-009-000-00130-6

Jennifer Dodson Kavovit
9 Miramar Road
Stuart, FL 34996
Lot 15, Miramar
Parcel No. 01-38-41-009-000-00150-1

Jonathan R. Baum and Jeanine Baum
20 S. Sewall's Point Road
Stuart, FL 34996
Part of Lot 2, Arbela
Parcel No. 01-38-41-001-002-00010-5

Julia Nemiroff, Lawrence Nemiroff, Marina Nemiroff
32 S. Sewall's Point Road
Stuart, FL 34996
Part of Lot 4, Arbela
Parcel No. 01-38-41-001-004-00010-1

Christopher Nicholas Deture and Connie Deture
34 S. Sewall's Point Road
Stuart, FL 34996
Lot 1, Hillcrest
Parcel No. 01-38-41-014-000-00010-4

Christopher Twohey and Bobbi M. Twohey
104 Hillcrest Drive
Stuart, FL 34996
Lot 27, Hillcrest
Parcel No. 01-38-41-014-000-00270-9

Ralph W. Newman and Penelope E. Newman
100 SE Hillcrest Drive
Stuart, FL 34996
Lot 29, Hillcrest
Parcel No. 01-38-41-014-000-00290-5

Property Owner (Identity Protected)
1 Tuscan Lane
Stuart, FL 34996
Lot 1, Noni Estates
Parcel No. 01-38-41-016-000-00010-0

Stephen P. and Julianne L. McGovern
2 Tuscan Lane
Stuart, FL 34996
Lot 3, Noni Estates
Parcel No. 01-38-41-016-000-00030-0

Nicola Palombi and Kathy L. Palombi
22 S. Sewall's Point Road
Stuart, FL 34996
Part of Lot 2, Arbela
Parcel No. 01-38-41-001-002-00020-3

Dana L. Grimmer Living Trust
7502 S. Susan Lane
Trafalgar, IN 46181
Part of Lot 4, Arbela
Parcel No. 01-38-41-001-004-00020-0

Niels U. Stenhoj and Marina L. Stenhoj
106 Hillcrest Drive
Stuart, FL 34996
Lot 26 and Part of Lot 27, Hillcrest
Parcel No. 01-38-41-014-000-00260-1

Sonia M. Pawluc Revocable Trust
102 Hillcrest Drive
Stuart, FL 34996
Lot 28, Hillcrest
Parcel No. 01-38-41-014-000-00280-7

Richard J. and Colleen K. Goldman
4 Summer Lane
Stuart, FL 34996
Lot 3, West End Estates
Parcel No. 01-38-41-015-000-00030-0

William E. Carlson and Carroll A. Brennan
3 Tuscan Lane
Stuart, FL 34996
Lot 2, Noni Estates
Parcel No. 01-38-41-016-000-00020-0


Martin County, FL
SE River RD SO
SE Copaire RD
SE Heritage Way
SE River RD SO
SE Miramar RD
SE Sewalls Point RD S
SE Hillcrest CT
SE Hillcrest Ter
SE River RD SO
SE Palmetto DR
0
0.1
mi
Legend
Roads
EXP
MAA; MAC; MIA; PKY
MIC
RES; RMP
RailRoads
Lot Lines
Blocks
Parcel Polygons
Subdivision
Red: Red
Green: Green
Blue: Blue
N

Recorded in Martin County, FL 3/23/2021 4:37 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $10.00Deed Tax: $0.70
CFN#2876449 BK 3208 PG 2269 PAGE 1 of 1

This Document Prepared By and Return to:

Virginia P. Sherlock, Esq.
Littman, Sherlock & Heims, P.A.
P.O. Box 1197 - Stuart, FL 34995
WITHOUT TITLE EXAMINATION

Parcel ID Number: 01-38-41-009-000-00120-80000

Quitclaim Deed

This Quitclaim Deed, Made this 4th day of March, 2021 A.D., Between RICHARD DAVID KRETT, a married man, joined by his spouse, REGINA DENISE KRETT,
of the County of Martin State of Florida, grantors, and
RICHARD DAVID KRETT and REGINA DENISE KRETT, husband and wife

whose address is: 3 Miramar Road
Stuart, FL 34996
of the County of Martin, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)----------
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Martin State of Florida to wit:

Lot 12, MIRAMAR, according to the Plat thereof appearing in Plat Book 3, Page 111, Martin County, Florida, Public Records.

This is a conveyance between related parties of unencumbered property, therefore, minimum documentary stamps are affixed.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Dina M. Jouver
Witness as to Both

RICHARD DAVID KRETT (Seal)
P.O. Address: 3 Miramar Road
Stuart, FL 34996

Printed Name: RHONDA DIPERNA
Witness as to Both

REGINA DENISE KRETT (Seal)
P.O. Address: 3 Miramar Road
Stuart, FL 34996

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 4th day of March, 2021 by RICHARD DAVID KRETT, a married man, joined by his spouse, REGINA DENISE KRETT,
who are personally known to me or who have produced their Florida driver's licenses as identification.

VIRGINIA P SHERLOCK
Commission # GG 204558
Expires June 3, 2022
Bonded Thru Budget Notary Services

Notary Public
My Commission Expires:

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00120-8	17752	3 MIRAMAR RD SEWALLS POINT FL	3/31/

General Information

Property Owners
KRETT RICHARD DAVID
KRETT REGINA DENISE

Mailing Address
3 MIRAMAR RD
STUART FL 34996-6710

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00120-8

Account Number
17752

Property Address
3 MIRAMAR RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 12 OR 340/771

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3440

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 240,000	$ 101,180	$ 341,180	$ 64,654	$ 276,526	$ 50,000	$ 226,526

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
3/4/21	KRETT, RICHARD DAVID	2876449
Sale Price	**Deed Type**	**Book & Page**
$ 100	NC-Quit Claim Deed	3208 2269

Legal Description

MIRAMAR LOT 12 OR 340/771

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-001-002-00000-7	17556	19 S SEWALLS POINT RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
NEHME, DAVID A
NEHME LINDA K

Mailing Address
19 S SEWALL'S POINT RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-001-002-00000-7

Account Number
17556

Property Address
19 S SEWALLS POINT RD SEWALLS POINT FL

Legal Description
ARBELA, S 200' OF LOT 2 W OF SEWALL'S PO...

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
193170 Lucindia,Riverview St LucieRvr

Legal Acres
6.3720

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 2,376,000	$ 318,890	$ 2,694,890	$ 1,367,950	$ 1,326,940	$ 50,000	$ 1,276,940

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
2/21/13
Sale Price
$ 100

Grantor (Seller)
NEHME, DAVID A
Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2378174
Book & Page
2632 0167

Legal Description

ARBELA, S 200' OF LOT 2 W OF SEWALL'S POINT RD

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00040-5	17744	10 MIRAMAR RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
WRIGHT TIM B

Mailing Address
10 MIRAMAR RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00040-5

Account Number
17744

Property Address
10 MIRAMAR RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 4

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3440

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 240,000	$ 203,830	$ 443,830	$ 193,906	$ 249,924	$ 50,500	$ 199,424

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
8/30/94
Sale Price
$ 81,500

Grantor (Seller)
SELLER - see file for name
Deed Type
Special Warranty Deed

Doc Num
N/A
Book & Page
1087 1835

Legal Description

MIRAMAR LOT 4

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00050-2	17745	8 MIRAMAR RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
DUDICH KAREN

Mailing Address
46 CAMDEN PL
NEW HYDE PARK NY 11040

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00050-2

Account Number
17745

Property Address
8 MIRAMAR RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 5

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3440

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 240,000	$ 72,250	$ 312,250	$ 0	$ 312,250	$ 0	$ 312,250

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
6/19/09
Sale Price
$ 289,000

Grantor (Seller)
JONES II GREGORY S
Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
N/A
Book & Page
2398 635

Legal Description

MIRAMAR LOT 5

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00060-0	17746	6 MIRAMAR RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
YAKE BROOKIE
LASSELLE NICHOLAS T

Mailing Address
6 MIRAMAR RD
SEWALLS POINT FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00060-0

Account Number
17746

Property Address
6 MIRAMAR RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 6

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3440

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 240,000	$ 86,780	$ 326,780	$ 122,451	$ 204,329	$ 50,000	$ 154,329

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
3/30/21
Sale Price
$ 345,000

Grantor (Seller)
LETHER & LOIS SAPP LIVING TRUST
Deed Type
Warranty Deed

Doc Num
2878252
Book & Page
3211 119

Legal Description

MIRAMAR LOT 6

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00070-8	17747	4 MIRAMAR RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
MYKIETYN WALTER J JR

Mailing Address
4 MIRAMAR RD
SEWALLS POINT FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00070-8

Account Number
17747

Property Address
4 MIRAMAR RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 7

