

Rebecca Dima

From: Paul Schilling
Sent: Thursday, May 14, 2026 1:06 PM
To: Rebecca Dima
Subject: FW: Cory Beaton- Notice of Appeal
Attachments: attachment 1 (33).pdf; BLD2025080317 Issues Report 04.23.26 (3).pdf; 25873_BOUNDARY ESIGNATURE 053025 (5).pdf; 2016_0126_McCarthy_Summers_Etal_Michael_McNicholas_Lot_1.1_Rivers_Edge_PCN_214042001000000110 (11).pdf; Approved Corr Survey - site plan2023 (1).pdf; attachment 1 (34).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

RECEIVED

MAY 14 2026

GROWTH MANAGEMENT
DEPARTMENT

Rebecca,

We need to create a file for this matter. Please call me.

Thank you,

Paul Schilling
Growth Management Director
Growth Management Department
(772) 288-5473

From: Elysse Elder <eelder@martin.fl.us>
Sent: Thursday, May 14, 2026 10:23 AM
To: Sebastian Fox <sfox@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Peter Walden <pwalden@martin.fl.us>
Subject: Fw: Cory Beaton- Notice of Appeal

Elysse A. Elder
County Attorney
Martin County Board of County Commissioners

Sent from iPad

Elysse Elder, Esq., B.C.S
County Attorney
County Attorney's Office
(772) 288-5925

From: Donna Gordon <dgordon@martin.fl.us>
Sent: Thursday, May 14, 2026 10:20 AM
To: Kimberlee Levee <klevee@martin.fl.us>
Cc: Elysse Elder <eelder@martin.fl.us>
Subject: FW: Cory Beaton- Notice of Appeal

Don's email ...

Donna Gordon
Administrative Services Program Coordinator
Administration Department
(772) 221-1352

From: cbeaton87@aol.com <cbeaton87@aol.com>
Sent: Thursday, May 14, 2026 9:49 AM
To: County Administrator <CountyAdministrator@martin.fl.us>
Subject: Cory Beaton- Notice of Appeal



NOTICE OF APPEAL
Pursuant to Section 10.12 of the Martin County Land Development Regulations

Appellant:
Cory Beaton
11384 52nd Rd N.
Royal Palm Beach, FL 33411
561-723-0264
cbeaton87@aol.com

Representative:
Self-represented

Subject Property:
18250 SE Loxahatchee River Road
Jupiter, Florida 33458

Permit Application:
BLD2025080317

TO: County Administrator Don Donaldson, Martin County, Florida

Pursuant to Section 10.12 of the Martin County Land Development Regulations, I hereby file this Notice of Appeal regarding the denial of Building Permit Application BLD2025080317 concerning the above-referenced property.

The final action being appealed includes the April 24, 2026 denial of Building Permit Application BLD2025080317 issued through the Martin County permitting system by Martin County Growth Management concerning the subject property.

The permit application remained under active review until April 24, 2026, at which time formal notice of denial was issued through the County permitting system. Appellant therefore submits that the present appeal is timely pursuant to Section 10.12.

This appeal concerns final actions and determinations made by Martin County Growth Management and County administrative officials relating to interpretation and application of Comprehensive Plan density policies and zoning regulations affecting the buildability and lawful use of the subject property.

DESCRIPTION OF ALLEGED ERROR

The appeal concerns Martin County's interpretation and application of Comprehensive Plan Policy 4.1E.4 and related zoning and density regulations in connection with Building Permit Application BLD2025080317.

The County determined that submerged lands associated with the subject property may not be included in calculating compliance with the applicable minimum lot size and density requirements and, based upon that interpretation, denied the permit application.

Appellant further maintains that the County's interpretation and application of Policy 4.1E.4 is erroneous as applied to the subject property. The privately owned submerged lands associated with the parcel are landward of the applicable boundary line of the property as established through recorded surveys, title history, historical shoreline conditions, and historical alterations to the shoreline resulting from dredging activities affecting the property and surrounding area.

Appellant further maintains that the relevant parcel boundaries and shoreline conditions have been historically established and recognized pursuant to applicable Florida law and surveying practices.

Accordingly, Appellant disputes the County's determination that the subject submerged lands are excluded from consideration under Policy 4.1E.4 for purposes of calculating compliance with applicable density and lot area requirements.

The alleged errors include, but are not limited to, the following:

- The County's interpretation and application of Policy 4.1E.4 appears inconsistent with prior County interpretations, approvals, and administrative determinations involving similarly situated parcels within the same neighborhood, including approvals issued in 1983, 2016, and 2025.
- The determination appears inconsistent with the County's prior zoning verification letter issued regarding the subject property.
- The subject property has historically been assessed and taxed as a 2.01-acre parcel for several decades, including assessment practices substantially similar to other recognized residential waterfront lots within the surrounding River's Edge neighborhood, reflecting longstanding governmental recognition of the parcel configuration and associated property boundaries.
- The determination involves discretionary interpretation and application of Comprehensive Plan policies and land development regulations affecting substantial property rights.

- The County's determination appears to apply a materially different interpretation of lot area and density calculations than historically applied to similarly situated waterfront parcels.
- The subject property is located within an existing developed residential area containing similarly situated waterfront residential properties.
- The County's denial and related administrative actions raise procedural concerns regarding the applicability and administration of the review and appeal procedures set forth in Article 10 of the Martin County Land Development Regulations.
- The County's determination appears to have been made without an identified quasi-judicial hearing process or other clearly identified administrative review mechanism.
- The permit application remained under active review until April 24, 2026, when formal notice of denial was issued through the County permitting system.

The appellant requests administrative review of the County's interpretation, application of Policy 4.1E.4, and denial of Building Permit Application BLD2025080317 pursuant to Section 10.12 of the Martin County Land Development Regulations.

RELIEF REQUESTED

The relief requested includes:

- Reversal of the denial of Building Permit Application BLD2025080317;
- Administrative review pursuant to Section 10.12;
- Identification and clarification of the legal and factual basis supporting the denial;
- Such further relief as may be appropriate under the Martin County Land Development Regulations and applicable law.

ATTACHMENTS

Attached hereto are copies of documents relevant to this appeal, including:

- April 24, 2026 denial correspondence and Conditions Report;
- Surveys prepared by separate licensed surveying firms;
- A letter from Appellant's surveyor describing the lot and land area associated with the subject parcel;
- Historical assessment materials and pre/post dredging maps;
- Formal zoning verification letter relating to the subject property;
- Site plan materials from an approved neighboring parcel depicting application of upland acreage calculations within the surrounding neighborhood.

Appellant reserves the right to supplement identification of documents already contained within the public records of Martin County relating to this matter.

Please advise as to the amount of any required filing fee associated with this appeal and the appropriate method and location for submission of such fee pursuant to Section 10.12.

Respectfully submitted,

Cory Beaton
05/14/2026



DOUG SMITH
Commissioner, District 1

ED FIELDING
Commissioner, District 2

ANNE SCOTT
Commissioner, District 3

SARAH HEARD
Commissioner, District 4

JOHN HADDOX
Commissioner, District 5

TARYN KRYZDA, CPM
County Administrator

MICHAEL D. DURHAM
County Attorney

TELEPHONE
772-288-5400

WEB ADDRESS
<http://www.martin.fl.us>

MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

Telephone: 772-288-5495
Fax: 772-288-5764
Email: nikkiv@martin.fl.us

January 26, 2016

McCarthy Summers Bobko Wood Norman Bass & Melby P.A.
Michael McNicholas
2400 SE Federal Highway
Fourth Floor
Stuart, FL 34994

RE: Zoning Verification
Lot 1.1 Rivers Edge
PCN: 21-40-42-001-00011-0
RFS # 16-0099938

Dear Mr. McNicholas:

Thank you for your recent inquiry concerning property in unincorporated Martin County. You requested zoning and/or development standards associated with the zoning district designation for the identified property. The following information is based upon the questions you asked.

- The property has the following future land use designation(s) as found on the Martin County Future Land Use Map: Rural Density.
- The property has the following zoning district designation(s) as found on the Martin County Zoning Atlas: A-1.
- Lot size requirement and setbacks for the A-1 Zoning District are as stated in Sec. 411.1.B and 4.11.1.C LDR (see below).

3.411.1.B. *Required lot area.* The required lot area shall not be less than two acres.

3.411.1.C. *Minimum yards required.*

1. *Front:* 25 feet.
2. *Rear and side:* 25 feet.
3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
5. A minimum setback or yard of 20 feet shall be required adjacent to water frontage.

- Pursuant to Sec. 4.4.A.1. Land Development Regulations (LDR), Martin County Code the Shoreline Protection Zone (SPZ) is seventy-five (75) feet (see below). According to documents provided the property is not a lot of record as it was created by a lot split in April of 2000, and is not eligible for waivers or reduction of the SPZ.

RECEIVED

MAY 14 2026

GROWTH MANAGEMENT
DEPARTMENT

1. *Shoreline protection zone.* The Shoreline Protection Zone includes that portion of shoreline extending 75 feet laterally upland from the mean high water of the estuarine waters and surface waters of the state and shall be referred to as the landward extent of the Shoreline Protection Zone.
- There is a ten foot setback for primary structures and a five foot setback for accessory structures to the SPZ, pursuant to Sec. 4.4.A.5.h.1 LDR (see below).
 - (1) New construction proposed for areas adjacent to the Shoreline Protection Zone shall be set back a minimum of ten feet (or greater if warranted by specific site conditions) for primary structures. Minimum setbacks for accessory structures (pool decks, screen enclosures, driveways, etc.) shall be five feet. This setback is unrelated to setbacks associated with specific zoning districts.
 - Rural Density Land use and A-1 zoning have a minimum lot size requirement of two acres. The property appraiser indicates the property is 1.69 acres, while the survey shows two acres and submerged lands. Please document the lot size complies with the minimum requirements of the Rural Density Future Land Use and the A-1 Zoning District pursuant to Policy 4.1.E.3 (see below).

