



Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
 772-288-5495 www.martin.fl.us

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Variance (Administrative) Checklist

Please include the following items in the order shown below. **If any item is not included, please identify the item and the reason for its exclusion.** Links to specific forms are included with some items, noted in blue font.

REQUIRED FORMAT

All documents and plans shall be submitted digitally, on one disc or flash drive (flash drive preferred). The digital version of plans shall be a .pdf at a minimum of 24x36 inches and 300 dpi (not a scanned copy). **Bookmark all the documents and plans in the order they appear in the Checklist.** Do not provide electronic signatures on any documents as they create errors in the bookmarked PDFs. *enclosed Done SDK*

One paper packet (8 1/2x11-inch) of documents must also be submitted. Include **one** (1) full-size folded (not rolled) hard copies of the survey and **one** (1) set of minimum 11"x17" hard copies of all other plans. Certain documents require raised seal and wet signatures as described in the specific checklist item. *Done SDK*

FEE: The full application fee as established by BOCC resolution shall be submitted with the application. Checks are made payable to the Martin County Board of County Commissioners. *check #3405 \$1290.00 enclosed seal*
[Development Review Fee Schedule](#)

REQUIRED DOCUMENTS

- 1. **APPLICATION:** Application signed by the owner or the entity having power of attorney from the owner to act on his/her behalf, pursuant to section 10.5.B. In addition to identifying the entities that comprise the development team, the names of each individual who is authorized to submit documents during the development review process must be listed on the application and power of attorney forms.
[Development Review Application](#)
- 2. **DIGITAL SUBMITTAL AFFIDAVIT:** Affidavit, signed by the applicant or agent, certifying the digital application is an exact duplicate of the hard copy.
[Digital Submittal Affidavit](#)

- 3. **COPYRIGHT PERMISSION TO DUPLICATE MATERIALS FORM:** Individual permission to duplicate copyright materials form as required to comply with public record requests for such items as site plans and surveys. Each consultant that has a copyright on any documents/plans needs to fill out an individual form.
[Permission to Duplicate Copyright Materials](#)
- 4. **NARRATIVE:** Project summary including the history of the property/project, the variance being requested and any associated information relating to the proposal.
- 5. **POWER OF ATTORNEY:** A notarized power of attorney authorizing an agent to act on the owners' behalf. Not Applicable. Owner is acting on his own behalf.
- 6. **RECORDED DEED:** A copy of the recorded deed(s) for the subject property.
- 7. **PROPERTY TRANSFER:** A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
- 8. **LEGAL DESCRIPTION:** Full legal description including parcel control number(s) and total acreage.
- 9. **SITE LOCATION MAP:** Include all adjacent and internal roadways, surrounding properties and a clear site boundary.

REQUIRED PLANS

- 10. **BOUNDARY SURVEY:** Boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of the application, signed and sealed by a licensed Florida Professional Surveyor and Mapper.
- 11. **SITE PLAN:** A site plan illustrating what is being requested.

RESOURCES: [Martin County Development Review Webpage](#)



Martin County, Florida
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DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Variance

Name or Title of Proposed Project: Planned New Home Construction

Brief Project Description:

Application seeking side yard setback variance from 30' to 20'

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** _____

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

30-37-42-015-000-00110-1

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Foxland Properties, Inc.

Company Representative: Scott Krill, President

Address: 18 South 5th Street

City: Geneva, **State:** IL **Zip:** 60134

Phone: (630) 660-4484 **Email:** skrill@krillandkrill.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Foxland Properties, Inc.
Company Representative: Scott Krill, President
Address: 18 South 5th Street
City: Geneva, State: IL Zip: 60134
Phone: (630) 845-8600 Email: skrill@krillandkrill.com

Agent (Name or Company): M.A. Corson & Associates
Company Representative: Mark Corson
Address: 412 S. Colorado Avenue
City: Stuart, State: FL Zip: 34994
Phone: (772) 215-0680 Email: mark@macorsonarchitect.com

Contract Purchaser (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Land Planner (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Landscape Architect (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Surveyor (Name or Company): Karner Surveying, Inc.
Company Representative: Regina Karner
Address: 2740 SW Martin Downs Blvd.
City: Palm City, State: FL Zip: 34990
Phone: (772) 288-7206 Email: karner@karnersurveyinginc.com

Civil Engineer (Name or Company): CSM Engineering, Inc.
Company Representative: Charles Darden, Jr.
Address: 208-210 SW Ocean Boulevard
City: Stuart, State: FL Zip: 34994
Phone: (772) 220-4601 Email: cadarden@esm-e.net

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Architect (Name or Company): M.A. Corson & Associates
Company Representative: Mark Corson
Address: 412 S. Colorado Avenue
City: Stuart, State: FL Zip: 34994
Phone: (772) 215-0680 Email: mark@macorsonarchitect.com

Attorney (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Environmental Planner (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Other Professional (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877. F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.



Applicant Signature

March 13, 2024

Date

Scott Krill

Printed Name

STATE OF ILLINOIS

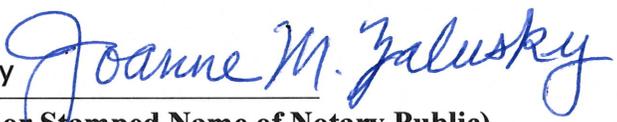
COUNTY OF KANE

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 13th day of March, 2024, by Scott Krill, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Illinois



Joanne Zalusky 

(Printed, Typed or Stamped Name of Notary Public)

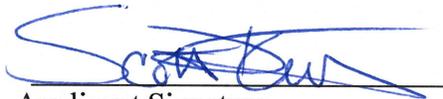


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Digital Submittal Affidavit

I, Scott Krill, attest that the electronic version included for the project Variance Request, 1065 NE Doubloon Dr is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


 Applicant Signature

March 13, 2024
 Date

STATE OF ILLINOIS
COUNTY OF KANE

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 13th day of March, 2024, by Scott Krill, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of ~~Florida~~ Illinois



Joanne M. Zalusky
 (Printed, Typed or Stamped Name of Notary Public)



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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Scott Krill, am the copyright owner of the following materials:
Variance Application Documents 1065 NE Doubloon Dr. (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

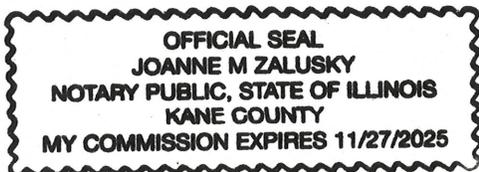
I warrant that I have the authority to grant the permission requested by Martin County.