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3440

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 240,000	$ 85,820	$ 325,820	$ 0	$ 325,820	$ 75,000	$ 250,820

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
5/14/15
Sale Price
$ 100

Grantor (Seller)
MYKIETYN JEAN G L/E
Deed Type
Quit Claim Deed

Doc Num
2515122
Book & Page
2784 0491

Legal Description

MIRAMAR LOT 7

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00080-6	17748	23 S SEWALL'S POINT RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
OSORIO ROBERTO
MATHEUS ESTHER

Mailing Address
23 S SEWALLS POINT RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00080-6

Account Number
17748

Property Address
23 S SEWALL'S POINT RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 8 OR 340/1642

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3440

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 216,000	$ 309,730	$ 525,730	$ 57,691	$ 468,039	$ 50,000	$ 418,039

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
10/24/14
Sale Price
$ 581,000

Grantor (Seller)
LAGANA, ANTHONY & ARLENE
Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2483621
Book & Page
2749 0944

Legal Description

MIRAMAR LOT 8 OR 340/1642

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00090-4	17749	24 S SEWALLS POINT RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
CARLSON LARRY
CARLSON KARLA

Mailing Address
123 KEEL CT
MOORESVILLE NC 28117

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00090-4

Account Number
17749

Property Address
24 S SEWALLS POINT RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 9

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
193110 Archipelago, High Pt -Canal

Legal Acres
.6510

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 840,000	$ 151,780	$ 991,780	$ 0	$ 991,780	$ 0	$ 991,780

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/13/18
Sale Price
$ 975,000

Grantor (Seller)
STRANIGAN CRAIG B
Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2689061
Book & Page
2986 1046

Legal Description

MIRAMAR LOT 9

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00100-2	17750	26 S SEWALL'S POINT RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
GALINIS THOMAS A & SHANNON P

Mailing Address
26 S SEWALLS POINT RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00100-2

Account Number
17750

Property Address
26 S SEWALL'S POINT RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 10

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
193110 Archipelago, High Pt -Canal

Legal Acres
.6650

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 840,000	$ 792,260	$ 1,632,260	$ 805,593	$ 826,667	$ 50,000	$ 776,667

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
5/28/99
Sale Price
$ 400,000

Grantor (Seller)
BLEVINS, STEVE
Deed Type
Special Warranty Deed

Doc Num
N/A
Book & Page
1397 0781

Legal Description

MIRAMAR LOT 10

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00110-0	17751	25 S SEWALLS POINT RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
BASHOOR YARA

Mailing Address
25 S SEWALLS POINT RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00110-0

Account Number
17751

Property Address
25 S SEWALLS POINT RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 11

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3450

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 216,000	$ 66,370	$ 282,370	$ 0	$ 282,370	$ 50,000	$ 232,370

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
1/21/11
Sale Price
$ 120,000

Grantor (Seller)
MILLSTEIN, FANNY (TR)
Deed Type
Quit Claim Deed

Doc Num
2256384
Book & Page
2499 1179

Legal Description

MIRAMAR LOT 11

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00130-6	17753	5 MIRAMAR RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
ALFRED J T BYRNE JR INTERVIVOS DEC OF TRUST

Mailing Address
ALFRED J T BYRNE JR TTEE
5 MIRAMAR RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00130-6

Account Number
17753

Property Address
5 MIRAMAR RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 13

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3440

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 240,000	$ 192,750	$ 432,750	$ 65,252	$ 367,498	$ 50,000	$ 317,498

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
11/24/14	BYRNE ALFRED J JR	2487170
Sale Price	**Deed Type**	**Book & Page**
$ 100	Wd Full Covenant and Warranty Deed	2753 0573

Legal Description

MIRAMAR LOT 13

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00140-4	17754	7 MIRAMAR RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
LENAHAN EDWARD J
LENAHAN PAMELA K

Mailing Address
7 MIRAMAR RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00140-4

Account Number
17754

Property Address
7 MIRAMAR RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 14

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3440

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 240,000	$ 188,440	$ 428,440	$ 94,935	$ 333,505	$ 50,000	$ 283,505

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
1/11/22
Sale Price
$ 100

Grantor (Seller)
LENAHAN PAMELA K L/E
Deed Type
NC-Quit Claim Deed

Doc Num
2936578
Book & Page
3285 1504

Legal Description

MIRAMAR LOT 14

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-009-000-00150-1	17755	9 MIRAMAR RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
KAVOVIT JENNIFER DODSON

Mailing Address
9 MIRAMAR RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-009-000-00150-1

Account Number
17755

Property Address
9 MIRAMAR RD SEWALLS POINT FL

Legal Description
MIRAMAR LOT 15 OR 339/2496

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.3440

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 240,000	$ 101,770	$ 341,770	$ 40,553	$ 301,217	$ 50,000	$ 251,217

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
12/31/20

Sale Price
$ 100

Grantor (Seller)
KAVOVIT ANDREW

Deed Type
NC-Quit Claim Deed

Doc Num
2870537

Book & Page
3200 2882

Legal Description

MIRAMAR LOT 15 OR 339/2496

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-001-002-00010-5	17557	20 S SEWALLS POINT RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
BAUM JONATHAN R
BAUM JEANINE

Mailing Address
20 S SEWALLS POINT RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-001-002-00010-5

Account Number
17557

Property Address
20 S SEWALLS POINT RD SEWALLS POINT FL

Legal Description
ARBELA N 100' OF S 200' OF LT 2 ARBELA S...

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
193110 Archipelago, High Pt -Canal

Legal Acres
.5040

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 721,000	$ 344,100	$ 1,065,100	$ 124,433	$ 940,667	$ 50,000	$ 890,667

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/17/15
Sale Price
$ 900,000

Grantor (Seller)
BAUSCH, JOAN C
Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2510231
Book & Page
2778 1304

Legal Description

ARBELA N 100' OF S 200' OF LT 2 ARBELA S/D E OF SEWALL'S POINT RD & W OF INDIAN RIVER

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-001-002-00020-3	17558	22 S SEWALLS POINT RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
PALOMBI NICOLA
PALOMBI KATHY L

Mailing Address
22 S SEWALLS POINT RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-001-002-00020-3

Account Number
17558

Property Address
22 S SEWALLS POINT RD SEWALLS POINT FL

Legal Description
ARBELA S 100' OF LOT 2 ARBELA S/D EAST O...

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
193110 Archipelago, High Pt -Canal

Legal Acres
.5090

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 700,000	$ 303,180	$ 1,003,180	$ 53,543	$ 949,637	$ 50,000	$ 899,637

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
12/23/15
Sale Price
$ 1,150,000

Grantor (Seller)
CASTORO NICHOLAS A
Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2551385
Book & Page
2826 2164

Legal Description

ARBELA S 100' OF LOT 2 ARBELA S/D EAST OF SEWALL'S POINT RD & W OF INDIAN RIVER

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-001-004-00010-1	17560	32 S SEWALLS POINT RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
NEMIROFF JULIA
NEMIROFF LAWRENCE
NEMIROFF MARINA
+ Show additional owners

Mailing Address
32 S SEWALLS POINT RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-001-004-00010-1

Account Number
17560

Property Address
32 S SEWALLS POINT RD SEWALLS POINT FL

Legal Description
ARBELA, S1/2 OF LOT 4 LYING E OF SEWALLS...

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
193110 Archipelago, High Pt -Canal

Legal Acres
.6400

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 840,000	$ 290,680	$ 1,130,680	$ 0	$ 1,130,680	$ 0	$ 1,130,680

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
9/18/18
Sale Price
$ 1,000,000

Grantor (Seller)
MAHER JOSEPH J & CATHERINE G
Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2717373
Book & Page
3018 0124

Legal Description

ARBELA, S1/2 OF LOT 4 LYING E OF SEWALLS PT RD

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-001-004-00020-0	1109790	30 S SEWALLS POINT RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
DANA L GRIMMER LIVING TRUST

Mailing Address
DANA L & PETER L GRIMMER TTEE
7502 S SUSAN LN
TRAFALGAR IN 46181

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-001-004-00020-0

Account Number
1109790

Property Address
30 S SEWALLS POINT RD SEWALLS POINT FL

Legal Description
ARBELA, N1/2 OF LOT 4 LYING E OF SEWALLS...