Policy 4.1E.3. Density. The density provisions in this Plan shall not prevent construction of one single-family unit by the owner of a lot of record created (1) prior to the adoption of the Martin County subdivision regulations on November 7, 1972 or (2) consistent with the subdivision regulations adopted subsequent to November 7, 1972. The construction shall be in accordance with the other provisions of this Plan and the Land Development Regulations.

If you have any questions about this property contact Peter Walden, Senior Planner at 772-219-4923.

Sincerely,



Nicki van Vonno, AICP
Growth Management Director

NvV:PW:sh

Enclosures: Aerial
Land Use Map Excerpt
Zoning Atlas Excerpt
Property Appraiser's summary

Martin County, FL

Aerial

SE North
Passage Way

SE Water
Oak FL

SE Rivers Edge St

SE Merritt Way

SE Rivers Edge ST

SE Rivers Edge ST

SE Loxahatchee River RD

SE Bristol Way

SE Jupiter River DR

SE Country Estates Way

SE Country Estates Way

Date: 1/12/2013

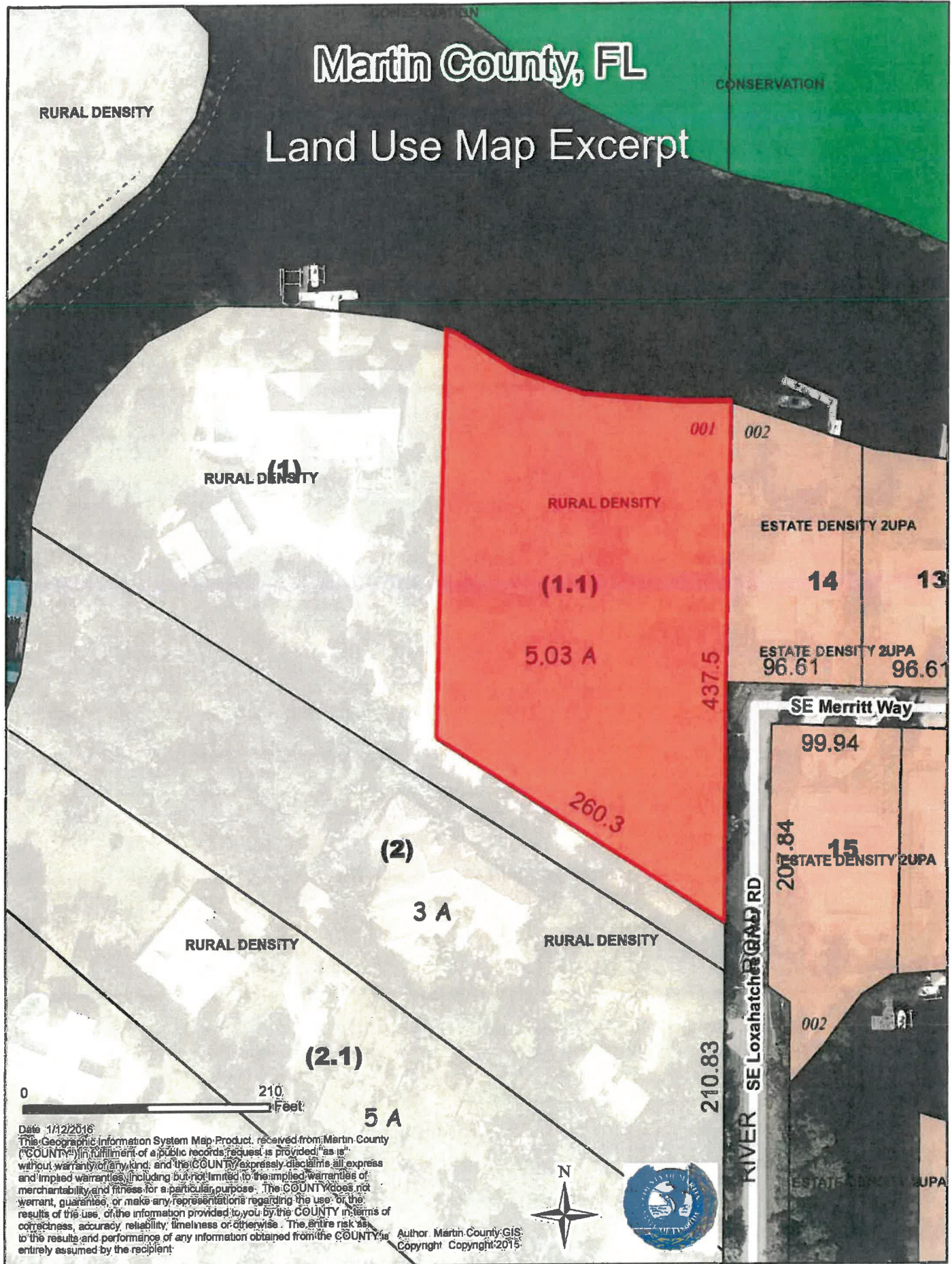
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Author: Martin County GIS
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Martin County, FL

Land Use Map Excerpt



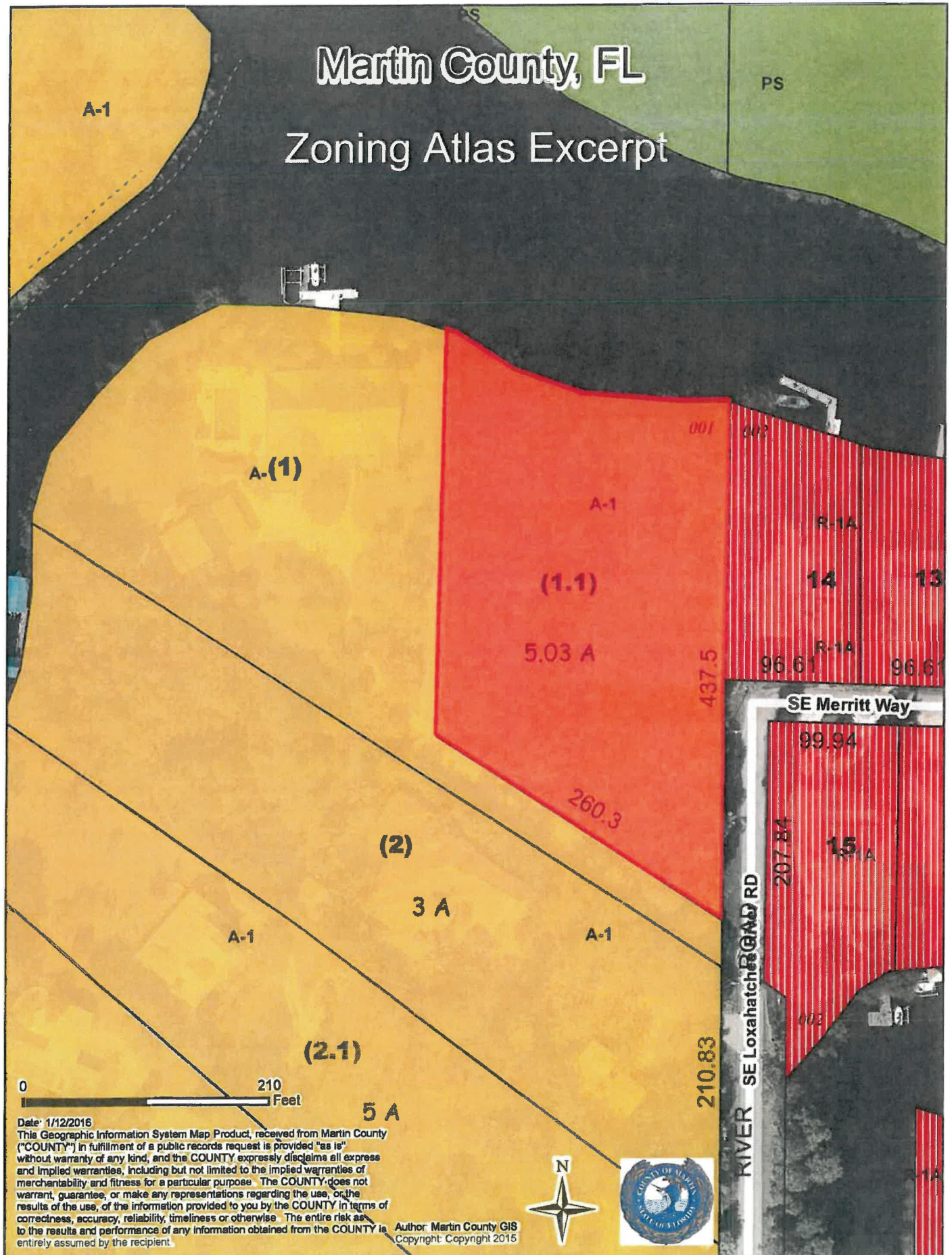
Date: 1/12/2016

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Martin County, FL

Zoning Atlas Excerpt



Date: 1/12/2016

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Martin County, Florida
Laurel Kelly, C.F.A

Site Provided by...
 governmax.com 1.11

Summary



Parcel ID
 1 of 1

Tabs

Summary

Print View

Land

Improvements

Assessments &

Exemptions

Sales

Taxes →

NEW: Navigator

Parcel Map →

Notice of Prop.