 Printed Name: Scott Krill

STATE OF ILLINOIS
COUNTY OF KANE

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 13th day of March, 2024, by Scott Krill, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of ~~Florida~~ Illinois

Joanne M. Zalusky
 (Printed, Typed or Stamped Name of Notary Public)



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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, MARK A. CORSON, am the copyright owner of the following materials: SITE PUPP - LOT #11 GALLEDON PT, STUART ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.

[Signature]
 Printed Name: MARK A. CORSON

STATE OF ~~FLORIDA~~ ILLINOIS
 COUNTY OF ~~MARTIN~~ KANE

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 13th day of March, 2021, by Mark Corson, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of ~~Florida~~ ILLINOIS



Joanne Zalusky Joanne M. Zalusky
 (Printed, Typed or Stamped Name of Notary Public)

M.A.CORSON & ASSOCIATES, INC.
ARCHITECTURE * STRUCTURAL DESIGN

March 15, 2024

Mr. Paul Schilling
Growth Management Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Narrative for Variance Application, 1065 NE Doubloon Drive, Stuart FL (Lot 11 Galleon Bay Subdivision). PCN 30-37-42-015-000-00110-1.
Owner/Applicant: Foxland Properties, Inc. (Scott and Karen Krill)

Dear Mr. Schilling:

I am working with my clients, Scott and Karen Krill, to develop plans to build a single-family residence on the lot located at 1065 NE Doubloon Drive, Stuart (Lot 11 Galleon Bay Subdivision). Mr. and Mrs. Krill are the owners of Foxland Properties, Inc., which is the record owner of the property.

We are submitting this application and supporting documents to respectfully request a variance for their property--essentially the same variance that was granted recently for neighboring lots in Galleon Bay.

The property is located along the Atlantic Ocean on South Hutchinson Island in Galleon Bay Subdivision, and is legally described and visually depicted in the "Legal Description," "Site Location Map," "Site Plan" and "Boundary Survey" all of which are included with this submittal.

I am working on plans for Mr. and Mrs. Krill to build a new home on the property. The property itself is an oceanfront lot of 0.911 acres (according to the Martin County Appraiser's records). Because of the various local, state and federal regulations applicable to this site, the building pad is relatively small compared to the size of the lot. Our proposed building plans leave about 75% of the lot as open space, with the home and related improvements covering only about 25% of the lot. We have taken great care to protect the environmentally sensitive setting (including the dune preservation area) and enhance the appearance of the Galleon Bay community and surrounding areas.

Mr. and Mrs. Krill are requesting a variance from the side yard setback requirements of the Martin County Land Development Regulations ("LDR").

412 Colorado Ave., Stuart Fl. 34994 * (772) 223-8227 * Lic. #AR91665

All but 2 lots in Galleon Bay are in the HB-1AA Hotel and Motel zoning district. (The 2 most northerly lots are zoned HR-2A, but the setback issue is the same or similar there as

well.) The HB-1AA district zoning language is not tailored to single family residences, so it cross-references the HR-1 district section for single family residential development standards such as front, rear and side yard setbacks. Under the County's current interpretation of the relevant sections of the LDR, the required side yard setback is 20 feet for a 2-story building increasing by 10 feet with each additional story. Thus, a 3-story building, such as that proposed by the Krills, would require 30-foot side yard setbacks.

Despite the County's current requirement of *30-foot* side yards for 3-story structures, it appears that all of the existing and currently proposed homes in Galleon Bay Subdivision are 3 stories in height, and all were approved and constructed with approximately *20-foot* side yards (with the possible exception of the house that was built on two lots). We are informed this universal (or nearly universal) use of 20-foot side yards in Galleon Bay (which differs from the County's current 30-foot requirement) results from the facts that:

- (1) Prior to roughly 2020 the LDR had been interpreted to allow 20-foot side yard setbacks; and
- (2) In the last few years, each recently-permitted or proposed home was required to obtain and did obtain a variance from the County's current 30-foot side yard setback requirement, thereby allowing those homes to have 20-foot side yards. Specifically, variances were granted for Lot 3 (in late 2021/early 2022) and Lot 10 (in 2024).

All of the lots in Galleon Bay are between 90 and 95 feet wide at the building pad. The Krills' lot (Lot 11) is 93.5 feet wide. If the County were to require the Krills to provide 30-foot side yard setbacks, this would be inconsistent with the 20-foot side yards of all other similarly-situated houses in Galleon Bay. In addition, 30-foot side yards would result in a 33-foot wide building pad, which would necessitate the construction of a very odd-looking, long and narrow house in a community where all of the other homes are 50-55 feet wide (or wider in the case of the home built on two lots). This obviously would not represent the highest and best use of the Krills' lot. It would also diminish the value of the neighboring properties because the Krills' home would not match the character or scale of any of the other homes in the Galleon Bay community. Please see the "Site Plan" that is included with this submittal. The Site Plan shows the footprint of the Krills' proposed residence overlaid on the survey and depicts both the 30-foot required side yard setbacks and the requested/proposed side yard 20' setbacks. This illustrates the significant hardship that the Krills (and the community) would experience if the requested variance is not granted.

Mr. Paul Schilling
March 15, 2024
Page 3 of 3

Our request for a variance permitting 20-foot side yard setbacks will allow the Krills to: (1) construct a residence on the property that is consistent with the size, character and side yard setbacks of the existing and currently proposed structures in Galleon Bay Subdivision; and (2) make the highest and best use of their lot.

For the foregoing reasons, we respectfully request the Board of Zoning Adjustment grant the following variance to reduce the side yard setbacks of Lot 11 from 30 feet to 20 feet:

1065 NE Doubloon Drive (Lot 11 Galleon Bay Subdivision)

LOCATION	SETBACKS		
	Required	Proposed	Variance
North and South Side Yards	30 feet	20 feet	10 feet

Thank you for your time and consideration. Please do not hesitate to contact either of us if you have any questions or should you need any additional information.

Very truly yours,



Mark A. Corson, A.I.A., NCARB
President



Scott Krill
Mobile: (630) 660-4484
Email: skrill@krillandkrill.com

VARIANCE JUSTIFICATION STATEMENT

1065 NE Doubloon Drive (Lot 11 Galleon Bay Subdivision)

We are respectfully requesting a variance from the side yard setback requirements of the Martin County Land Development Regulations (“LDR”) for the property referenced above. We believe granting the requested variance is justified for the following reasons:

1. 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 district.