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
193110 Archipelago, High Pt -Canal

Legal Acres
.6400

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 840,000	$ 1,143,960	$ 1,983,960	$ 0	$ 1,983,960	$ 0	$ 1,983,960

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
1/26/17
Sale Price
$ 2,250,000

Grantor (Seller)
WESTON DANTE & KELLY
Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2617213
Book & Page
2904 1196

Legal Description

ARBELA, N1/2 OF LOT 4 LYING E OF SEWALLS PT RD

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-014-000-00010-4	17848	34 S SEWALLS POINT RD SEWALLS POINT FL	3/31/22

General Information

Property Owners
DETURE CHRISTOPHER NICHOLAS
DETURE CONNIE

Mailing Address
34 S SEWALLS POINT RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-014-000-00010-4

Account Number
17848

Property Address
34 S SEWALLS POINT RD SEWALLS POINT FL

Legal Description
HILLCREST, LOT 1

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
193110 Archipelago, High Pt -Canal

Legal Acres
.8370

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 1,050,000	$ 481,500	$ 1,531,500	$ 77,170	$ 1,454,330	$ 50,000	$ 1,404,330

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
12/30/15
Sale Price
$ 1,190,000

Grantor (Seller)
BELL ROSEMARIE
Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2551940
Book & Page
2827 1065

Legal Description

HILLCREST, LOT 1

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-014-000-00260-1	17873	106 HILLCREST DR SEWALLS POINT FL	3/31/22

General Information

Property Owners
STENHOJ NIELS U
STENHOJ MARINA L

Mailing Address
106 HILLCREST DR
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-014-000-00260-1

Account Number
17873

Property Address
106 HILLCREST DR SEWALLS POINT FL

Legal Description
HILLCREST, LOT 26 & A PORTION OF LOT 27 ...

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.7500

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 302,500	$ 254,900	$ 557,400	$ 51,896	$ 505,504	$ 50,000	$ 455,504

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
11/23/99
Sale Price
$ 361,500

Grantor (Seller)
VARNEY, A MICHAEL
Deed Type
Special Warranty Deed

Doc Num
N/A
Book & Page
1438 1944

Legal Description

HILLCREST, LOT 26 & A PORTION OF LOT 27 AS DESC IN OR 742/2593

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-014-000-00270-9	17874	104 HILLCREST DR SEWALLS POINT FL	3/31/22

General Information

Property Owners
TWOHEY CHRISTOPHER L L/E
TWOHEY BOBBI M L/E

Mailing Address
104 HILLCREST DR
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-014-000-00270-9

Account Number
17874

Property Address
104 HILLCREST DR SEWALLS POINT FL

Legal Description
HILLCREST, LOT 27 (LESS PORTION ALG W/LN...

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.4650

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 275,000	$ 583,310	$ 858,310	$ 105,623	$ 752,687	$ 50,000	$ 702,687

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
9/26/19
Sale Price
$ 100

Grantor (Seller)
TWOHEY CHRISTOPHER J
Deed Type
Quit Claim Deed

Doc Num
2777503
Book & Page
3085 2896

Legal Description

HILLCREST, LOT 27 (LESS PORTION ALG W/LN DESC IN OR 742/2593) & TOGETHER WITH W 5.95' OF LOT 28

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-014-000-00280-7	17875	102 HILLCREST DR SEWALLS POINT FL	3/31/22

General Information

Property Owners
SONIA M PAWLUC REVOCABLE TRUST OF 1994

Mailing Address
SONIA M PAWLUC TTEE
102 HILLCREST DR
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-014-000-00280-7

Account Number
17875

Property Address
102 HILLCREST DR SEWALLS POINT FL

Legal Description
HILLCREST, LOT 28 (LESS W 5.95') & W 1.0...

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.4310

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 275,000	$ 185,700	$ 460,700	$ 85,328	$ 375,372	$ 50,000	$ 325,372

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
8/6/19
Sale Price
$ 100

Grantor (Seller)
PAWLUC FAMILY TRUST OF 1995
Deed Type
Deed of Reconveyance or Trustee's Deed

Doc Num
2769692
Book & Page
3076 1426

Legal Description

HILLCREST, LOT 28 (LESS W 5.95') & W 1.00' OF LOT 29

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-014-000-00290-5	17876	100 SE HILLCREST DR SEWALLS POINT FL	3/31/22

General Information

Property Owners
NEWMAN RALPH W
NEWMAN PENELOPE E

Mailing Address
4843 PADDINGTON WAY
POWELL OH 43065

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-014-000-00290-5

Account Number
17876

Property Address
100 SE HILLCREST DR SEWALLS POINT FL

Legal Description
HILLCREST, LOT 29 (LESS W 1.00')

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.4800

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 247,500	$ 287,400	$ 534,900	$ 0	$ 534,900	$ 0	$ 534,900

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
6/17/13	ROBSON NICHOLAS GUY & JAYNE TINA	2404575
Sale Price	**Deed Type**	**Book & Page**
$ 617,500	Wd Full Covenant and Warranty Deed	2662 1958

Legal Description

HILLCREST, LOT 29 (LESS W 1.00')

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-015-000-00030-0	139571	4 SUMMER LN SEWALLS POINT FL	3/31/22

General Information

Property Owners
GOLDMAN RICHARD J & COLLEEN K

Mailing Address
4 SUMMER LN
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-015-000-00030-0

Account Number
139571

Property Address
4 SUMMER LN SEWALLS POINT FL

Legal Description
LOT 3 WEST END ESTATES (PB 14 PG 88)

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.6600

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 385,000	$ 656,010	$ 1,041,010	$ 201,712	$ 839,298	$ 50,000	$ 789,298

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
7/30/03

Sale Price
$ 295,000

Grantor (Seller)
ALLMAN, ROY (TR)

Deed Type
Special Warranty Deed

Doc Num
1680055

Book & Page
1796 2829

Legal Description

LOT 3 WEST END ESTATES (PB 14 PG 88)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-016-000-00010-0	911025	1 TUSCAN LN SEWALLS POINT FL	3/31/22

General Information

Property Owners
PROPERTY OWNER

Mailing Address

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-016-000-00010-0

Account Number
911025

Property Address
1 TUSCAN LN SEWALLS POINT FL

Legal Description
LOT 1 NONI ESTATES (PB 16 PG 7)

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.8950

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 346,500	$ 482,380	$ 828,880	$ 191,124	$ 637,756	$ 50,000	$ 587,756

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
N/A

Sale Price
N/A

Grantor (Seller)
N/A

Deed Type
N/A

Doc Num
N/A

Book & Page
N/A

Legal Description

LOT 1 NONI ESTATES (PB 16 PG 7)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-016-000-00020-0	802053	3 TUSCAN LN SEWALLS POINT FL	3/31/22

General Information

Property Owners
CARLSON WILLIAM E
BRENNAN CARROLL A

Mailing Address
3 TUSCAN LN
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-016-000-00020-0

Account Number
802053

Property Address
3 TUSCAN LN SEWALLS POINT FL

Legal Description
LOT 2 NONI ESTATES (PB 16 PG 7)

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.8000

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 385,000	$ 1,041,810	$ 1,426,810	$ 207,694	$ 1,219,116	$ 50,000	$ 1,169,116

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
9/20/05
Sale Price
$ 625,000

Grantor (Seller)
NONI ENTERPRISES LLC
Deed Type
Special Warranty Deed

Doc Num
1873568
Book & Page
2061 2910

Legal Description

LOT 2 NONI ESTATES (PB 16 PG 7)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-016-000-00030-0	738403	2 TUSCAN LN SEWALLS POINT FL	3/31/22

General Information

Property Owners
MCGOVERN, STEPHEN P & JULIANNE L

Mailing Address
2 TUSCAN LN
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-016-000-00030-0

Account Number
738403

Property Address
2 TUSCAN LN SEWALLS POINT FL

Legal Description
LOT 3 NONI ESTATES (PB 16 PG 7)

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
120200 South Sewall's Point

Legal Acres
.7180

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 385,000	$ 581,550	$ 966,550	$ 175,782	$ 790,768	$ 50,000	$ 740,768

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
5/18/07
Sale Price
$ 468,000

Grantor (Seller)
WILLIS, JAMES & BRENDA SIMPSON
Deed Type
Special Warranty Deed

Doc Num
2014110
Book & Page
2248 2678

Legal Description

LOT 3 NONI ESTATES (PB 16 PG 7)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

APPLICATION TO THE TOWN OF SEWALL'S POINT BOARD OF ZONING ADJUSTMENT

RECEIVED
APR 14 2022
By

I, Susan Day (Name of Applicant) of 13 Simara Street (Address)

Stuart (City) Florida (State) 34996 (Zip)

do hereby make application to the Town of Sewall's Point Board of Zoning Adjustment on the following property in Sewall's Point, legally described as:

Lot 22, Block _____, Subdivision The Archipelago according to Map of Plat Book 4 Page 48 Section _____ Township Sewell's Point South, Range _____ East, of the public records of Martin County, Florida, or property otherwise described by metes and bounds. (Please include current street address, long legal description may be attached separately.)