Taxes →

Parcel ID

21-40-42-001-
 000-00011-0

Account #

138994

Unit Address

SE LOXAHATCHEE RIVER RD,
 JUPITER

Market Total Value

\$935,220

Website Updated

1/9/2016

Owner Information

Owner(Current)

APPLE TREE LLC

Owner/Mail Address

100 WALL ST 20TH FLOOR
 NEW YORK NY 10005

Sale Date

2/21/2003

Document Book/Page

[1734 0937](#)

Document No.

1637628

Sale Price

950000

Location/Description

Account #

138994

Tax District

3003

Parcel Address

SE LOXAHATCHEE RIVER RD, JUPITER

Acres

1.6970

Map Page No.

Legal Description

RIVER'S
 EDGE
 UNREC,
 PART OF
 LOT 1
 DESC AS:
 BEG
 596.81'
 N/O SE
 COR OF
 NE1/4,
 CONT NLY
 401.51' TO
 N/LN LOT
 1, NWLY
 ALG N/LN
 262.67',
 SLY, PAR
 E LOT LN,
 405.76' & E
 260.30' TO
 POB

Searches

Parcel ID

Owner

Address

Account #

Use Code

Legal Description

Neighborhood

Sales

Navigator

Maps →

Functions

Property Search

Contact Us

On-Line Help

County Home

Site Home

County Login

Parcel Type

Use Code

0000 Vacant Residential

Neighborhood

695200 River's Edge

Assessment Information

Market Land Value

\$935,220

Market Improvement Value

MARTIN COUNTY, FL

REQUEST RECEIPT

RECEIPT NUMBER: 16-0283654

RECEIPT DATE: 11-JAN-2016

Page 1 of 1

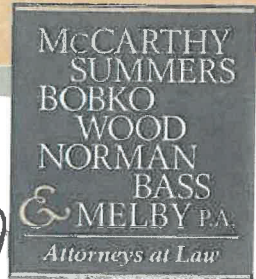
Request: 16-0099938

Request Date: 11-JAN-16

Request Location: UNADDRESSED

<u>Fee Code</u>	<u>Description</u>	<u>Paid to Date</u>	<u>This Receipt</u>
GZONELTR	ZONING VERIFICATION LETTER	\$0.00	\$158.00
Totals:		\$0.00	\$158.00

<u>Payment Code</u>	<u>Description</u>	<u>Cashier</u>	<u>Receipt Date</u>	<u>Amount</u>
C	CHK# 081342	JSEAMAN	11-JAN-2016	\$158.00
Tendered:				\$158.00
Balance:				\$0.00



January 11, 2016

RECEIVED
JAN 11 2016
GROWTH MANAGEMENT
DEPARTMENT

VIA E-MAIL and HAND-DELIVERY

Nicki Van Vonno
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: ***Zoning Determination Letter***
Parcel Identification Numbers: 21-40-42-001-000-00011-0

Dear Nicki:

Please be advised that this office represents the potential purchaser of the property identified above. I enclose herewith the Property Appraiser's property card, along with an aerial of the site and a survey of the site obtained by our client. Lot 1 of Rivers Edge was a lot of record prior to September 27, 1977 and remained one lot until it was split in April, 2000. I am providing pertinent deeds for your reference. The property is served by The Town of Jupiter for water and Loxahatchee River E.C.D. for sewer. Along with the appropriate waterfront Shoreline Protection Zone and construction setbacks, we would appreciate your confirming the land use and zoning for these properties.

I have enclosed herewith our check in the amount of \$158.00 representing the of the zoning determination letter fee. Please advise if you need further information or documentation.

Very truly yours,

Michael J. McNicholas
mjm@mccarthysummers.com

Enclosures

cc: Client (Via e-mail: alembke240@gmail.com)

Terence P. McCarthy *
Robert P. Summers *
Noel A. Bobko †
Steven J. Wood **
Kenneth A. Norman
Kathryn C. Bass
Nicola J. Boone Melby ***
Owen Schultz
Michael J. McNicholas ††

Rene S. Iosco
Margaret E. Wood
Donna R. McMillan

*Board Certified
Real Estate Lawyer

**Board Certified Wills,
Trusts & Estates Lawyer

***Board Certified
Elder Law Lawyer

†Supreme Court
Certified Circuit
Family Mediator

††Supreme Court
Certified Circuit
Civil Mediator

Martin County Property Information Lookup			
General Information		Property Location Map	
Parcel #	2140420010000001100000		
Owner Name:	APPLE TREE LLC		
Owner Address:	100 WALL ST 20TH FLOOR NEW YORK, NY 10005		
Site Address:	UNADDRESSED , FL		
Storm Surge Evacuation Zone:	2,1,4,3		
Flood Zone:	AE,X		
Base Flood Elevation:	5,N/A' NAVD		
FIRM Panel:	12085C0507G		
Urban Service District:	2		
Municipality:	Unincorporated Martin County		
Taxing District:	District 3		
ISO-PPC Rating:	4		
Building Design Wind Speed			
Occupancy Category I:	150		
Occupancy Category II:	160		
Occupancy Category III and IV:	170		
Land Use			
*NOTE: Land Use information can change frequently, please verify with the <u>Martin County Growth Management Department</u> at 772-288-5495			
Zoning:	A-1		
Zoning Details:	N/A		
Future Landuse	RURAL DENSITY		
Landuse Details:	N/A		
Community Redevelopment			
CRA:	N/A		
Zoning Overlay Zone:	N/A		
Mixed Use Areas:	N/A		
Schools			
School information obtained from the <u>Martin County School District</u> system. If there are any questions, please contact the Martin County School District at 772-219-1200			
Elementary School:	Hobe Sound Elem		
Middle School:	Murray Middle School		
High School:	South Fork High School		
Utilities & Solid Waste			
Service:	Utility:	Availability:	Phone:
Water:	Town of Jupiter Utilities	Call	561-741-2300
Sewer:	Loxahatchee River E.C.D.	Call	561-747-5700
Recycle Collection:	Thursday		
			
Election Information			
Election information obtained from the <u>Martin County GIS</u> system. If there are any questions, please contact the <u>Martin County Supervisor of Elections</u> at 772-288-5637			
Voter Precinct		21	
Commission District:		3	
Commissioner:	Anne Scott	772-288-5400	
Clerk of Circuit Court:	Carolyn Timmann	772-288-5576	
County Sheriff:	William Snyder	772-220-7000	
Property Appraiser:	Laurel Kelly	772-288-5608	
School Superintendent:	Laurie J. Gaylord	772-219-1200	
Supervisor of Elections:	Vicki Davis	772-288-5637	
Tax Collector:	Ruth Pietruszewski	772-288-5600	
State Senator:	Negron, Joe		
State Representative:	MAGAR, MARYLYNN		
US Senators:	Rubio, Marco (R)	866-630-7106	
	Nelson, Bill (D)	202-224-5274	
US Representative:	Murphy, Patrick (D)	772-781-3266	
Print			

Trash Collection: Monday and Thursday

Created: January , 5th, 2016 12:50 PM

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	6250 N. MILITARY TRAIL SUITE 102 WEST PALM BEACH, FL 33407 PHONE: 561.640.4800 FAX: 561.640.0576	Scale 1"=40'	Project C-13657	Sheet 1 of 1	Date 12/30/2015	Title Boundary Survey	BOUNDARY SURVEY OF XXX S.E. LOXAHATCHEE RIVER ROAD JUPITER, FL. 33458 PREPARED FOR: ANTHONY LEMBKE
	LB #7463 WWW.COMPASSSURVEYING.NET						

113280

113280 PAGE 131

WARRANTY FROM INDIVIDUAL TO CORPORATION

and for sale by the H. & W. S. Gray Company
Jacksonville, Florida

This Warranty Deed Made the 8th day of March A.D. 1966 by
JEROME R. VANDE WEGHE and ADELAIDE G. VANDE WEGHE, his wife
hereinafter called the grantor, to

TIDEWATER EQUIPMENT CO., INC.,
a corporation existing under the laws of the State of Maryland with its permanent postoffice
address at 6120 East Bourne Avenue, Baltimore, Maryland
hereinafter called the grantee:

(Wherever used herein the terms "warrant" 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach
County, Florida, viz:

Lot 1 of RIVERS EDGE, an unrecorded subdivision of Martin County, Florida,
more particularly described as follows:

From the Southeast Quarter Corner of the Northeast Quarter of Section 21, Town-
ship 40 South, Range 42 East, Martin County, Florida; thence North along the
East line of the said Northeast Quarter of Section 21 aforesaid (said line also
being the West right-of-way line of Jupiter Road), a distance of 560.82 feet to the
Point of Beginning; thence continue North along the said East line a distance of
437.50 feet to a point; thence North 55°42'13" West a distance of 461.74 feet to a
point in the center line of a 40 foot waterway; thence Westerly and Southerly along
the arc of a curve concave to the Southeast, having a radius of 126.80 feet and a
central angle of 16°17'47", a distance of 33.85 feet to a point of reverse curve;
thence Southerly and Westerly along the arc of a curve concave to the Northwest,
having a radius of 160.00 feet and a central angle of 30°00'00", a distance of

(description continued on reverse side hereof)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise 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, 1965.

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

Signed, sealed and delivered in our presence:

Marian M. Cammell

Margaret D. Tucker

Jerome R. Vande Weghe
Adelaide G. Vande Weghe

STATE OF FLORIDA,
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
JEROME R. VANDE WEGHE and ADELAIDE G. VANDE WEGHE, his wife,
to me known to be the person so described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of
A.D. 1966.