The property which is the subject of this variance request is an undeveloped, ocean front lot located in Galleon Bay on South Hutchinson Island. The property is 0.911 acres (according to the Martin County Appraiser’s records). Because of the various local, state and federal regulations applicable to this site, the building pad is relatively small compared to the size of the lot. Our proposed building plans leave approximately 75% of the lot as open space, with the home and attendant improvements covering only about 25% of the lot. We have taken great care to protect the environmentally sensitive setting (including the dune preservation area) and enhance the appearance of the Galleon Bay community and surrounding areas.

As will be more fully explained in the next section, there have apparently been differing interpretations of the LDR over the years. Prior to roughly 2020, the LDR was interpreted to allow 20-foot side yard setbacks 3-story houses in Galleon Bay. However, for the last several years the County has interpreted the LDR to require 30-foot side yard setbacks for the same or similar 3-story houses. This evolving interpretation of the LDR has resulted in larger set back requirements in Galleon Bay Subdivision today than were imposed in the past. These larger set back requirements combined with the unique configuration and restrictions of the lots in Galleon Bay result in a buildable space on the subject property that is too narrow to accommodate a residence appropriate for or consistent with the ocean front Galleon Bay community. Thus, special conditions and circumstances exist with respect to this land, which are not applicable to other lands in the same district.

2. Literal interpretation of the provisions of Article 3 of the LDR would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

All but 2 lots in Galleon Bay are in the HB-1AA Hotel and Motel zoning district. (The 2 most northerly lots are zoned HR-2A, but the setback issue is the same or similar there as well.) The HB-1AA district zoning language is not tailored to single family residences, so it cross-references the HR-1 district section for single family residential development standards such as front, rear and side yard setbacks. Under the County’s current interpretation of the relevant sections of the LDR, the required side yard setback is 20 feet for a 2-story building increasing by 10 feet with each additional story. Thus, a 3-story building, such as that proposed by the Krills, would require 30-foot side yard setbacks.

Despite the County’s current requirement of *30-foot* side yard set backs for 3-story structures, it

appears that all of the existing and currently proposed homes in Galleon Bay Subdivision are 3 stories in height, and all were approved and constructed with approximately *20-foot* side yards (with the possible exception of the house that was built on two lots). We are informed this universal (or nearly universal) use of 20-foot side yards in Galleon Bay (which differs from the County's current 30-foot requirement) results from the facts that:

- (1) Prior to roughly 2020 the LDR had been interpreted to allow 20-foot side yard setbacks; and
- (2) In the last few years, each recently-permitted or proposed home was required to obtain and did obtain a variance from the County's current 30-foot side yard setback requirement, thereby allowing those homes to have 20-foot side yards. Specifically, variances were granted for Lot 3 (in late 2021/early 2022) and Lot 10 (in 2024).

All of the lots in Galleon Bay are between 90 and 95 feet wide at the building pad. The Krills' lot (Lot 11) is 93.5 feet wide. If the County were to require the Krills to provide 30-foot side yard setbacks, this would be inconsistent with the 20-foot side yards of all other similarly-situated houses in Galleon Bay. In addition, 30-foot side yards would result in a 33-foot wide building pad, which would necessitate the construction of a very odd-looking, long and narrow house in a community where all of the other homes are 50-55 feet wide (or wider in the case of the home built on two lots). This obviously would not represent the highest and best use of the Krills' lot. It would also diminish the value of the neighboring properties because the Krills' home would not match the character or scale of any of the other homes in the Galleon Bay community.

A literal interpretation of the provisions of Article 3 would prevent the construction of a single-family residence on this property commensurate with the character of the Galleon Bay oceanfront community, and would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

3. The special conditions and circumstances do not result from the actions, or in actions of the applicant.

The limits on the width of development on the lot are caused by the current interpretation of this uncommon zoning district's regulations and its interplay with the plat of subdivision for Galleon Bay which was recorded almost 40 years ago in 1985. They are not the result of the actions of the applicant.

4. Granting the requested variance will not confer on the applicant any special privilege that is denied to owners of other lands, structures, or buildings in the same district.

The applicant is not seeking a special privilege and is merely requesting authorization to build a house that conforms to the same building site area restrictions as are observed by the other homes in the same district. Granting the variance will allow reasonable use of this property, consistent with the character of all other homes in the subdivision, and will not confer on the applicant a special provision denied to owners of other lands in the same district. The Board of

Zoning Adjustment has approved at least two previous variances for the same 20-foot setback requested by the applicant (Lots 3 and 10 of Galleon Bay), as mentioned above.

5. The requested variance is the minimum variance that will make possible the reasonable use of land, building or structure.

Allowing 20-foot side yard setbacks for this property is the minimum variance that will make possible the reasonable use of this land and the construction of a home that is consistent with all of the other homes in the community in terms of scale and character given the fact all other homes have 20-foot side yards (with the possible exception of the home that is built on two lots).



Recorded in Martin County, FL 8/17/2023 11:48 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$18,550.00
 CFN#3031415 BK 3391 PG 2853 PAGE 1 of 3

Prepared by and return to:

Lorraine M. Johnson
 Legal Assistant
 Marc R. Gaylord, P.A.
 12000 SE Old Dixie Hwy.
 Hobe Sound, FL 33455
 772-545-7740
 File Number: 2023-255

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of August, 2023 between Dylan J. Blair and Brooke Blair, husband and wife whose post office address is 12864 S. Shore Dr., North Palm Beach, FL 33410, grantor, and Foxland Properties, Inc., an Illinois corporation whose post office address is 18 South 5th Street, Geneva, IL 60134, 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:

Lot 11, GALLEON BAY, according to the map or plat thereof as recorded in Plat Book 10, Page 5, Public Records of Martin County, Florida.

Parcel Identification Number: 30-37-42-015-000-00110.10000

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; and taxes for the year 2023 and subsequent thereto; and all applicable zoning ordinances.

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.