LOT 22 THE ARCHIPELAGO ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 48 PUBLIC RECORDS, MARTIN COUNTY, FL

for the purpose of a variance on side setback for the AC units behind a decorative fencing and foliage according to Section 82-274 Setbacks

(indicate the specific section of Zoning Regulations, Zoning Resolution, Zoning Ordinance)
Application for Special Exceptions, Variances and Expansions, Exceptions, Permits, Replacement or Restoration of Non-Conforming Uses (referred to herein as "Exception")

To authorize upon appeal such Exception from the terms of the zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of the zoning ordinance would result in unnecessary and undue hardship.

In order to authorize an Exception, an application must be submitted and a public hearing must be held which demonstrates to the satisfaction of the Board of Zoning Adjustment that the following six criteria, as contained in the Code of the Town of Sewall's Point, have been met:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

2. That the special conditions and circumstances do not result from the actions of the applicant.

3. That granting the Exceptions requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

4. That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.

5. That the Exception granted is the minimum Exception that will make possible the reasonable use of the land, building or structure.

1

6. That the grant of the Exception will be in harmony with the general intent and purpose of the ordinance and that such Exception will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any Exception, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the Exception is granted, shall be begun or completed or both.

The Board of Adjustment may prescribe a reasonable time limit within which the action for which the Exception is required shall be begun or completed or both.

No non-conforming use of the neighboring lands, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered for the issuance of a Exception.

The Town shall post Notice of Public Hearing upon the Town Hall bulletin board and shall also see to the publication of the Notice of Hearing in a newspaper of general circulation printed in Martin County, Florida, at least fifteen (15) days prior to the date of the public hearing. All costs thereby incurred by the Town shall be reimbursed to the Town by the applicant prior to the Public Hearing. The Applicant shall post Notice of Public Hearing on the property for which the Exception is sought, and shall at the Applicant's expense, send written notice to property owners of record within 300 feet of the subject property, to be mailed by certified mail, return receipt requested, no later than fifteen (15) days PRIOR TO THE DATE OF THE HEARING.

CERTIFICATION

The Applicant hereby certifies that the information which he/she has provided on and together with this application is correct and accurate to the best of his/her knowledge and belief. The Applicant also certifies that existing deed restrictions or covenants on this property will be adhered to and that if this request is granted, all necessary permits will be obtained and that all orders, resolutions, codes, conditions, rules, regulations and ordinances pertaining to the use of the above-described property will be complied with. The Applicant further certifies that he/she has read all of the above and the Guide to Preparation of Application for Board of Zoning Adjustment and will comply therewith, understanding that failure to do so may result in a denial of the request or administrative dismissal of the application.

Dated this 13th day of April, 2022

Signature of Applicant or Applicant's Attorney

Prepared by & Return to:

Assured Title Agency
825 Parkway Street
Suite 1
Jupiter, FL 33477

21-2068

WARRANTY DEED

THIS INDENTURE, made this **3rd day of June, 2021**, between **William L. Read, II and Allison A. Read, Husband and Wife**, whose post office address is **6502 Fairview Road, Hixson, TN 37343,** hereinafter called the Grantor*, and **John M. Smith and Susan M. Day, Husband and Wife,** whose post office address is **13 Simara Street, Sewalls Point, FL 34996** hereinafter called the grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee'ssuccessors and assigns forever, the following described land, situate, lying and being in **Martin** County, Florida, to wit:

Property Folio No. : **13-38-41-001-000-00220.00000**

Lot 22, THE ARCHIPELAGIO, according to the Plat thereof as recorded in Plat Book 4, Page 48, of the Public Recods of Martin County, Florida

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes accruing subsequent to December 31, 2020.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the above granted, bargained and described premises in fee simple forever.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence.

WITNESS
Printed Name: Daniel Hauser

William L. Read, II

WITNESS
Printed Name: Renate B. Walker

Allison A. Read

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me, by means of (X) physical presence or ( ) online notarization, this 7 day of June 2021, by William L. Read, II and Allison A. Read, who is/are personally known to me or who has/have produced Driver's License as identification and who did not take an oath.

(Notary Seal)

Notary Public:

Printed Notary Name
My Commission Expires:

Buyer's and Seller's Combined Closing Statement

Name of Buyer:	Jack M. Smith and Susan M. Day
Buyer Address:	
Name of Seller:	William L. Read, II and Allison A. Read
Seller Address:	
Property Address:	13 Simara Street, Sewalls Point, FL 34996
Id#	
Settlement Agent:	ASSURED TITLE AGENCY, LLC
Phone #(561) 222-2683	825 PARKWAY ST., SUITE 1, JUPITER, FL 33477
Place of Settlement:	825 PARKWAY ST., SUITE 1, JUPITER, FL 33477
Settlement Date:	6/3/2021

Settlement Agent Tax Id#: 45-5326313

	Summary of Buyer's Transaction				Buyer
K	**Gross Amount Due From Buyer**				
01	**Contract sales price**				1,820,000.00
02	Personal property				
03	Total Settlement Charges to Buyer **from Page 2** ▶				7,281.50
04					
05					
	Adjustments for items paid by seller in advance				
06	City/town taxes		to		
07	County taxes		to		
08	Assessments		to		
09	Sanitation/Trash	6/3/2021	to	9/30/2021	98.40
10	Archipelago HOA	6/3/2021	to	12/31/2021	1,156.16
11			to		
12			to		
	Gross Amount Due From Buyer				1,828,536.06
L	**Amounts Paid by or on Behalf of Buyer**				
01	Deposit or earnest money				100,000.00
02	Seller Financing				
03	Existing loan(s) taken subject to				
04					
05					
06	Principal amount of new loan(s)				
07					
08					
09					
	Adjustments for items unpaid by seller				
10	City/town taxes		to		
11	County taxes	1/1/2021	to	6/3/2021	3,405.24
12	Assessments		to		
13			to		
14			to		
15			to		
	Total Amounts Paid by or on Behalf Of Buyer				103,405.24
	CALCULATION				
	Total due from Buyer at Closing (K)				1,828,536.06
	Total paid by or on behalf of Buyer at Closing (L)				103,405.24
	Cash to Close [X] **From** [ ] **To Buyer**				1,725,130.82

	Summary of Seller's Transaction				Seller
M	**Gross Amount Due to Seller**				
01	**Contract sales price**				1,820,000.00
02	Personal property				
03					
04					
05					
	Adjustments for items paid by seller in advance				
06	City/town taxes		to		
07	County taxes		to		
08	Assessments		to		
09	Sanitation/Trash	6/3/2021	to	9/30/2021	98.40
10	Archipelago HOA	6/3/2021	to	12/31/2021	1,156.16
11			to		
12			to		
	Gross Amount Due To Seller				1,821,254.56
N	**Reductions In Amount Due to Seller**				
01	Excess deposit (see instructions)				
02	Total Settlement Charges to seller **from Page 2** ▶				105,172.50
03	Existing loan(s) taken subject to				
04	Payoff of first mortgage loan				764,129.03
05	Payoff of second mortgage loan				
06					
07					
08					
09					
	Adjustments for items unpaid by seller				
10	City/town taxes		to		
11	County taxes	1/1/2021	to	6/3/2021	3,405.24
12	Assessments		to		
13			to		
14			to		
15			to		
	Total Reductions in Amount Due Seller				872,706.77
	CALCULATION				
	Total due to Seller at Closing (M)				1,821,254.56
	Total due from Seller at Closing (N)				872,706.77
	Cash [X] **To** [ ] **From Seller**				948,547.79

©2016 Display Systems, Inc. (863) 763-5555 - (DisplaySoft)

Buyer's and Seller's Combined Closing Statement

Property Address: 13 Simara Street, Sewalls Point, FL 34996

					Buyer Paid Expenses	Seller Paid Expenses
	Sales/Broker Charges					
00	**Sales/Broker's Commission based on price**	1,820,000.00 @	5.00 %=	91,000.00		
01	Division of Commission as follows:					
02	45,500.00	to BHHS Florida Realty				
03	45,500.00	to Waterfront Properties				
04	Commission paid at Settlement					91,000.00
05		to				
06	Tramsactopm Fee	to BHHS Florida Realty				395.00
	Title Charges					
01	Settlement or closing fee	to Assured Title Agency ($750.00)			WAIVED	
02	Abstract or title search	to Old Republic			125.00	
03	Title examination	to				
04	Title insurance binder	to				
05	Document preparation	to				
06	Notary fees	to				
07	Attorney's fees	to				
08	Title insurance	coverage by Old Republic National Title Insurance Company			7,125.00	
09	Seller's Title Insurance Policy Coverage Amount $					
10	Owner's Title Insurance Policy Coverage Amount $	1,820,000.00				
11		to				
12		to				
13		to				
14		to				
	Government Recording and Transfer Charges					
01	Recording Fees: Deed $27.00;				27.00	
02	City/county tax/stamps:					
03	State tax/stamps: Deed $12,740.00;					12,740.00
04	E-Recording	to Clerk of Court			4.50	9.00
05	Record Affidavit/NOC	to Clerk of Court				28.50
	Other Settlement Charges					
01	Survey	to				
02	Pest Inspection	to				
03	Roof Inspection	to				
04	Municipal Lien/Permit Search	to Martin County/Assured			WAIVED	
05	Balance of HOA	to Archipelago HOA				1,000.00
06		to				
07		to				
08		to				
09		to				
10		to				
11		to				
12		to				
13		to				
14		to				
	Total Closing Charges	Post to buyer line (K)03 and seller line (N)02 on **Page 1** ▶			**7,281.50**	**105,172.50**