Marian M. Cammell
Notary Public, State of Florida at Large

My commission expires: 1/13/69

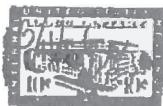
83.78 feet to a point; thence South 49°00'00" West a distance of 112.00 feet to a point of curve; thence Westerly and Southerly along the arc of a curve concave to the Southeast, having a radius of 230.00 feet and a central angle of 37°15'00", a distance of 149.53 feet to a point, thence South 56°28'35" East a distance of 721.78 feet to the Point of Beginning, all lying and being in Martin County, Florida, and containing in all 5.03 Acres, more or less.

Together with perpetual right of ingress and egress for waterway purposes over and across a parcel, 40 feet in width, lying 20 feet each side of the following described centerline in Rivers Edge Waterway, to-wit:

BOOK 173 PAGE 132

From the Southwest corner of Government Lot 1, Section 21, Township 40 South, Range 42 East, Martin County, Florida; thence North 0°08'46" East along the West line of said Government Lot 1 a distance of 492.22 feet to a point; thence North 89°54'11" East a distance of 1440.72 feet to a point; thence South 55°42'13" East a distance of 988.74 feet to a point; and the Beginning of the herein described centerline; thence Westerly and Southerly along the arc of a curve, concave to the Southeast, having a radius of 126.80 feet, and a central angle of 15°17'47" a distance of 33.85 feet to a point; thence Southerly and Westerly along the arc of a curve, concave to the Northwest, having a radius of 160.0 feet and a central angle of 30°00'00" a distance of 83.78 feet to a point; thence South 49°00'00" West a distance of 112.00 feet to a point; thence Westerly and Southerly along the arc of a curve, concave to the Southeast, having a radius of 230.0 feet and a central angle of 37°15'00" a distance of 149.53 feet to a point; thence South 11°45'00" West a distance of 240.0 feet to a point; thence Southerly and Westerly along the arc of a curve, concave to the Northwest, having a radius of 57.55 feet and a central angle of 105°00'00" a distance of 105.47 feet to a point; thence North 63°15'00" West a distance of 130.0 feet to a point; thence Westerly along the arc of a curve, concave to the South, having a radius of 50.0 feet and a central angle of 63°36'45" a distance of 55.51 feet to a point.

FILED IN MAR-9 AM 9:19



Warranty Deed
FROM INDIVIDUAL TO CORPORATION

BOOK 173 PAGE 132

FILED & RECORDED
IN MARTIN COUNTY, FLA.

1966 MAR-9 AM 9:19

CLERK OF THE CIRCUIT COURT

C. J. Gentry



01406212

99DEC 15 AM 10:30

Prepared by and return to:

L. Frank Chopin, Esquire
CHOPIN & MILLER
440 Royal Palm Way, Suite 200
Palm Beach, Florida 33480

Parcel No. 21-40-42-001-000-0001.0-10000

DOC-DEED \$ 8182.50 MARTHA STILLER
DOC-INTS \$ _____ MARTIN COUNTY
DOC-ASM \$ _____ CLERK OF CIRCUIT COURT
INT. TAX \$ _____ BY CS D.C.

WARRANTY DEED

THIS WARRANTY DEED is made and executed this 7th day of December, 1999, by JON HART POLLACK, as Trustee of The Roselee H. Pollack Personal Residence Trust, ("Grantor"), whose address is 320 Sweet Bay Circle, Jupiter, Florida 33458, to DAVID R. PLATZ and KATHERINE W. PLATZ, his wife, ("Grantees"), whose address is 18300 Southeast Loxahatchee River Road, Jupiter, Florida 33458.

W I T N E S S E T H

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in Martin County, Florida, described as follows:

See Attached Exhibit A

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantees that he, as Trustee, is lawfully seized of said land in fee simple; that he, as Trustee, has good right and lawful authority to sell and convey said land; that he, as Trustee, hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for covenants, reservations, restrictions and easements of record, which are not reimposed by reference thereto, and real

estate taxes for 1999 and subsequent years.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on
this 7th day of December, 1999.

Signed, sealed and delivered
in the presence of us:

THE ROSELEE E. POLLACK
PERSONAL RESIDENCE TRUST

Witness

(print name)

John Shaw

By: [Signature]

JON HART POLLACK,
As Trustee

Witness

(print name)

Joshua R. Payne

STATE OF FLORIDA)

)

ss:

COUNTY OF PALM BEACH)

Sworn to, subscribed and acknowledged before me this 7th day
of December, 1999, by JON HART POLLACK, as Trustee of The Roselee
H. Pollack Personal Residence Trust.

My commission expires:



Joanne Castle
My Commission CC946888
Expires December 26, 2001

[Signature]
(signature of notary)

(printed name of notary)

Personally Known [☒] Or Produced Identification [☐]
Type of Identification Produced: _____

EXHIBIT A

LEGAL DESCRIPTION

Lot 1 of RIVERS EDGE, an unrecorded subdivision of Martin County, Florida, more particularly described as follows:

From the Southeast Quarter Corner of the Northeast Quarter of Section 21, Township 40 South, Range 42 East, Martin County, Florida; thence North along the East line of the said Northeast Quarter of Section 21 aforesaid (said line also being the West right-of-way line of Jupiter Road), a distance of 561.83 feet to the Point of Beginning; thence continue North along the said East line a distance of 437.50 feet to a point; thence North 55°42'13" West a distance of 461.74 feet to a point in the center line of a 40 foot waterway; thence Westerly and Southerly along the arc of a curve, concave to the Southeast, having a radius of 126.80 feet and a central angle of 15°17'47", a distance of 33.85 feet to a point of reverse curve; thence Southerly and Westerly along the arc of a curve concave to the Northwest, having a radius of 160.00 feet and a central angle of 30°00'00", a distance of 83.78 feet to a point; thence South 49°00'00" West a distance of 112.00 feet to a point of curve; thence Westerly and Southerly along the arc of a curve concave to the Southeast, having a radius of 230.00 feet and a central angle of 37°15'00", a distance of 149.53 feet to a point; thence South 56°28'35" East a distance of 721.78 feet to the Point of Beginning, all lying and being in Martin County, Florida, and containing in all 5.03 Acres, more or less.

Together with perpetual right of ingress and egress for waterway purposes over and across a parcel, 40 feet in width, lying 20 feet each side of the following described centerline in Rivers Edge Waterway, to-wit:

From the Southwest corner of Government Lot 1, Section 21, Township 40 South, Range 42 East, Martin County, Florida; thence North 0°08'46" East along the West line of said Government Lot 1 a distance of 492.22 feet to a point; thence North 89°54'11" East a distance of 1440.72 feet to a point; thence South 55°42'13" East a distance of 988.74 feet to a point; and the Beginning of the herein described centerline; thence Westerly and Southerly along the arc of a curve concave to the Southeast, having a radius of 126.80 feet, and a central angle of 15°17'47" a distance of 33.85 feet to a point; thence Southerly and Westerly along the arc of a curve, concave to the Northwest, having a radius of 160.0 feet and a central angle of 30°00'00" a distance of 83.78 feet to a point; thence South 49°00'00" West a distance of 112.0 feet to a point; thence Westerly and Southerly along the arc of a curve, concave to the Southeast, having a radius of 230.0 feet and central angle of 37°15'00" a distance of 149.53 feet to a point; thence South 11°45'00" West a distance of 240.0 feet to a point; thence Southerly and Westerly along the arc of a curve, concave to the Northwest, having a radius of 57.55 feet and a central angle of 105°00'00" a distance of 105.47 feet to a point; thence North 63°15'00" West a distance of 130.0 feet to a point; thence Westerly along the arc of a curve, concave to the South, having a radius of 50.0 feet and a central angle of 63°36'45" a distance of 55.51 feet to a point.

Together with an easement for ingress and egress over and across a parcel of land in Section 21, Township 40 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

From the Southeast corner of the Northeast Quarter of said Section 21, bear North along the East line of said Northeast Quarter of Section 21, a distance of 561.83 feet to the Point of Beginning; (said point also being the Southeast corner of Lot 1, of the unrecorded plat of the Rivers Edge); thence continue North along said East line a distance of 25.99 feet; thence bear N 56°28'35" E, a distance of 260.30 feet; thence bear South a distance of 35.99 feet; thence bear S 56° 28'35" E, along the South line of said Lot 1, a distance of 260.30 feet to the Point of Beginning.

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FLRECORDED & VERIFIED
BY D.C.

01431137

00 MAY -1 PM 3:48

DOC-DEED # 392000 MARSHA STILLER
DOC-MTS # _____ MARTIN COUNTY
DOC-ASM # _____ CLERK OF CIRCUIT COURT
INT. TAX # _____ BY ML D.C.Prepared by and Return to: WC 113SEA
Jay A. Josephson
Seacrest Title Company
900 W. Linton Blvd. #102
Delray Beach, FL 33444
File No. 10-406**WARRANTY DEED (Statutory Form - Sec. 688.02, F.S.)**THIS INDENTURE, made this the 27th day of APRIL, 2000, between DAVID R. PLATZ and KATHERINE W. PLATZ, his wife, whose mailing address is: 18300 S.E. LOXAHATCHEE RIVER ROAD, JUPITER, FL (Social Security No. [REDACTED] and [REDACTED], respectively), Grantor*;TO: CHARLES GUSMANO and DONNA GUSMANO, his wife, whose post office address is: 35 Oakes Road, City of Palm Beach Gardens, State of FL 33416, Grantee*.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, 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 EXHIBIT "A"

Property control # _____

THE GRANTORS HEREBY ATTESTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTORS HOMESTEAD; SAID GRANTORS HOMESTEAD IS LOCATED AT: 18300 SE LOXAHATCHEE RIVER ROAD, JUPITER FL.