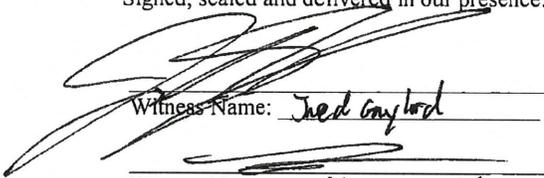
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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

EXHIBIT "A"

DoubleTime®

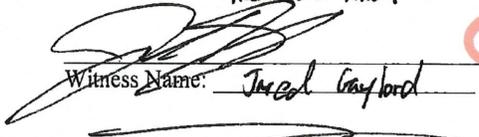
Signed, sealed and delivered in our presence:


Witness Name: Jared Gaylord

 (Seal)
Dylan J. Blair

Witness Name: Harrison Allen
Harrison Allen

 (Seal)
Brooke Blair


Witness Name: Jared Gaylord

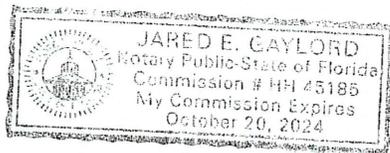
Witness Name: Harrison Allen
Harrison Allen

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of August, 2023 by Dylan J. Blair and Brooke Blair, who are personally known or have produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: _____
My Commission Expires: _____



PROPERTY TRANSFER CERTIFICATION

This will certify that no transfer of the property described below has occurred since the property was deeded to Foxland Properties, Inc., and Owner has not entered into any contract or other agreement to transfer title.

LOT 11 GALLEON BAY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN
PLAT BOOK 10, PAGE 5, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

PARCEL IDENTIFICATION NUMBER: 30-37-42-015-000-00110-1



Scott Krill
President, Foxland Properties, Inc.

Attest:



Karen Krill
Secretary, Foxland Properties, Inc.

DATED: March 19, 2024

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
FOXLAND PROPERTIES, INC.	18 South Fifth Street Geneva, IL 60134

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Scott Krill	1803 Belter Court Geneva, IL 60134	President Shareholder
Karen Krill	1803 Belter Court Geneva, IL 60134	Secretary

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
None		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}
None				

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT



Signature

Scott Krill

Print name

STATE OF: ILLINOIS

COUNTY OF: KANE

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 19th day of March, 2024, by Scott Krill, who is personally known to me, or produced the following type of identification _____.

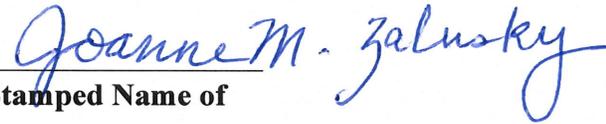
NOTARY PUBLIC SEAL

Notary Public, State of ~~Florida~~ Illinois



Joanne Zalusky

(Printed, Typed or Stamped Name of Notary Public)



DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A"
**(Disclosure of Interest and Affidavit) (Legal
Description)**

LOT 11 GALLEON BAY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN
PLAT BOOK 10, PAGE 5, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

PARCEL IDENTIFICATION NUMBER: 30-37-42-015-000-00110-1

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

LEGAL DESCRIPTION

Lot 11, Galleon Bay, according to the Plat thereof, as recorded in Plat Book 10, Page 5, Public Records of Martin County Florida.

PCN: 30-37-42-015-000-00110-1

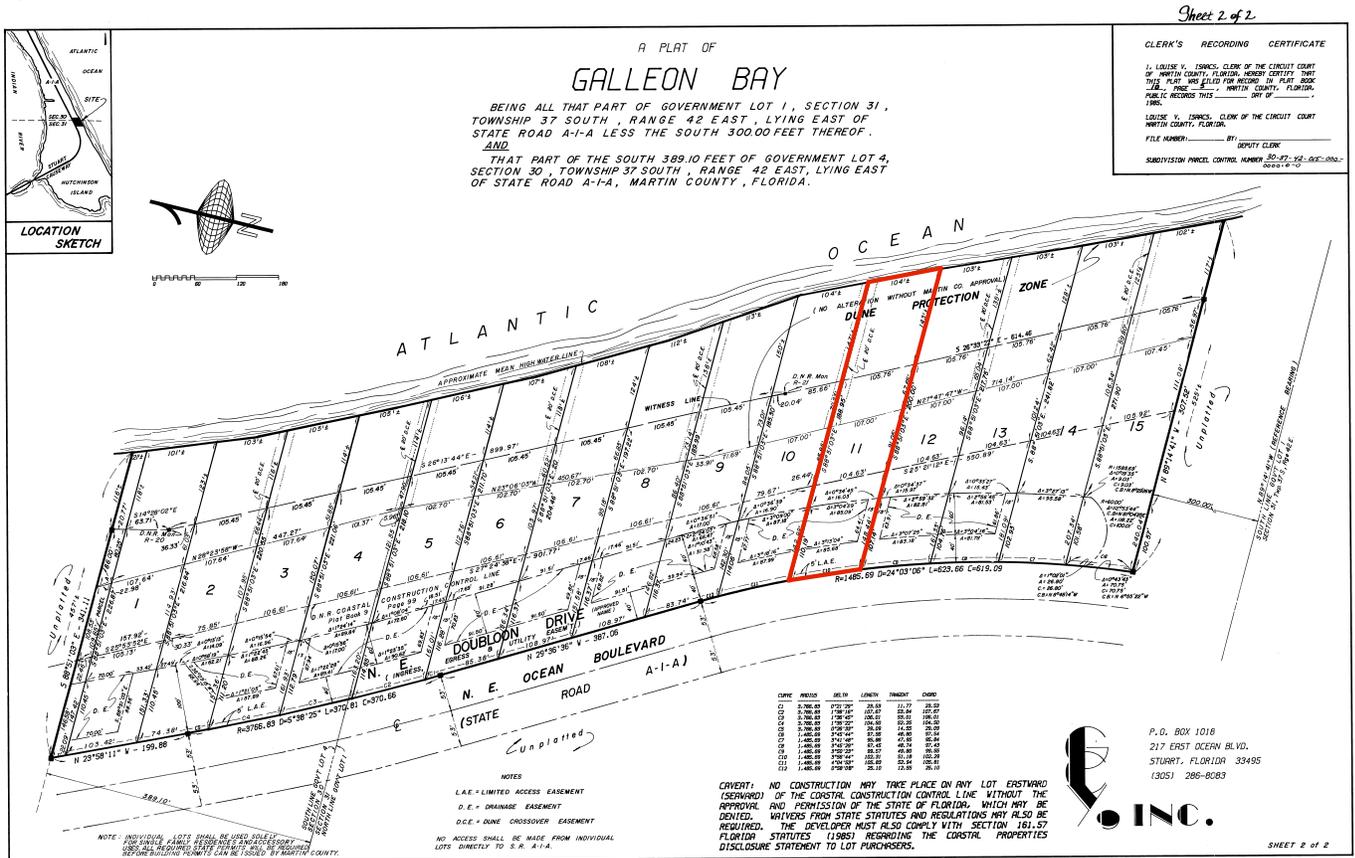
LEGAL DESCRIPTION

Lot 11, Galleon Bay, according to the Plat thereof, as recorded in Plat Book 10, Page 5, Public Records of Martin County Florida.