Buyer and Seller Settlement Statement Signature Certification

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

Jack M. Smith	Buyer	William L. Read, II	Seller
Susan M. Day	Buyer	Allison A. Read	Seller

ASSURED TITLE AGENCY, LLC

Settlement Agent

6/3/2021
Date

File #: 21-2068 **Loan #:** **Mortgage Ins. Case #:**

Buyer and Seller Settlement Statement Signature Certification

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

Jack M. Smith	Buyer	William L. Read, II	Seller
Susan M. Day	Buyer	Allison A. Read	Seller

ASSURED TITLE AGENCY, LLC

Settlement Agent

6/3/2021
Date

File #:
21-2068

Loan #:

Mortgage Ins. Case #:

April 13, 2022

Mrs. Heidi Smith
11 Simara St.
Sewall's Point, FL 34996

RE: LOT 22 THE ARCHIPELAGO ACCORDING TO THE PLAT THEREOP RECORDED IN PLAT BOOK 4 PAGE 46 PUBLIC REORDS MARTIN COUNTY FLORIDA

Dear Mrs. Smith,

Please be advised as owner of property within 300 feet of the above-described property, you are hearby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 or as soon thereafter as the matter may be heard, on the 18th day of May 2022, at the Sewall's Point Town Hall, by the board of Zoning Adjustment to consider the matter of a variance to the setbacks to the existing zoning requirements according to the Sewall's point Ordinance Section 82-274.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow the relocation of an air conditioning unit.

You are invited to attend and be heard or write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point, Florida 34996.

Sincerely,

Jack Smith

Susan Day

UNITED STATES POSTAL SERVICE.

JUPITER
1095 MILITARY TRL
JUPITER, FL 33458-9998
(800)275-8777

04/14/2022 09:24 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		$0.58
Stuart, FL 34996			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Sat 04/16/2022			
Certified Mail®			$3.75
Tracking #:			
70212720000257850611			
Return Receipt			$3.05
Tracking #:			
9590 9402 7365 2028 8991 79			
Total			$7.38

Grand Total: $7.38

Debit Card Remitted $7.38
Card Name: VISA
Account #: XXXXXXXXXXXX1122
Approval #: 279922
Transaction #: 618
Receipt #: 049474
Debit Card Purchase: $7.38
AID: A0000000980840 Chip
AL: US DEBIT
PIN: Verified

****

7021 2720 0002 5785 0611

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

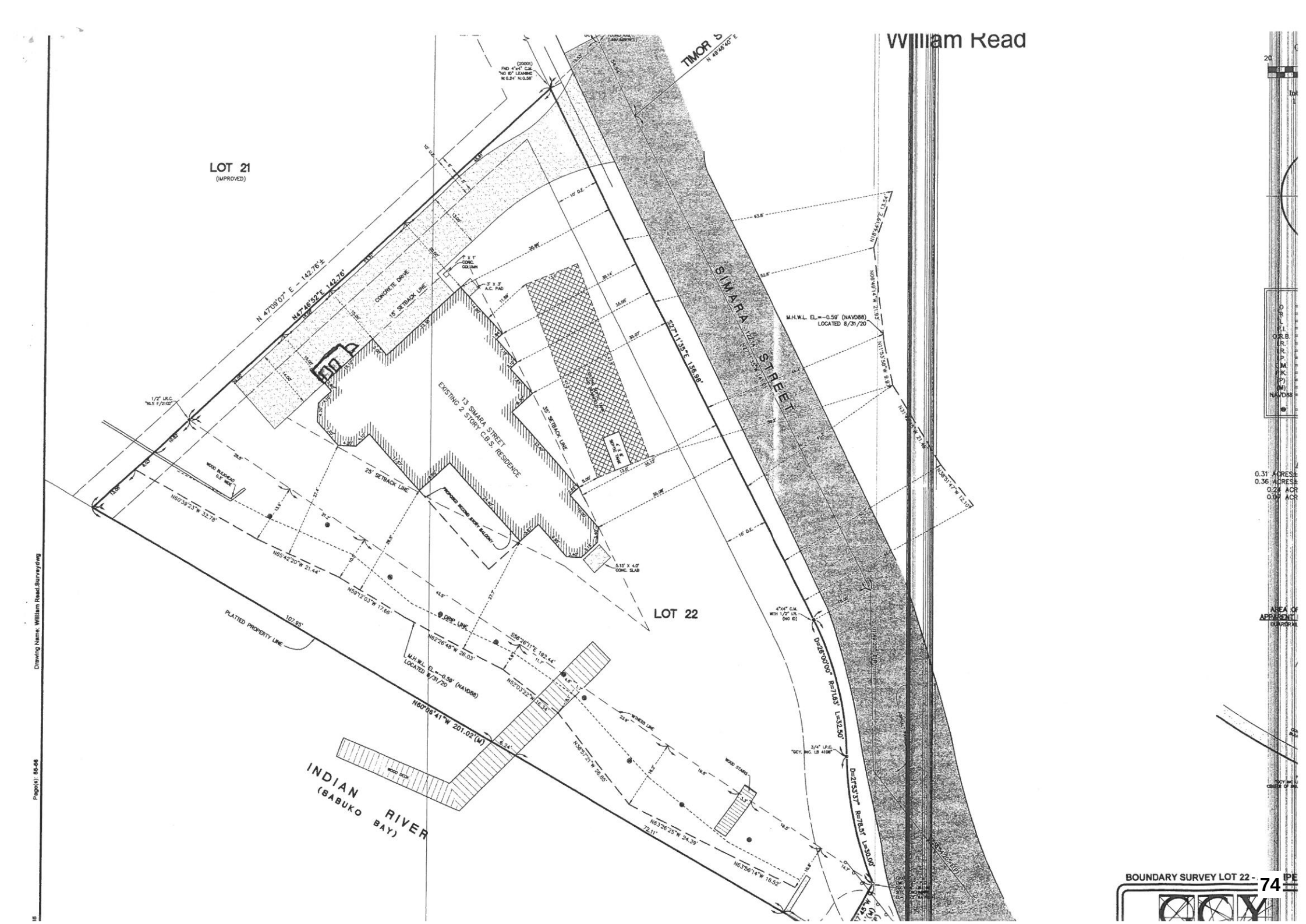
For delivery information, visit our website at *www.usps.com®*.
Stuart, FL 34996