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; outstanding oil, gas, and mineral rights of record if any, without right of entry; public utility easements of record; provided this shall not serve to reimpose any of the foregoing; and taxes for the year 2000 and subsequent years.

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

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

(Continued on Page 2)

OR BK 1 476 pg 1846

WARRANTY DEED
PAGE 2 OF 2

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:
(2 different witnesses please)

SIGN: _____

type/print: _____
WITNESS

SIGN: _____

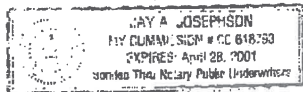
type/print: _____
WITNESS

DAVID R. PLATZ

KATHERINE W. PLATZ

State of FLORIDA
County of PALM BEACH

The foregoing instrument was acknowledged before me this the 27th day of APRIL, 2000 by DAVID R. PLATZ and KATHERINE W. PLATZ, his wife, who (check one) ☒ is/are personally known to me or ☐ has/have produced _____ as identification.



Notary Public

Type/Print: _____

My Commission Expires:
(SEAL)

OR BK 1 476 PG 1846-A

LEGAL DESCRIPTION

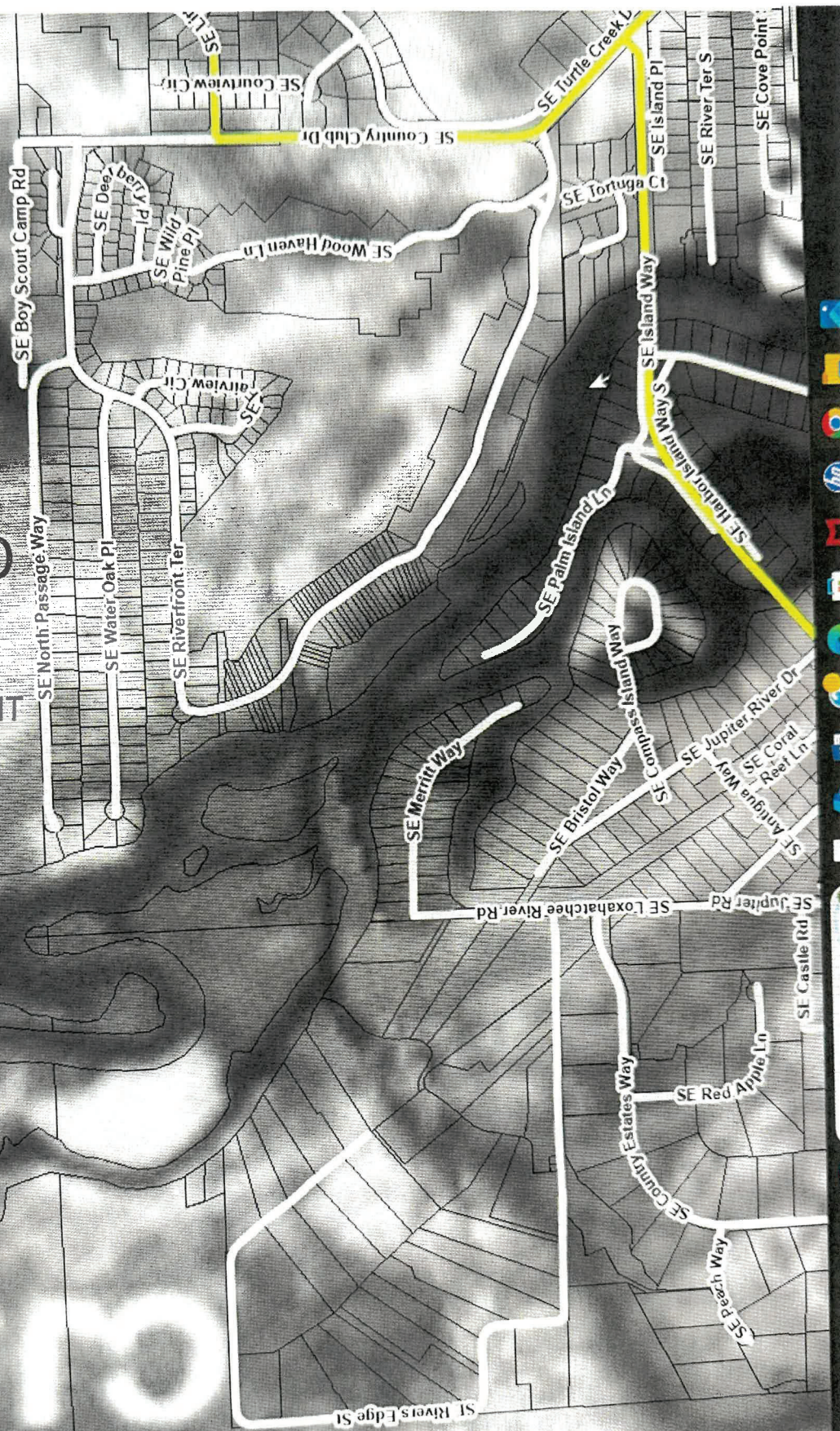
A PORTION OF LOT 1 OF RIVERS EDGE, AN UNRECORDED SUBDIVISION OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST QUARTER CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 21 (SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF JUPITER ROAD), 596.81 FEET TO THE INTERSECTION WITH A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1 OF RIVERS EDGE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID EAST LINE, 401.51 FEET TO THE NORTH LINE OF SAID LOT 1 OF RIVERS EDGE; THENCE N45°42'13"W ALONG SAID NORTH LINE, 262.67 FEET TO THE INTERSECTION WITH A LINE 217.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21; THENCE SOUTH ALONG SAID PARALLEL LINE, 465.76 FEET TO THE INTERSECTION WITH SAID LINE BEING 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 1 OF RIVERS EDGE; THENCE S56°28'35"E ALONG SAID PARALLEL LINE, 260.30 FEET TO THE POINT OF BEGINNING.

RECEIVED

MAY 14 2026

GROWTH MANAGEMENT
DEPARTMENT



Building Permit Application BLD2025080317

From: Jeffrey Dougherty (jdougherty@martin.fl.us)
To: cbeaton87@aol.com
Cc: pschilli@martin.fl.us; sfox@martin.fl.us; eelder@martin.fl.us; spoprawski@martin.fl.us
Date: Friday, April 24, 2026 at 12:00 PM EDT

Please disregard the prior attached Conditions Report and utilize the attached Issues Report dated 04/23/26.
Sorry for the inconvenience.



Jeffrey Dougherty
Building Official - Director
Building Department
(772) 288-5491
Martin County Board of County Commissioners



From: do_not_reply@martin.fl.us <do_not_reply@martin.fl.us>
Sent: Friday, April 24, 2026 11:48 AM
To: cbeaton87@aol.com
Cc: pschilling@martin.fl.us; Sebastian Fox <sfox@martin.fl.us>; Elysse Elder <eelder@martin.fl.us>; Jeffrey Dougherty <jdougherty@martin.fl.us>
Subject: Building Permit Application BLD2025080317

CAUTION: This email originated from outside MCBOCC

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Martin County is not able to issue a Building Permit for application BLD2025080317 due to the inability to meet the zoning requirements identified in the attached "Conditions Report". Therefore, the permit application has been denied.

RECEIVED**MAY 14 2026****GROWTH MANAGEMENT
DEPARTMENT**

5/14/26, 8:09 AM

AOL Mail - Building Permit Application BLD2025080317

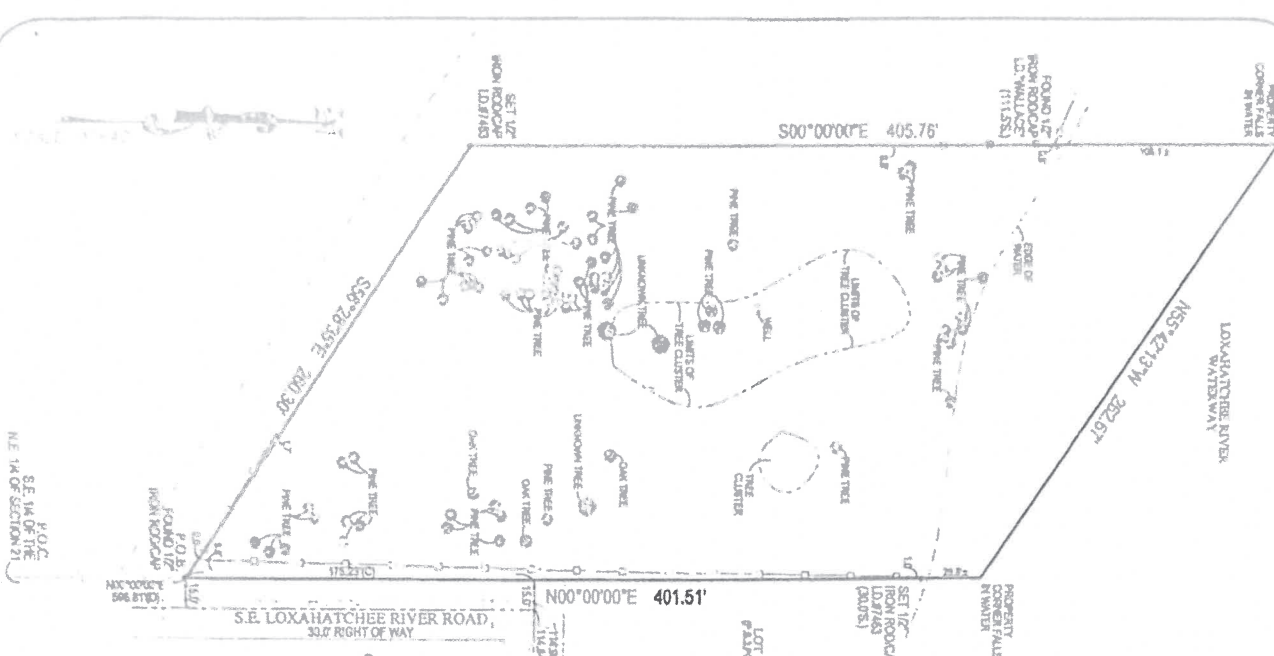
Should you have any questions, please contact the Growth Management Department regarding the Zoning requirements.