PCN: 30-37-42-015-000-00110-1

Acreage: 0.911 total acres (according to the Martin County Appraiser's Records)

PLAT OF SUBDIVISION (Property outlined in red)





9

10

11

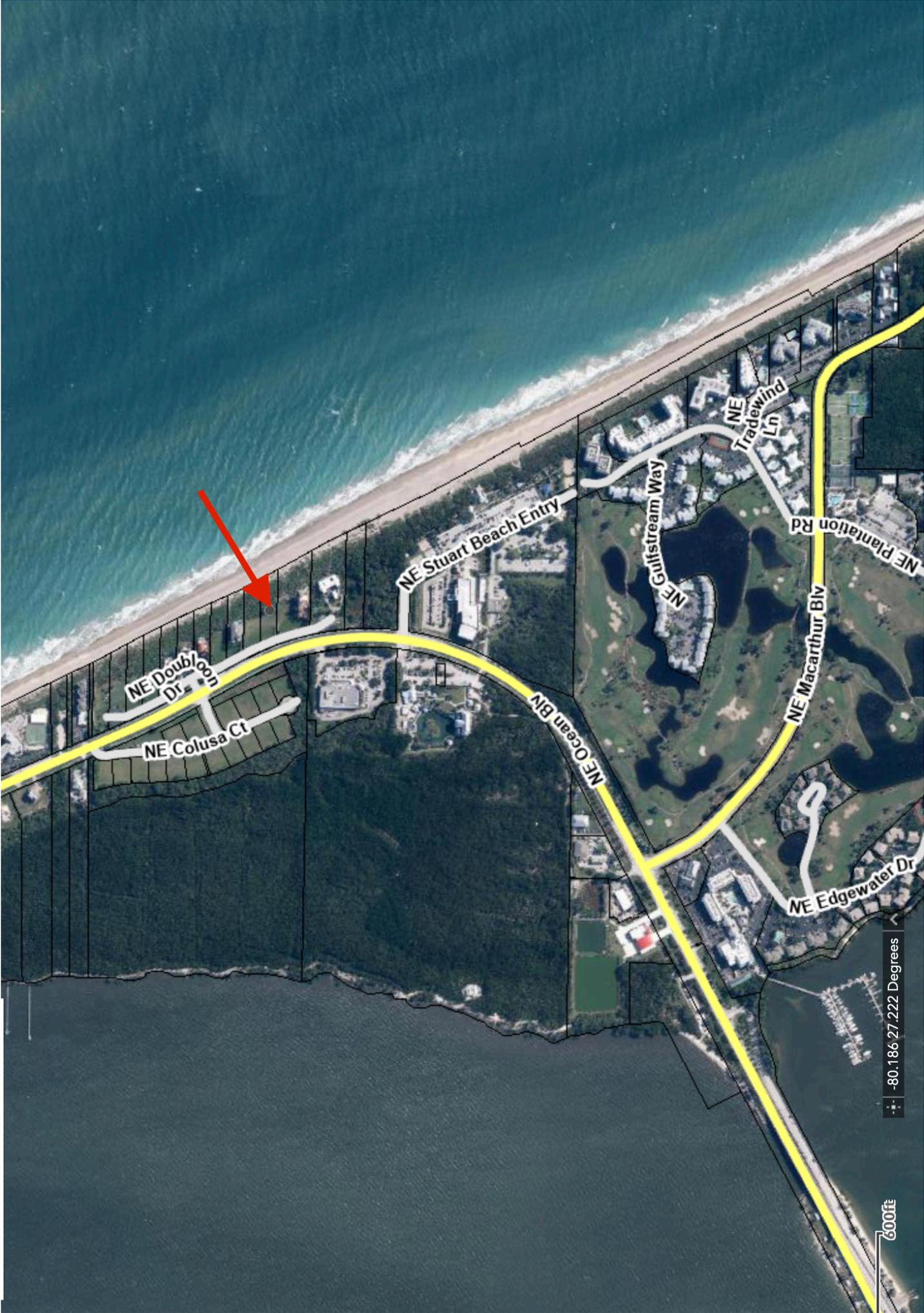
12

13

03

NE Doubloon Dr

NE Ocean Biv



NE Doubleton Dr

NE Colusa Ct

NE Stuart Beach Entry

NE Gulfstream Way

NE Tradewind Ln

NE Ocean Blvd

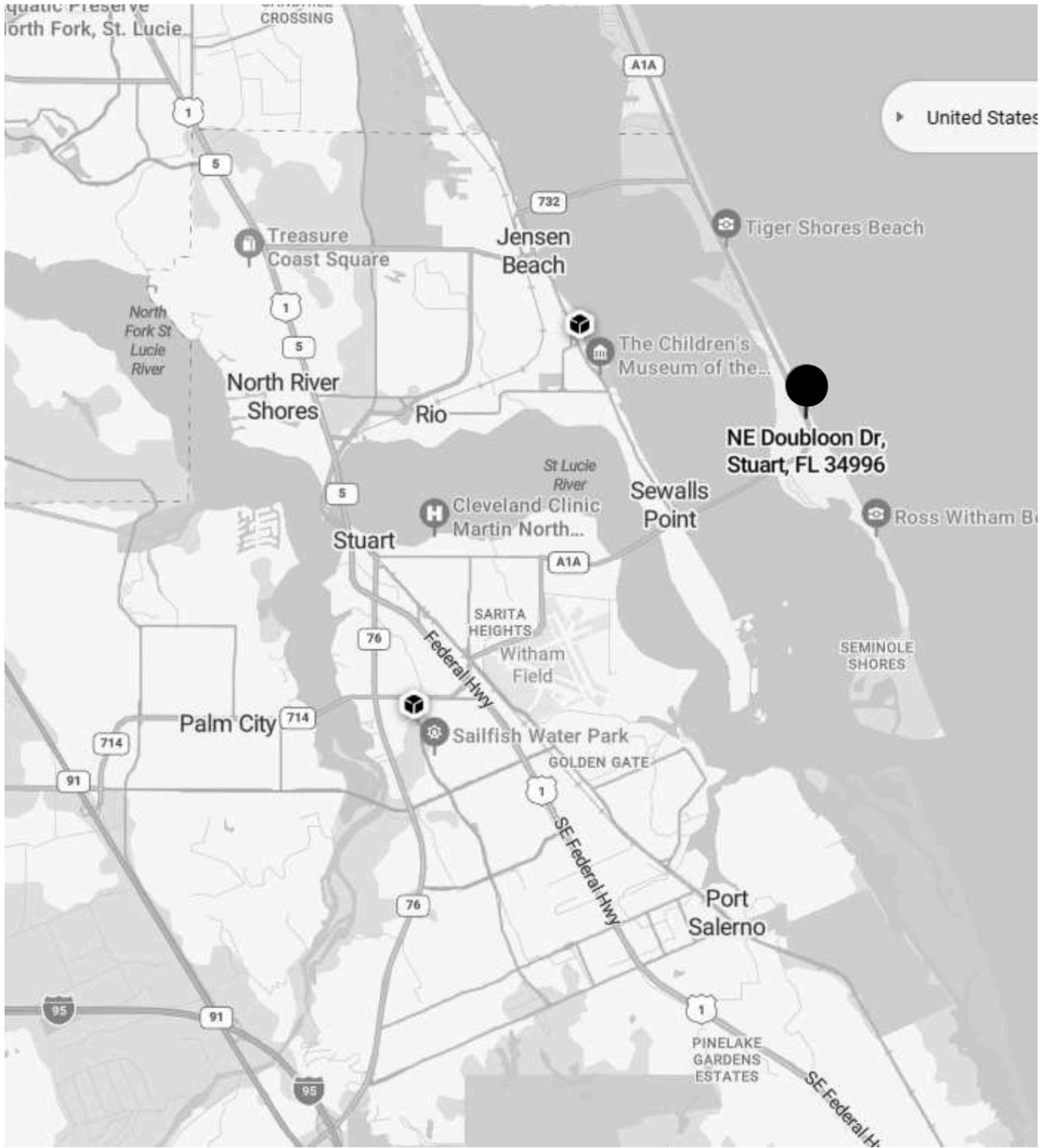
NE MacArthur Blvd

NE Plantation Rd

NE Edgewater Dr

80.18627222 Degrees

600ft



United States

NE Doubloon Dr,
Stuart, FL 34996

Treasure
Coast Square

Jensen
Beach

Tiger Shores Beach

The Children's
Museum of the...

North River
Shores

Rio

Sewalls
Point

Cleveland Clinic
Martin North...

Ross Witham B...

Stuart

St Lucie
River

SARITA
HEIGHTS

Witham