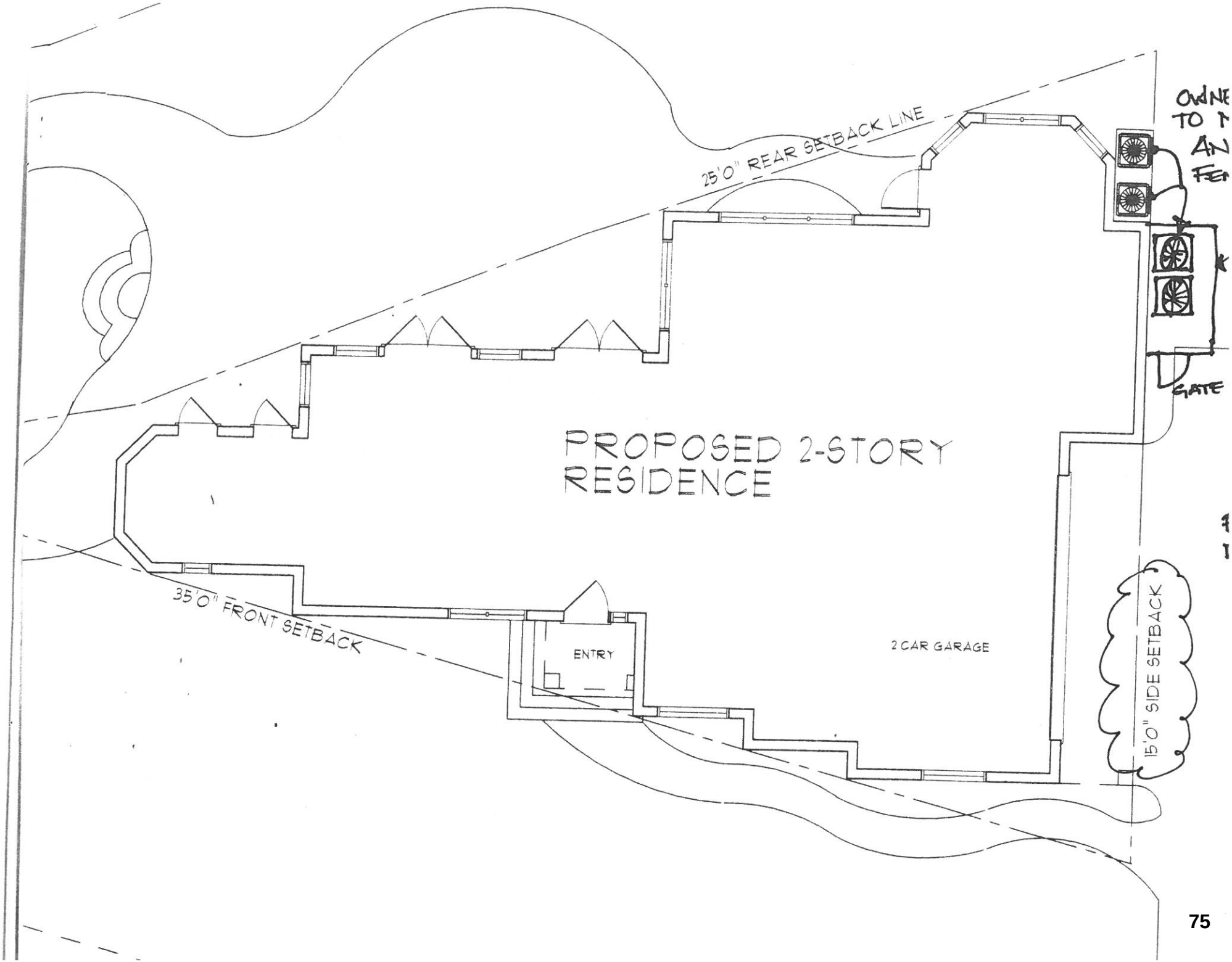
OFFICIAL USE

Certified Mail Fee	$3.75	0420 09
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.58	
Total Postage and Fees	$7.38	04/14/2022

Sent To: MRS. HEIDI SMITH
Street and Apt. No., or PO Box No.: 11 SIMARA STREET
City, State, ZIP+4®: SEWELL'S POINT, FL 34996

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


William Read
LOT 21
(IMPROVED)
TIMOR S
SIMARA STREET
13 SIMARA STREET
EXISTING 2 STORY C.B.S. RESIDENCE
CONCRETE DRIVE
15' SETBACK LINE
25' SETBACK LINE
35' SETBACK LINE
PROPOSED SECOND STORY BALCONY
LOT 22
PLATTED PROPERTY LINE
INDIAN RIVER
(BABUKO BAY)
WOOD DECK
WOOD STAIRS
WITNESS LINE
DRIP LINE
M.H.W.L. EL.=-0.59' (NAVD88)
LOCATED 8/31/20
N 47°09'07" E - 142.76'±
N47°46'52"E 142.76'
S27°11'35"E 136.98'
N60°06'41"W 201.02'(M)
N60°39'23"W 32.78'
N65°42'20"W 21.44'
N59°12'03"W 17.66'
N62°26'48"W 26.03'
S56°26'11"E 192.44'
N52°03'22"W 16.34'
N38°57'21"W 26.85'
N63°26'25"W 24.39'
N63°56'14"W 18.52'
D=28°00'00" R=71.63' L=32.50'
D=21°53'37" R=78.51' L=30.00'
N38°51'47"W 12.10'
N11°53'58"W 9.97'
N18°44'19"E 13.54'
N08°49'14"W 21.93'
N31°42'45"W 21.48'
0.31 ACRES±
0.36 ACRES±
0.24 ACR
0.07 ACR
AREA OF
APPARENT
BOUNDARY SURVEY LOT 22 -
Drawing Name: William Read.Surveydwg
Page(s): 55-56


25'0" REAR SETBACK LINE
PROPOSED 2-STORY
RESIDENCE
35'0" FRONT SETBACK
ENTRY
2 CAR GARAGE
15'0" SIDE SETBACK
GATE

APPLICATION TO THE TOWN OF SEWALL'S POINT BOARD OF ZONING ADJUSTMENT

RECEIVED
APR 14 2022
By

I, Jay Palmer (Name of Applicant) of 2791 SW Westlake Cir (Address)

Palm City (City) FL (State) 34990 (Zip)

do hereby make application to the Town of Sewall's Point Board of Zoning Adjustment on the following property in Sewall's Point, legally described as:

Lot 11, Block _____, Subdivision _____ according to Map of Plat Book _____ Page _____ Section _____ Township _____ South, Range _____ East, of the public records of Martin County, Florida, or property otherwise described by metes and bounds. (Please include current street address, long legal description may be attached separately.)

GEO W BAKER'S, S 100' OF THE NORTH 200' OF LOT 4 (LESS TR AS IN 43/209) LYING W OF SLY EXTENSION OF E/LN RIVER RD

(A.K.A. LOT B WILLIAM G FRICK JR MINOR S/D REC'D IN OR 1459/2148)(LESS E 50' R/W TO TOWN)

for the purpose of Installation of air conditioners and pool equipment in set back I was not informed that htey could not be in set backs until house was drywalled SECTION 82-274 SETBACKS
(indicate the specific section of Zoning Regulations, Zoning Resolution, Zoning Ordinance)

Application for Special Exceptions, Variances and Expansions, Exceptions, Permits, Replacement or Restoration of Non-Conforming Uses (referred to herein as "Exception")

To authorize upon appeal such Exception from the terms of the zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of the zoning ordinance would result in unnecessary and undue hardship.

In order to authorize an Exception, an application must be submitted and a public hearing must be held which demonstrates to the satisfaction of the Board of Zoning Adjustment that the following six criteria, as contained in the Code of the Town of Sewall's Point, have been met:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

2. That the special conditions and circumstances do not result from the actions of the applicant.

3. That granting the Exceptions requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

4. That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.

5. That the Exception granted is the minimum Exception that will make possible the reasonable use of the land, building or structure.

6. That the grant of the Exception will be in harmony with the general intent and purpose of the ordinance and that such Exception will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any Exception, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the Exception is granted, shall be begun or completed or both.

The Board of Adjustment may prescribe a reasonable time limit within which the action for which the Exception is required shall be begun or completed or both.

No non-conforming use of the neighboring lands, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered for the issuance of a Exception.

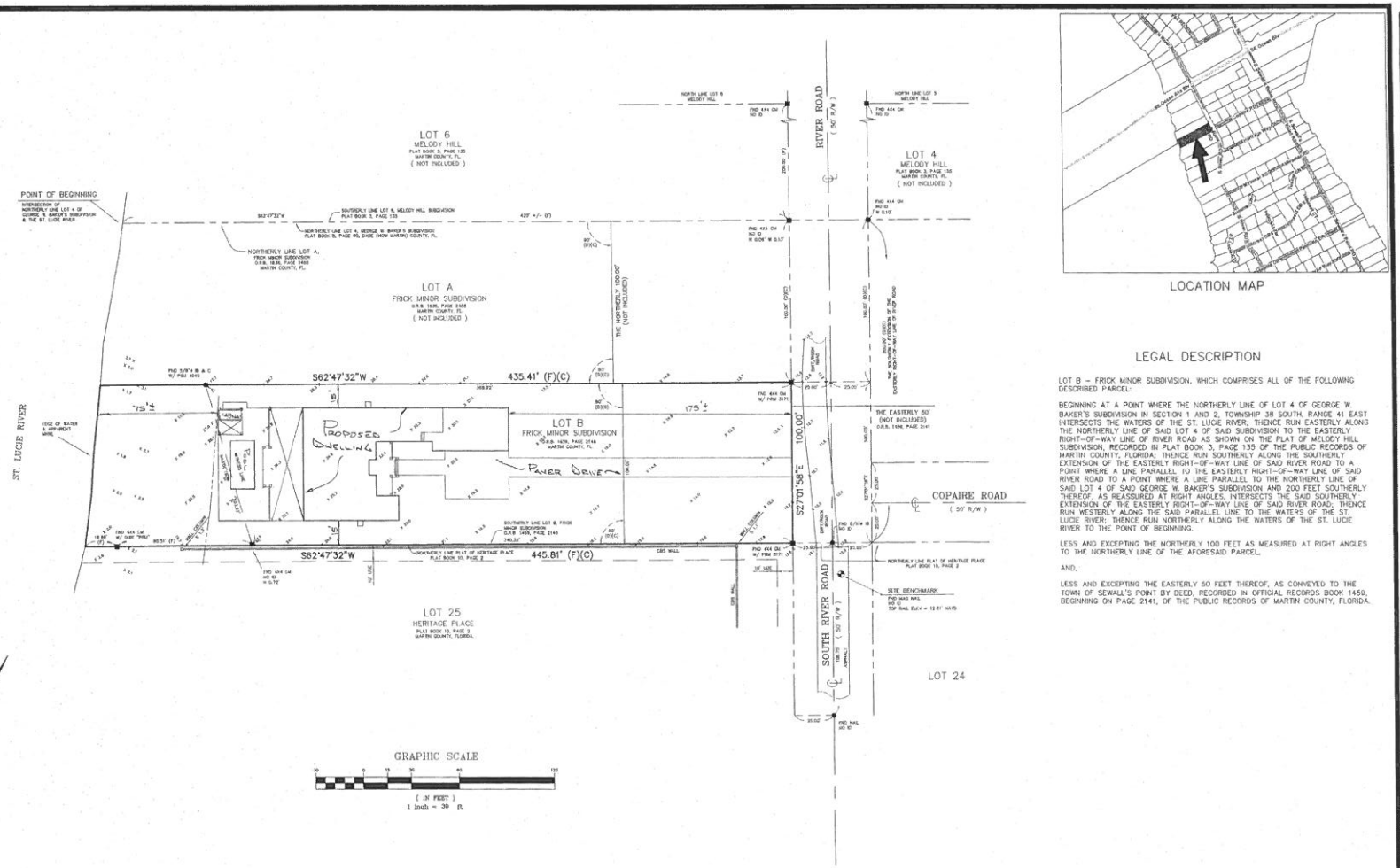
The Town shall post Notice of Public Hearing upon the Town Hall bulletin board and shall also see to the publication of the Notice of Hearing in a newspaper of general circulation printed in Martin County, Florida, at least fifteen (15) days prior to the date of the public hearing. All costs thereby incurred by the Town shall be reimbursed to the Town by the applicant prior to the Public Hearing. The Applicant shall post Notice of Public Hearing on the property for which the Exception is sought, and shall at the Applicant's expense, send written notice to property owners of record within 300 feet of the subject property, to be mailed by certified mail, return receipt requested, no later than fifteen (15) days PRIOR TO THE DATE OF THE HEARING.