Thank you.

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



BLD2025080317 Issues Report 04.23.26.pdf
171.6 KB



LEGAL DESCRIPTION
 A PORTION OF LOT 1, RIVERS EDGE, AN UNRECORDED SUBDIVISION OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FROM THE SOUTHEAST QUARTER CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, THENCE NORTH ALONG THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 21 (SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF JUPITER ROAD), 596.81 FEET TO THE INTERSECTION WITH A LINE 30.00 FEET NORTH OF AN PARALLEL, TO THE SOUTH LINE OF SAID LOT 10F RIVERS EDGE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID EAST LINE 401.51 FEET TO THE NORTH LINE OF SAID LOT 1 OF RIVERS EDGE; THENCE NORTH 55°42'13\"/>

NOTES:
 1. LEGAL DESCRIPTION PROVIDED BY CLIENT
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL

FLOOD ZONE: X(MINUND88)
COMMUNITY NUMBER: 120161
PANEL: 12080C0507
SUFFIX: G
BASE FLOOD ELEVATION: 5
FIRM DATE: 3/16/2015
FIRM EFFECTIVE DATE: 3/16/2015

LEGEND

AC	AS CANTONMENT
BE	BEACH MARK
BL	BLANK
BO	BOUNDARY OF BLOCK
CA	CADASTRAL
CL	CLUSTER
CO	CONCRETE
CR	CROWN
CU	CURB
DA	DRAINAGE
DE	DEVELOPMENT
DI	DITCH
DO	DRAINAGE
DR	DRAINAGE
EA	EAST
EL	ELEVATION
EN	ENCLOSURE
EP	ENCLOSURE
ES	EAST
ET	ELEVATION
EU	ELEVATION
EV	ELEVATION
EX	EXTERIOR
FA	FENCE
FE	FENCE
FI	FENCE
FL	FENCE
FO	FENCE
FR	FENCE
FS	FENCE
FT	FENCE
FW	FENCE
GA	GATE
GB	GATE
GC	GATE
GD	GATE
GE	GATE
GF	GATE
GG	GATE
GH	GATE
GI	GATE
GJ	GATE
GK	GATE
GL	GATE
GM	GATE
GN	GATE
GO	GATE
GP	GATE
GQ	GATE
GR	GATE
GS	GATE
GT	GATE
GU	GATE
GV	GATE
GW	GATE
GX	GATE
GY	GATE
GA	GATE
GB	GATE
GC	GATE
GD	GATE
GE	GATE
GF	GATE
GG	GATE
GH	GATE
GI	GATE
GJ	GATE
GK	GATE
GL	GATE
GM	GATE
GN	GATE
GO	GATE
GP	GATE
GQ	GATE
GR	GATE
GS	GATE
GT	GATE
GU	GATE
GV	GATE
GW	GATE
GX	GATE
GY	GATE

VIGNETTE MAP
 NOT TO SCALE

COMPASS SURVEYING
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33411
 PHONE: 561.640.4800
 FAX: 561.640.0576
 WWW.COMPASSSURVEYING.NET

BOUNDARY SURVEY OF
XXX S.E. LOXAHATCHEE RIVER ROAD
JUPITER, FL. 33458
PREPARED FOR:
ANTHONY LEMBKE

Project: Street
Date: 3/30/2015
Scale: 1"=40'

SE Loxahatchee River Road - Cory Beaton

From: Triangle Land Surveying, Inc. (triangle2992@gmail.com)

To: cbeaton87@aol.com

Date: Monday, October 6, 2025 at 08:14 AM EDT

To Whom It May Concern,

My name is Christopher Gailey, LS 7405. At the request of my client, Cory Beaton, Triangle Land Surveying, Inc., has conducted a boundary survey and subsequent site plan for Mr. Beaton for the purpose of constructing a single family dwelling located SE Loxahatchee River Road. Triangle Land Surveying, Inc. job #25873. The boundary survey was based upon the legal description recorded within the Martin County Public records. A copy of this legal description will be shown below the body of this email for reference. This legal description was recorded as a Metes and Bounds legal description. The Metes and Bounds legal description consisted of legal calls utilizing bearings and distances to describe a specific and unique boundary. The gross land area within the boundary lines of Mr. Beaton's property is 87588.85 square feet or 2.011 +/- acres. If you have any questions, I can be reached at 561-798-3966. Thank you.

Sincerely,

Christopher Gailey,
President - Triangle Land Surveying, Inc.
LS 7405
C.E.H.P. 23-2907

LEGAL DESCRIPTION:

A PORTION OF LOT 1, RIVERS EDGE, AN UNRECORDED SUBDIVISION OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST QUARTER CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 21 (SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF JUPITER ROAD), 596.81 FEET TO THE INTERSECTION WITH A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1 OF RIVERS EDGE; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID EAST LINE, 401.51 FEET TO THE NORTH LINE OF SAID LOT 1 OF RIVERS EDGE; THENCE NORTH 55°42'13" WEST ALONG SAID NORTH LINE 262.67 FEET TO THE INTERSECTION WITH A LINE 217.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21; THENCE SOUTH ALONG SAID PARALLEL LINE 405.76 FEET TO THE INTERSECTION WITH SAID LINE BEING 30.00 FEET NORTH OF PARALLEL TO THE SOUTH LINE OF LOT 1 OF RIVERS EDGE; THENCE SOUTH 56°28'35" EAST ALONG SAID PARALLEL LINE 260.30 FEET TO THE POINT OF BEGINNING.

Triangle Land Surveying, Inc.
4750 Royal Palm Beach Blvd.
West Palm Beach, FL 33411

L.B. 2992
Office 561-798-3966

triangle2992@gmail.com

Triangle Testing Lab, Inc.
4750 Royal Palm Beach Blvd.
West Palm Beach, FL 33411

C.O.A. 31012
Office 561-790-3049

triangle2992@gmail.com

19 640.50 A
20 540.76 A
21 617.75 A

RK

LOT 2

GOV. DENISE AREA LOT 1

CT 3

RIVER

LOT 4

GOV

LOT 1

RIVERS
EDGE
(GOV LOT 2)

PAGE U-IV

WEIZER FLA.
PROP. INC.

35A

SCALE 1" = 660'