Field

SEMINOLE
SHORES

Palm City

Sailfish Water Park

GOLDEN GATE

Port
Salerno

PINELAKE
GARDENS
ESTATES

CLERK'S RECORDING CERTIFICATE

I, LOUISE V. ISRAKS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 118, PAGE 2, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS DAY OF _____, 1985.

LOUISE V. ISRAKS, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER: _____ BY: _____ DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NUMBER 30-37-42-005-000-000010-C

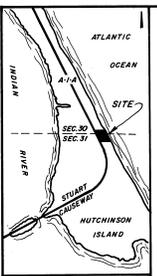
A PLAT OF

GALLEON BAY

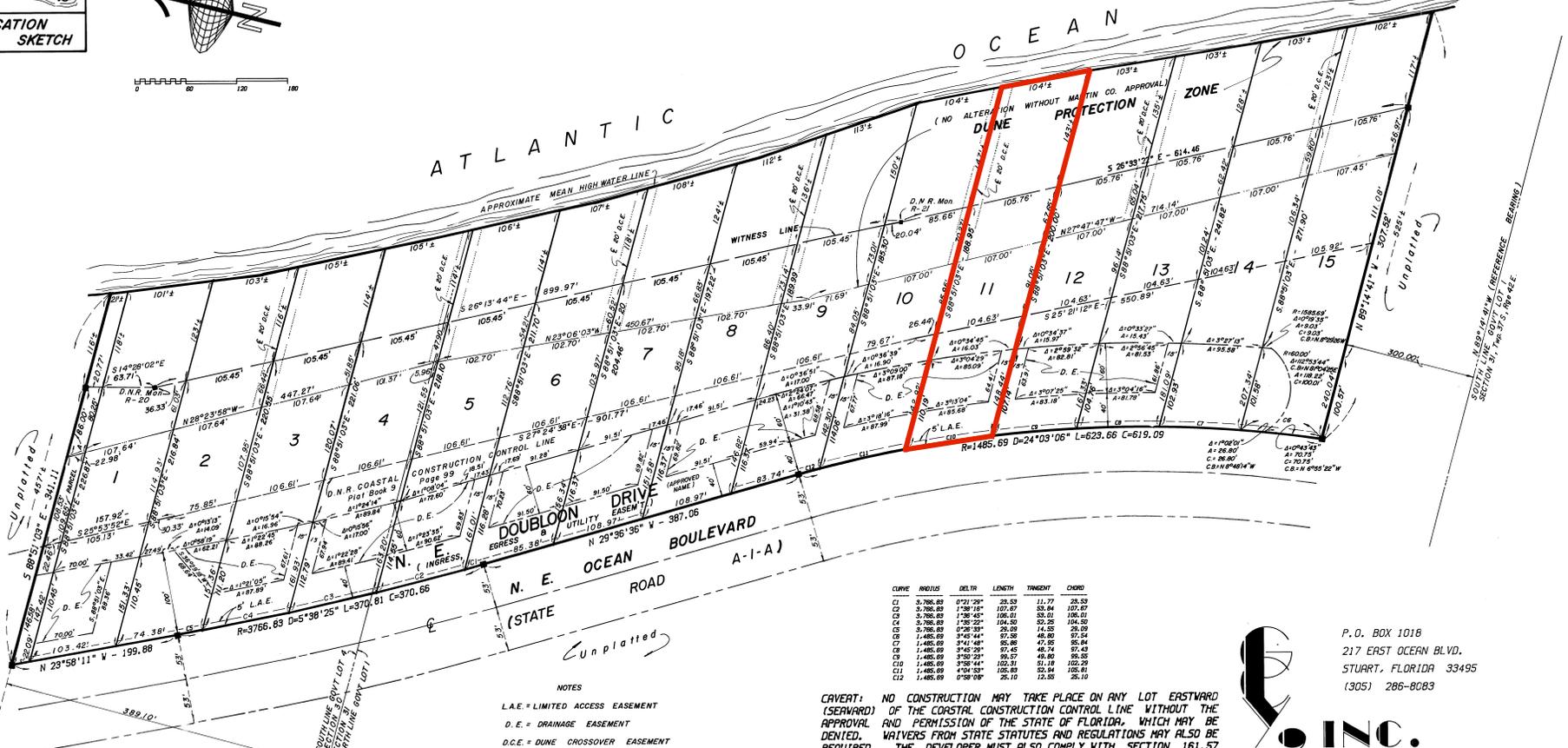
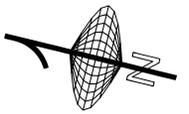
BEING ALL THAT PART OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, LYING EAST OF STATE ROAD A-1-A LESS THE SOUTH 300.00 FEET THEREOF.