CERTIFICATION

The Applicant hereby certifies that the information which he/she has provided on and together with this application is correct and accurate to the best of his/her knowledge and belief. The Applicant also certifies that existing deed restrictions or covenants on this property will be adhered to and that if this request is granted, all necessary permits will be obtained and that all orders, resolutions, codes, conditions, rules, regulations and ordinances pertaining to the use of the above-described property will be complied with. The Applicant further certifies that he/she has read all of the above and the Guide to Preparation of Application for Board of Zoning Adjustment and will comply therewith, understanding that failure to do so may result in a denial of the request or administrative dismissal of the application.

Dated this 14 day of April, 2022.

Signature of Applicant or Applicant's Attorney



LOCATION MAP

LEGAL DESCRIPTION

LOT B – FRICK MINOR SUBDIVISION, WHICH COMPRISES ALL OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT WHERE THE NORTHERLY LINE OF LOT 4 OF GEORGE W. BAKER'S SUBDIVISION IN SECTION 1 AND 2, TOWNSHIP 38 SOUTH, RANGE 41 EAST INTERSECTS THE WATERS OF THE ST. LUCIE RIVER; THENCE RUN EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 OF SAID SUBDIVISION TO THE EASTERLY RIGHT-OF-WAY LINE OF RIVER ROAD AS SHOWN ON THE PLAT OF MELODY HILL SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 135 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER ROAD TO A POINT WHERE A LINE PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER ROAD TO A POINT WHERE A LINE PARALLEL TO THE NORTHERLY LINE OF SAID LOT 4 OF SAID GEORGE W. BAKER'S SUBDIVISION AND 200 FEET SOUTHERLY THEREOF, AS REASSURED AT RIGHT ANGLES, INTERSECTS THE SAID SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER ROAD; THENCE RUN WESTERLY ALONG THE SAID PARALLEL LINE TO THE WATERS OF THE ST. LUCIE RIVER; THENCE RUN NORTHERLY ALONG THE WATERS OF THE ST. LUCIE RIVER TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE NORTHERLY 100 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF THE AFORESAID PARCEL.

AND,

LESS AND EXCEPTING THE EASTERLY 50 FEET THEREOF, AS CONVEYED TO THE TOWN OF SEWALL'S POINT BY DEED, RECORDED IN OFFICIAL RECORDS BOOK 1459, BEGINNING ON PAGE 2141, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AC	ACRE	EOP	EDGE OF PAVEMENT	H & TT	RAIL & TIE TAB	PRO	PROPOSED
A/C	AIR CONDITIONER	EOW	EDGE OF WATER	H & W	NAIL & WASHER	R	RADIUS
ALUM	ALUMINUM	EP	ELECTRIC METER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RAD	RADIAL
ANC	ANCHOR	ES	ELECTRIC SERVICE	NID ID	NO IDENTIFICATION	RWD	RAILROAD SPIKE
APPROX	APPROXIMATE	ELEV	ELEVATION	NTS	NOT TO SCALE	RNG	RANGE
ASPH	ASPHALT	NAVD	NORTH AMERICAN VERTICAL DATUM	OR	OFFICIAL RECORDS BOOK	RLS	REGISTERED LAND SURVEYOR
BRG	BEARING	EL 17.00	LIVESTOCK ELEVATION	ORB	OFFICIAL RECORDS BOOK	RCP	REINFORCED CONCRETE PIPE
BLK	BLOCK	FT	FEET	O/S	OFFSET	R/W	RIGHT OF WAY
BLVD	BOULEVARD	F	FIELD MEASUREMENT	OH	OVERHEAD	SAN	SANITARY SEWER
BLDG	BUILDING	FHC	FIRE HYDRANT	OHW	OVERHEAD WIRE	SEC	SECTION
CATV	CABLE TELEVISION BOX	FFE	FINISHED FLOOR ELEVATION	PG	PAGE	SET I.R.	SET 5/8 IRON BAR & CAP #4049
C	CALCULATED	FH	FIRE HYDRANT	PK	PARKER-KALON NAIL	SET PK	SET PK NAIL & WASHER #4049
CB	CATCH BASIN	FPL	FLORIDA POWER & LIGHT	PK & TT	PARKER-KALON NAIL & TIN TAB	S/T	SET/TAKE
CM	CENTER LINE	GOVT	GOVERNMENT	PK & W	PARKER-KALON NAIL & WASHER	SQ	SQUARE
CLF	CHAINLINK FENCE	HSE	HOUSE	PM&S	PAVEMENT	SBT	SOUTHERN BELL TELEPHONE BOX
CHD	CHORD	I & E	INGRESS & EGRESS EASEMENT	PRM	PERMANENT REFERENCE MONUMENT	S/F	SQUARE FEET
CONC	CONCRETE	INTR	INTERIOR	P	PLAT	S/D	SUBDIVISION
CBS	CONCRETE BLOCK STRUCTURE	IB	IRON BAR	PB	PLAT BOOK		TRANSFER
CMP	CORRUGATED METAL PIPE	IPC	IRON PIPE	PC	POINT OF COMPOUND CURVATURE	TDE	TEMPORARY CONSTRUCTION EASEMENT
CMR	COULD NOT READ	IR & C	IRON BAR & CAP	PC	POINT OF CURVATURE	TOB	TOP OF BANK
CPP	CONCRETE POWER POLE	IP & C	IRON PIPE & CAP	PI	POINT OF INTERSECTION	TOE	TOE OF SLOPE
COR	CORNER	L	ARC LENGTH	POB	POINT OF BEGINNING	TBM	TERRAIN
CPP	CONCRETE POWER POLE	LE	LANDSCAPE EASEMENT	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
CMP	CORRUGATED METAL PIPE	LB	LICENSED BUSINESS NUMBER	POE	POINT OF ENDING	TYP	TYPICAL
CVG	CONCRETE VALLEY GUTTER	LP	LIGHT POLE	PRC	POINT OF REVERSE CURVATURE	UDE	UTILITY & DRAINAGE EASEMENT
D	DEED	M & P	MAG NAIL & WASHER	PT	POINT OF TANGENCY	UE	UTILITY EASEMENT
D/F	DRAINFIELD	MAG	MAG NAIL	PP	POWER POLE	U/G	UNDERGROUND
DE	DRAINAGE EASEMENT	MHE	MAINTENANCE EASEMENT	PUE	PRIVATE UTILITY EASEMENT	VAR	VARIABLE
DF	DRAINAGE FLOW	MF	MANHOLE	PLS	PROFESSIONAL LAND SURVEYOR	WM	WATER METER
EBdT	EASEMENT	MHW	MEAN HIGH WATER	PL	PROPERTY LINE	WV	WATER VALVE
EOC	EDGE OF CONCRETE	MHWL	MEAN HIGH WATER LINE	PROP	PROPOSED	WPP	WOOD POWER POLE
				± 17.00	PROPOSED ELEVATION	#	DIAMETER