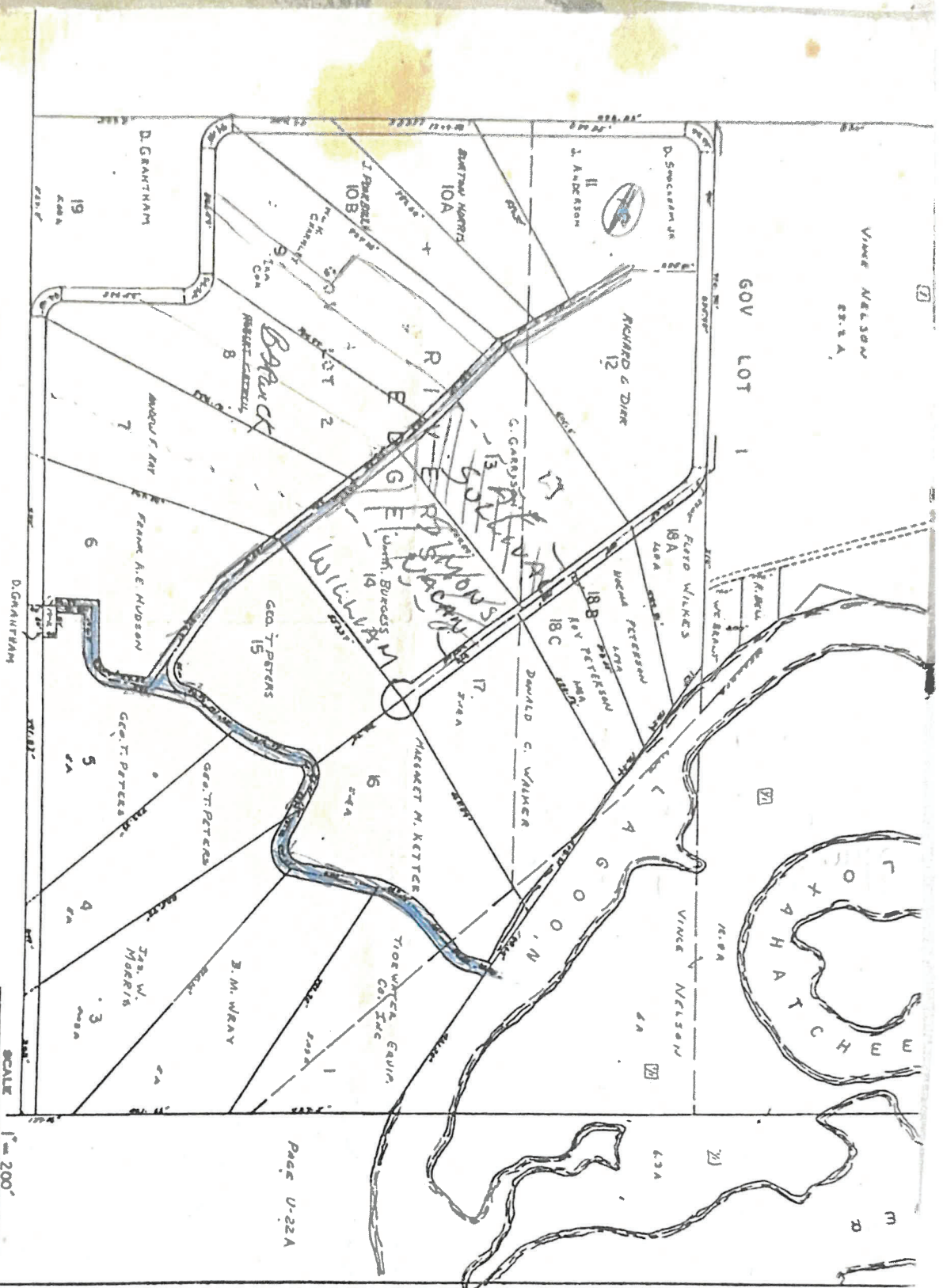
ASSESSMENT MAP
MARTIN COUNTY,
FLORIDA



	16	17	18
SECTION	19	20	21
TOWNSHIP	40		S
RANGE	42		E
DRAWN BY J.M.P. DATE 9-65			

PAGE U-III

21 22
28 27



PAGE U-21B

ASSESSMENT MAP
MARTIN COUNTY,
FLORIDA

SECTION	N 1/4	21
TOWNSHIP	40	S
RANGE	2	E
DRAWN BY		
DATE		

No Minimum Size

PAGE U-22A

Zone A1

Rural

1 living unit per 2 acres.

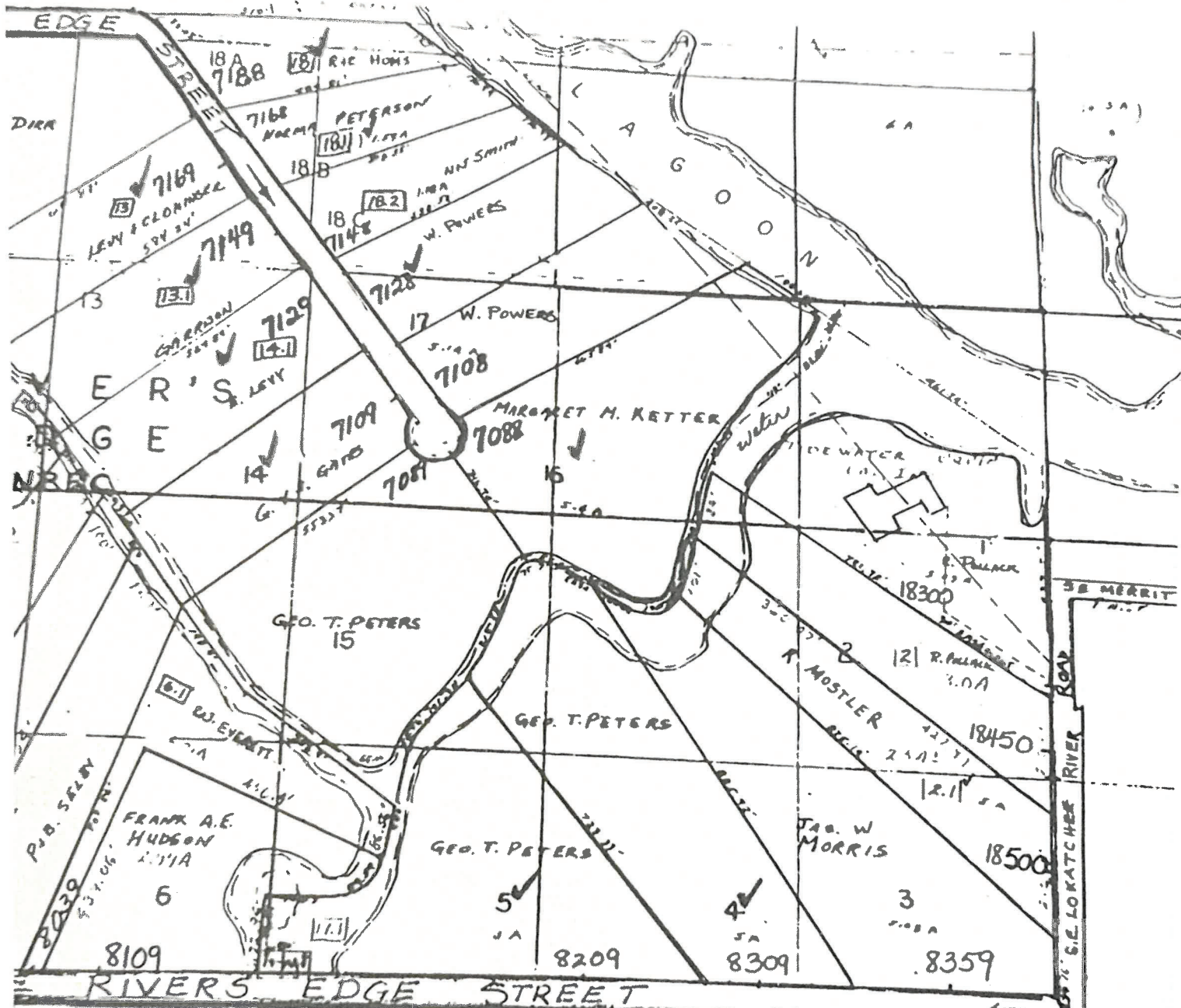
only one great house and it must be 50% smaller than main house

Only one Garage

50% open space
Temporary only

Family Related by blood
Not more than 4

related



ADDRESS - SEPT '89

S Edge Street



ADDRESS ADJUSTED
9-89

SCALE 1" = 200'

ASSESSMENT MAP
MARTIN COUNTY
FLORIDA



SECTION N.
TOWNSHIP
RANGE
DRAWN BY
PAGE

Issues for record BLD2025080317
Job Address: 18250 SE LOXAHATCHEE RIVER RD, JUPITER FL 33458
Job Description: Construction of a Single Family Residence 7776sf

MAY 14 2026

RECEIVED

GROWTH MANAGEMENT
DEPARTMENT
1031
Attachments
Required
Created By
Attached To

No	Discipline	Status	Details	Attached To	Created By	DEPARTMENT Attachments Required
20	Building	Open	BUILD - Protection of Appliances Appliances shall not be installed in a location subject to vehicle damage except where protected by approved barriers. • Water Heater & A/C installed in garage require barriers. 8th Edition (2023) FBC Residential M1307.3.1/M303.4		David Daversa	David Daversa Yes
19	Building	Open	BUILD - Roof Clarification: Lanai Wall Section • Lanai wall section (sheet 03) indicates conc tile roof. • Typical wall section (sheet 01) indicates metal roof. Please review and revise for consistency. NOTE: elevations indicate metal roof. 8th Edition (2023) FBC Residential 107.2.1	03	David Daversa	David Daversa Yes
18	Plumbing	Open	PLUMB - Size of drainage piping shall not be reduced in direction of flow • W.C.'s show 4 inch, reducing to 3" please revise. FBC/Residential P3005.4 ENVIRONMENTAL GENERAL COMPLIANCE Martin Count, LDR, Article 4, Division 1, Section 4.4.A.g.1 Protection of the Shoreline Protection Zone. Shoreline Protection Zones and any other designated upland preserve areas shall be protected from encroachment due to construction and/or building maintenance activities. Erosion control devices shall be installed and maintained throughout the duration of any construction activities adjacent to the Shoreline Protection Zone.(1)New construction proposed for areas adjacent to the Shoreline Protection Zone shall be set back a minimum of ten feet (or greater if warranted by specific site conditions) for primary structures. Minimum setbacks for accessory structures (pool decks, screen enclosures, driveways, etc.) shall be five feet. This setback is unrelated to setbacks associated with specific zoning districts.	P-1	Robert Smith	Robert Smith Yes
17	Environmental	Open			Gerry Carroll	Allison Brunner Yes
Last comment from reviewer: Revised survey/site plan was not submitted.						