AND

THAT PART OF THE SOUTH 389.10 FEET OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST, LYING EAST OF STATE ROAD A-1-A, MARTIN COUNTY, FLORIDA.



LOCATION SKETCH



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	3,766.89	0°21'29"	23.23	11.77	23.23
C2	3,766.89	1°36'45"	137.07	33.84	136.07
C3	3,766.89	1°36'45"	136.01	33.01	136.01
C4	3,766.89	1°36'45"	136.01	33.25	134.50
C5	3,766.89	0°28'59"	23.09	14.55	23.09
C6	1,485.09	3°45'34"	37.58	48.80	37.54
C7	1,485.09	3°41'48"	35.88	47.95	35.84
C8	1,485.09	3°45'39"	37.45	48.74	37.43
C9	1,485.09	3°50'29"	39.27	49.80	39.25
C10	1,485.09	3°50'44"	39.24	52.18	39.22
C11	1,485.09	4°04'53"	105.83	52.94	105.81
C12	1,485.09	0°58'08"	25.10	12.85	25.10

NOTES
 L.A.E. = LIMITED ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 D.C.E. = DUNE CROSSOVER EASEMENT

NO ACCESS SHALL BE MADE FROM INDIVIDUAL LOTS DIRECTLY TO S.R. A-1-A.

NOTE: INDIVIDUAL LOTS SHALL BE USED SOLELY FOR SINGLE FAMILY RESIDENCES AND ACCESSORY USES. ALL REQUIRED STATE PERMITS WILL BE REQUIRED BEFORE BUILDING PERMITS CAN BE ISSUED BY MARTIN COUNTY.

CAVEAT: NO CONSTRUCTION MAY TAKE PLACE ON ANY LOT EASTWARD (SEAWARD) OF THE CORSTAL CONSTRUCTION CONTROL LINE WITHOUT THE APPROVAL AND PERMISSION OF THE STATE OF FLORIDA, WHICH MAY BE DENIED. WAIVERS FROM STATE STATUTES AND REGULATIONS MAY ALSO BE REQUIRED. THE DEVELOPER MUST ALSO COMPLY WITH SECTION 161.57 FLORIDA STATUTES (1985) REGARDING THE CORSTAL PROPERTIES DISCLOSURE STATEMENT TO LOT PURCHASERS.



P.O. BOX 1018
 217 EAST OCEAN BLVD.
 STUART, FLORIDA 33495
 (305) 286-8083

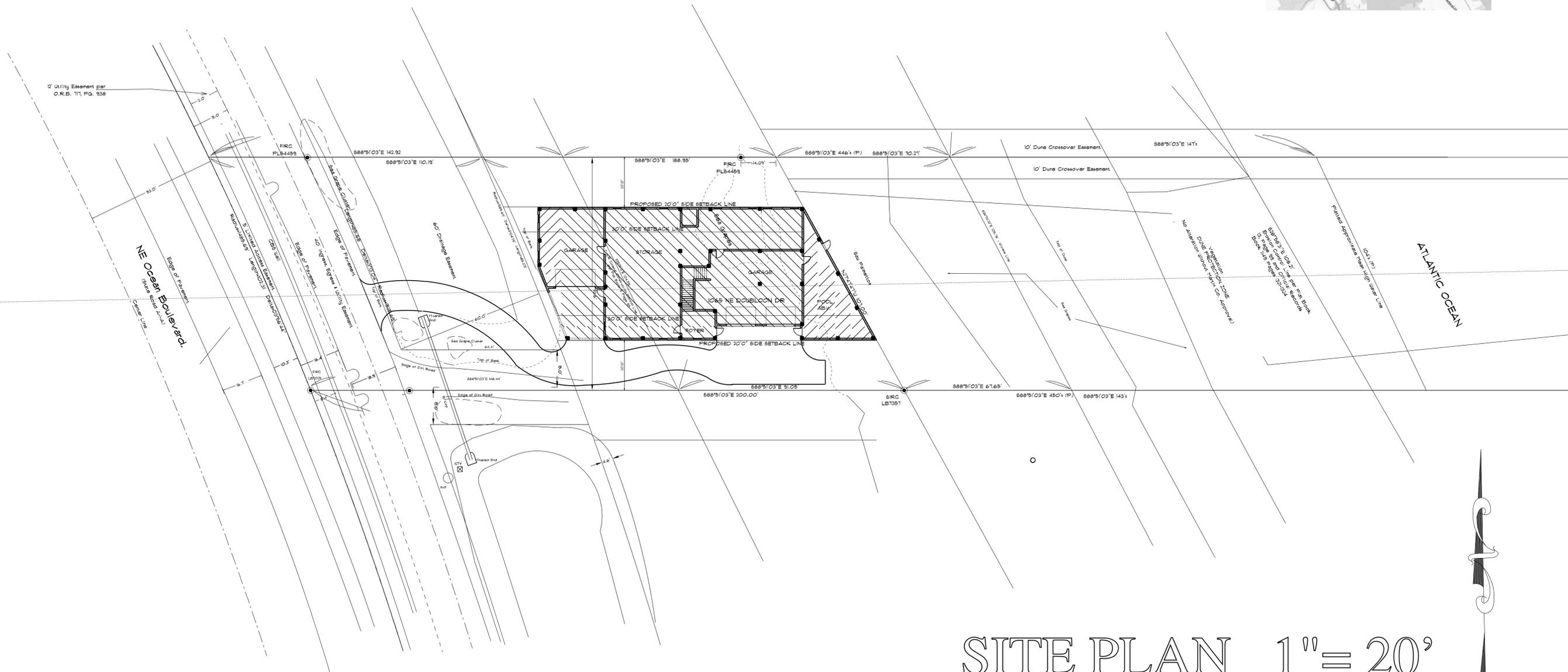
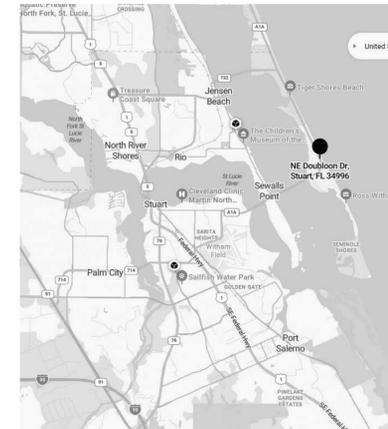
PRELIMINARY