1. PROPERTY ADDRESS: 11 SOUTH RIVER ROAD
2. CERTIFIED TO:
–JAY & JUDY PALMER

THE TOWN OF SEWALLS POINT

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

Date of field survey: 10/24/2020

NOTES:
1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the Easterly Line of subject property, Platted as South 27°01'58" East, with all others being relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on benchmark M 693 2007.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0154H, dated 02/19/2020, locates the parcel in Zones A & AE, base flood elevation N/A & 9 feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.
8. The expected use of the survey and map is for Residential Purposes.
9. All measurements are in accordance with the United States standard, in feet.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISIONS	BY
Site Plan 12/30/20	SJB

FILE:

BOUNDARY & TOPOGRAPHIC SURVEY

STEPHEN J. BROWN, INC
LICENSED BUSINESS NUMBER: 6484
SURVEYORS · DESIGNERS · LANDPLANNERS · CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: STEVE@SJBSTUART.COM PHONE: (772)-288-7176

PREPARED FOR: PALMER

DRAWN	S.J.B.
CHECKED	S.J.B.
DATE	10/28/2020
SCALE	1" = 30'
JOB NO	805-77-01
SHEET	ONE
OF ONE	SHEETS

Recorded in Martin County, FL 9/29/2020 1:30 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $35.50Deed Tax: $8,400.00
CFN#2840385 BK 3161 PG 1652 PAGE 1 of 4

Copy Copy Copy

Prepared by and return to:
WALTER G. WOODS
WALTER G. WOODS, P.A.
3766 SE Ocean Blvd Harbour Bay Plaza
Stuart, FL 34996
772-210-5518
File Number: **90-20**
Will Call No.: **44**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23 day of **September, 2020** between **Thunderbird Investment Group, L.L.C., an Illinois Limited Liability Company, a/k/a Thunderbird Investments Group, L.L.C.,** whose post office address is **6N014 Chambellan Lane, Wayne, IL 60184**, grantor, and **Jay Palmer and Judy Palmer, husband and wife** whose post office address is **2377 SW Heronwood Road, Palm City, FL 34990**, 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:

See Legal Description attached hereto as Exhibit "A".

Parcel Identification Number: 01-38-41-004-004-00101-00000

Subject to taxes for 2020 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, 2019**.

DoubleTime®

PCN013841008000000415
OWNERHUBSCHER MICHAEL B MAIL ADDRESS8 S RIVER RDMAIL CITYSEWALLS POINTMAIL STATEFLMAIL ZIP34996SITUS HOUSE8SITUS PREFIXSSITUS STREETRIVERSITUS STREET TYPERDSITUS POST DIR

Parcel:

PCN	013841008000000512
OWNER	FRAZIER CATHERINE SCHUYLER LARSEN LOUIS N
MAIL ADDRESS	3 MELODY LN
MAIL CITY	STUART
MAIL STATE	FL
MAIL ZIP	34996
SITUS HOUSE	3
SITUS PREFIX	

PCN	013841008000000406
OWNER	MINE ANNE
MAIL ADDRESS	5543 ELAINE DR
MAIL CITY	ZEPHYRHILLS
MAIL STATE	FL
MAIL ZIP	33541
SITUS HOUSE	2
SITUS PREFIX	
SITUS STREET	MELODY
SITUS STREET TYPE	LN

PCN	013841008000000601
OWNER	JILL P ROWE DECLARATION OF TRUST ROWE DAVID H TTEE
MAIL ADDRESS	4 SUNRISE CAY
MAIL CITY	KEY LARGO
MAIL STATE	FL
MAIL ZIP	33037
SITUS HOUSE	5

PCN	013841004004001009
OWNER	MAXSON BRENT C MAXSON PENNY D
MAIL ADDRESS	9 S RIVER RD
MAIL CITY	STUART
MAIL STATE	FL
MAIL ZIP	34996
SITUS HOUSE	9
SITUS PREFIX	S
SITUS STREET	RIVER
SITUS STREET TYPE	RD
SITUS POST DIR	
SITUS SUITE	

arcel:

PCN	013841004004000705
OWNER	HOUDESHELL DAVID D DAVID DOUGLAS HOUDESHELL LIVING TRUST
MAIL ADDRESS	14 COPAIRE RD
MAIL CITY	STUART
MAIL STATE	FL
MAIL ZIP	34996
SITUS HOUSE	14
SITUS PREFIX	

PCN	013841004004000607
OWNER	DALY THOMAS A
MAIL ADDRESS	12 COPAIRE DR
MAIL CITY	STUART
MAIL STATE	FL
MAIL ZIP	34996
SITUS HOUSE	12
SITUS PREFIX	
SITUS STREET	COPAIRE
SITUS STREET TYPE	RD

PCN	013841004004000509
OWNER	JENSEN FREDERICK J III JENSEN KATHY LYNN
MAIL ADDRESS	10 COPAIRE RD
MAIL CITY	STUART
MAIL STATE	FL
MAIL ZIP	34996
SITUS HOUSE	10
SITUS PREFIX	

CN	013841013000002201
OWNER	BESSON FRANK SCHAEFFER III BESSON ELAINE H
MAIL ADDRESS	4512 32ND RD N
MAIL CITY	ARLINGTON
MAIL STATE	VA
MAIL ZIP	22207
SITUS HOUSE	7

PCN	013841013000002309
OWNER	GERALD F & LORETT G FRIBOURG REVOCABLE TRUST
MAIL ADDRESS	GERALD F & LORETT G FRIBOURG TTEE
MAIL CITY	STUART
MAIL STATE	FL
MAIL ZIP	34996

PCN	013841013000002407
OWNER	POWELL, WILLIAM GARY POWELL, BEVERLEY SUE
MAIL ADDRESS	16 S RIVER RD
MAIL CITY	STUART
MAIL STATE	FL
MAIL ZIP	34996
SITUS HOUSE	16
SITUS PREFIX	S

N013841013000001202
OWNERDEJOHN GREGORY C & NANCY A MAIL ADDRESS10 HERITAGE WAYMAIL CITYSTUARTMAIL STATEFLMAIL ZIP34996SITUS HOUSE10SITUS PREFIXSITUS STREETHERITAGESITUS STREET TYPEWAYSITUS POST DIRSITUS SUITESITUS CITYSEWALLS POINTSITUS STATEFLSITUS ZIP34996ACCOUNT17834DOR CODE101ALIASAIN17834PINLRSNLAST REVISIONSeptember 24, 2017ACRES0.38

PCN	013841013000001104
OWNER	MUSSO DONNA W
MAIL ADDRESS	18 S RIVER RD
MAIL CITY	STUART
MAIL STATE	FL
MAIL ZIP	34996
SITUS HOUSE	18
SITUS PREFIX	S
SITUS STREET	RIVER
SITUS STREET TYPE	RD
SITUS POST DIR	
SITUS SUITE	
SITUS CITY	SEWALLS POINT
SITUS STATE	FL
SITUS ZIP	34996
ACCOUNT	17833
DOR CODE	101
ALIAS	
AIN	17833
PIN	
LRSN	
LAST REVISION	September 24, 2017
ACRES	0.39

PCN	013841013000000800
OWNER	SCHMIDT PETER A SCHMIDT ANNE T

MAIL ADDRESS 15 HERITAGE WAY
MAIL CITY STUART
MAIL STATE FL
MAIL ZIP 34996
SITUS HOUSE 15

PCN 013841013000002500
OWNER FROHLICH KATHERINE A
MAIL ADDRESS 9 PALM RD
MAIL CITY STUART
MAIL STATE FL
MAIL ZIP 34996
SITUS HOUSE

PCN 013841013000001006
OWNER GETZ THOMAS A GETZ DIANE P
MAIL ADDRESS 44 COCONUT LN
MAIL CITY TEQUESTA
MAIL STATE FL
MAIL ZIP 33469
SITUS HOUSE 15
SITUS PREFIX S
SITUS STREET RIVER

013841013000000908
OWNER VICKI L VAKANI REVOCABLE TRUST
MAIL ADDRESS VICKI L & ARVIND K VAKANI TTEE
MAIL CITY STUART
MAIL STATE FL
MAIL ZIP 34996
SITUS HOUSE 17
SITUS PREFIX S

PCN 013841013000001300
OWNER REVOCABLE TRUST (IRENE E & ARMAND CIFELLI)
MAIL ADDRESS ARMAND CIFELLI TTEE
MAIL CITY STUART
MAIL STATE FL
MAIL ZIP 34996
SITUS HOUSE 8