M.A. CORSON & ASSOCIATES, INC.
ARCHITECTURE * STRUCTURAL DESIGN
412 Colorado Ave. Stuart, FL 34994
(772) 223-8227

Visit us on the web @ macorsonarchitect.com

KRILL RESIDENCE
1065 NE DOUBLOON DR.
STUART, FL.
(LOT #11 GALLEON BAY)

DATE : 3/15/24
DRAWN BY : [Signature]
CHECKED : [Signature]
REVISIONS :



SITE PLAN 1" = 20'



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ALL RIGHTS RESERVED.
M.A. CORSON & ASSOCIATES, INC.
reserves all rights to these drawings, including the right to reuse or modify these drawings without the expressed written consent of M.A. CORSON & ASSOCIATES, INC. is strictly prohibited.



736 Colorado avenue, Suite a, Stuart, Florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

March 14, 2024

Ownership Search

Prepared For: SCOTT KRILL.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 300-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews



736 Colorado avenue, Suite a, Stuart, Florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P24-11913/IC

THE ATTACHED REPORT IS ISSUED TO SCOTT KRILL. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 300-foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A, Stuart FL 34994

By: *icrews*

Iris M. Crews



Recorded in Martin County, FL 8/17/2023 11:48 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$18,550.00
 CFN#3031415 BK 3391 PG 2853 PAGE 1 of 3

Prepared by and return to:

Lorraine M. Johnson
 Legal Assistant
 Marc R. Gaylord, P.A.
 12000 SE Old Dixie Hwy.
 Hobe Sound, FL 33455
 772-545-7740
 File Number: 2023-255

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of August, 2023 between Dylan J. Blair and Brooke Blair, husband and wife whose post office address is 12864 S. Shore Dr., North Palm Beach, FL 33410, grantor, and Foxland Properties, Inc., an Illinois corporation whose post office address is 18 South 5th Street, Geneva, IL 60134, 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:

Lot 11, GALLEON BAY, according to the map or plat thereof as recorded in Plat Book 10, Page 5, Public Records of Martin County, Florida.

Parcel Identification Number: 30-37-42-015-000-00110.10000

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; and taxes for the year 2023 and subsequent thereto; and all applicable zoning ordinances.

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.

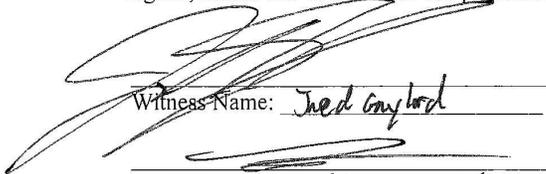
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

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

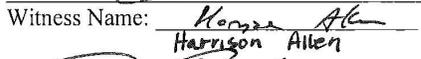
EXHIBIT "A"

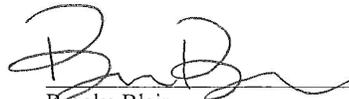
DoubleTime®

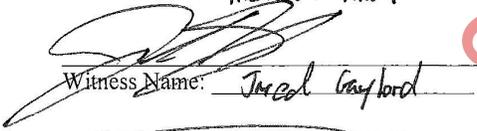
Signed, sealed and delivered in our presence:

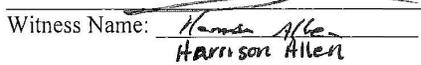

Witness Name: Jared Gaylord


Dylan J. Blair (Seal)


Witness Name: Harrison Allen


Brooke Blair (Seal)


Witness Name: Jared Gaylord

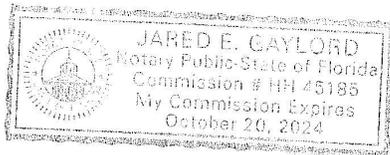

Witness Name: Harrison Allen

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of August, 2023 by Dylan J. Blair and Brooke Blair, who are personally known or have produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: _____
My Commission Expires: _____



Basic Info

PIN 30-37-42-015-000-00110-1	AIN 10270	Situs Address 1065 NE DOUBLOON DR HUTCHINSON ISLAND FL	Website Updated 3/14/24
--	---------------------	--	-----------------------------------

General Information

CHANGE MAILING ADDRESS		SIGN UP FOR PROPERTY FRAUD ALERT	
Property Owners FOXLAND PROPERTIES INC	Parcel ID 30-37-42-015-000-00110-1	Use Code/Property Class 0000 - 0000 Vacant Residential	
Mailing Address 18 SOUTH 5TH ST GENEVA IL 60134	Account Number 10270	Neighborhood 190105 HI Oceanfront, Galleon Bay	
Tax District DISTRICT ONE (H I) SPEC	Property Address 1065 NE DOUBLOON DR HUTCHINSON ISLAND FL	Legal Acres 0.911	
	Legal Description GALLEON BAY LOT 11	Ag Use Size (Acre\Sq Ft) N/A	

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 1,750,000	\$ 0	\$ 1,750,000	\$ 0	\$ 1,750,000	\$ 0	\$ 1,750,000

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 8/17/23	Grantor (Seller) BLAIR DYLAN J	Doc Num 3031415
Sale Price \$ 2,650,000	Deed Type Warranty Deed	Book & Page 3391 2853

Legal Description

GALLEON BAY 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.