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
15	Zoning	Answered	Last comment from reviewer: Per notes of the 8/1/25 conversation. An Abbreviated PAMP would be required for this property for a 75' SPZ- an EA would be part of this application review. This separate application can be reviewed concurrently with a BLD permit, but must be approved before the BLD permit can be issued. Please contact Environmental Growth Management Division for more details at 772-288-5495 or via email at env@martin.fl.us. Last response: Please email the previously approved PAMP on record to cbeaton87@aol.com, thanks LOT SIZE INCORRECT The lot is not meeting the minimum lot size requirement in this district. If the lot was created prior to the adoption of the current code, submit a copy of the deed showing the year the lot was created in the current configuration. The zoning district min requirement is: 2 ACRES. Per Martin County Comp Plan, Chapter 4, Policy 4.1E.4 No submerged land areas waterward of the boundary described above shall be included under this definition. Submit corrections to all identified issues, a brief response/acknowledgment are required before you will be able to submit revised plans and documents as a new review package with the plan room. Please label Survey/Site Plans accordingly. To access your application and review the issues/notes please use the Martin County Online Portal ACA System. ADDITIONAL COMMENTS MAY APPLY Last comment from reviewer: This issue was not addressed. COMPREHENSIVE PLAN: Policy 4.1E.4. Gross density. The permitted densities stipulated in section 4.4 (Goals, Objectives and Policies) and on the FLUM designations shall be gross residential densities and the gross land area of which this density is applied is described as follows. These densities shall be applied to contiguous land areas under common ownership, with the following provisions and exceptions: (1)In cases where land abuts the waters of the Atlantic Ocean, St. Lucie River, Indian River, Loxahatchee River, Intracoastal Waterway, Lake Okeechobee or any tributary or manmade canal, the boundary of the land shall be delineated as established by State Statutes.(2)No submerged land areas waterward of the boundary described above shall be included under this definition. LAND DEVELOPMENT REGULATIONS: Sec. 3.13. - Calculation of residential density. As set forth in Table 3.12.1, maximum residential density means the maximum number of residential dwelling units that may be developed per acre of gross land area on a parcel of land. The gross land area of a parcel shall include all contiguous land areas under	Gerry Carroll	Cory Beaton	Yes	

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			common ownership, including land to be dedicated for public or private rights-of-way, with the following provisions and exceptions: 3.13.A.Waterbodies. In cases where land abuts the waters of the Atlantic Ocean, St. Lucie River, Indian River, Loxahatchee River, Intracoastal Waterway, Lake Okeechobee and all tributaries and manmade canals thereof, the boundary of land shall be delineated as established by state statutes (Chapter 177, Part II, Coastal Mapping, as may be amended). 3.13.B.Submerged land areas. No submerged land areas waterward of the boundary described above shall be included in the calculation of gross site area. Last response: I'm going to break this down for you. 4.1E.4 FSS 253.12 Title to tidal lands vested in state.—The very 1st sentence. (1) Except submerged lands heretofore conveyed by deed or statute. This was formerly dry land that was dredged to widen the river. I retained ownership and it is part of my gross density calculation which is 2.01 acres contained within my LEGAL description which has been provided to you. I pay taxes on this land. The boundary has been delineated per the state statute. Are we clear? Second part. No submerged land areas waterward of the BOUNDARY described above shall be included. It does not say waterward of the MHWL. It adds the word BOUNDARY. Words have meaning. If the intent was to disallow use of ALL submerged lands, it could've said simply that, however it does not. The policy is very specific. Submerged land areas are rarely used for density purposes in the county because 99% of people do not OWN them. Rivers Edge is different. This policy is being applied in a new way contrary to past practice (precedence) within the area. I'm being personally targeted. I'm not entertaining this any further. Either remove the issue or deny the damn permit so i have cause of action against the county. I'm not providing any additional revisions until this resolved. Give this to Paul ASAP				
SEWAGE DISPOSAL SYSTEM							
Per Article 4. Division 7, Subdivision 2 Section 4.307 On-site sewage disposal system regulations: The septic tank must be set back 75ft from a drinking water well and 50ft from an irrigation well. Please indicate this on the site plan and resubmit.							
Submit corrections to all identified issues, a brief response/acknowledgment are required before you will be able to submit revised plans and documents as a new review package with the plan room. Please label Survey/Site Plans accordingly. To access your application and review the issues/notes please use the Martin County Online Portal ACA System.							
14	Environmental	Accepted	ADDITIONAL COMMENTS MAY APPLY		Gerry Carroll	Allison Brunner	Yes
Last comment from reviewer: 2/26/26 - Spoke with both utilities and the services are available for connectivity. Water: Town of Jupiter Utilities Call 561-741-2300 Sewer: Loxahatchee River E.C.D. Call 561-747-5700 Last response: As stated in my last response, this property will not have a Septic system. It is serviced by Sewer and City water							

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
ADDRESS ON PLANS ARE INCORRECT Plans are showing the address of the proposed structure is located in Pam Beach County. Please revise plans to show the corrected address in Martin County.							
Submit corrections to all identified issues, a brief response/acknowledgment are required before you will be able to submit revised plans and documents as a new review package with the plan room. Please label Survey/Site Plans accordingly. To access your application and review the issues/notes please use the Martin County Online Portal ACA System.							
13	Zoning	Answered	ADDITIONAL COMMENTS MAY APPLY	C-1	Gerry Carroll	Cory Beaton	Yes
Last comment from reviewer: Sheet C-1 Job Location map was not revised to the correct address/location. Please correct.							
Last response: I will have the map updated, thanks							
LAND CLEARING PLAN/PAGE A Land Clearing Page, separate from Site Plan, is required. Land clearing page shall include the following information: 1. Proposed limits of clearing (property corners locations to be staked for inspection) 2. Locations of on-site and/or adjacent preserve areas or wetlands 3. Locations of required barricades and/or erosion control devices (silt fence and/or stabilized berms) 4. List (species, height, DBH) and locations of native trees to be retained and their protection barricades 5. Location of permit box 6. Proposed locations of debris/materials stockpiles 7. Include note: "All prohibited trees/vegetation shall be removed during land clearing"							
12	Environmental	Open	*On-site preserve barricade inspection may be required prior to permit issuance where applicable Sample Land Clearing Plan: https://www.martin.fl.us/resources/sample-land-clearing-plan-pdf Last comment from reviewer: Land Clearing Plan/Page was not submitted. Please address.		Gerry Carroll	Allison Brunner	Yes
BUILD - Revision Correction Format When responding to review comments, submit a cover letter from the Architect or Engineer of record addressing each comment: • Reference the drawing sheet number where the correction may be found. • All revisions/corrections to the drawings must be clouded with a revision number and date. ** Please ONLY SUBMIT THE DRAWING SHEETS THAT ARE REVISED to address conditions of approval.							
11	Building	Open			David Daversa	David Daversa	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last comment from reviewer: Issue still applies							
BUILD - Location Verification • Address on plan sheets is inconsistent with the application address. (shows a palm beach county location) • Job location map on sheet C-1 is inconsistent with the application address. NOTE: No building review completed until plans are updated with correct address information (may not be the correct plan) - A FULL BUILDING REVIEW REQUIRED UPON RESUBMITTAL. 8th Edition (2023) FBC Residential 107.2.1 Last comment from reviewer: correct plans submitted Last response: I will make sure to update the address/job location on the revised plan. Thank you							
10	Building	Accepted		C-1	David Daversa	David Daversa	Yes
BUILD - Product Approval Checklist Please submit a copy of the Martin County Product Approval Checklist Form. • Form must be signed and sealed by the Architect or Engineer of Record to certify compliance with the building design criteria. • Scheduled components must match those submitted by the applicant. 8th Edition (2023) FBC Residential 107.3 & 107.2.1 Last response: It is included in my resubmittal							
9	Building	Accepted			David Daversa	David Daversa	Yes
8	Electrical	Accepted	Electrical receptacle guest bedroom Walls two feet are greater need to have receptacle. NEC 210.52 Last response: I will have this fixed on the revised plans	E-1	Robert Smith	Robert Smith	Yes
7	Electrical	Accepted	Electrical receptacles in master Walls two feet are greater need receptacles. NEC 210.52 Last response: I will have this fixed on the revised plans	E-1	Robert Smith	Robert Smith	Yes
6	Electrical	Accepted	ELECT - Kitchen Island / Peninsula Receptacle Outlet Roughly 72 sf - (5) receptacle outlets Island/peninsula requires 1 outlet for 1st 9 SF countertop + 1 outlet for each 18 SF, or fraction thereof, of additional countertop. • Please provide (X) additional receptacle outlet(s) as required. • NOTE: Receptacle outlets located below countertop overhang of 6" or more do not qualify. NEC 210.52 (C) (2) Island and Peninsular Countertops and Work Surfaces	E-1	Robert Smith	Robert Smith	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last comment from reviewer: Overhang appears to be greater than 6 inches, so 3 of the receptacle outlets dont qualify to meet the requirements above, not duplex receptacle is still only considered 1 receptacle outlet, please provide as previously requested.							
5	Electrical	Accepted	ELECT - Surge Protective Device Installation of Surge Protective Device (SPD) required NOTE: New requirement under NEC 2020 code as adopted by 8th Edition (2023) FBC Please acknowledge on the electrical riser that a surge protection device will be installed The SPD shall be a Type 1 or Type 2 SPD (230.67(C)) NEPPA 70 / NEC 2020 Article 230.67 Surge Protection Last response: I will make sure this is added to the electrical riser and on the plans	E-1	Robert Smith	Robert Smith	Yes
			PLUMB - Sanitary Riser Required - No sanitary riser submitted. - Sanitary riser is a schematic depicting the proposed location and size of all sanitary drainage piping, fixture locations, cleanouts and vents 8th Edition (2023) FBC Plumbing Chapter 7 8th Edition (2023) FBC Residential 107.2.1 / P3005 / P3113.1 Last response: Plumbing page added to plans				
4	Plumbing	Accepted	MECH - Energy Calculations Required Show Climate Zone 1, needs to be Climate zone 2 - shows wrong address located in Palm Beach County - needs to be climate zone 2. - reSubmit 1 copy of Energy Calculations Form must be 402/405 signed by preparer 8th Edition (2023) FBC Energy Conservation Appendix C Forms NOTE: Design Location should be West Palm Beach NOTE: Climate Zone 2 required for Martin County 8th Edition (2023) FBC Energy Conservation Last response: Address and climate zone were revised and resigned.		Robert Smith	Robert Smith	Yes
3	Mechanical	Accepted	8th Edition (2023) FBC Energy Conservation Appendix C Forms NOTE: Design Location should be West Palm Beach NOTE: Climate Zone 2 required for Martin County 8th Edition (2023) FBC Energy Conservation Last response: Address and climate zone were revised and resigned.		Robert Smith	Robert Smith	Yes
2	Floodplain Administration	Accepted	Flood protection The construction plans have an address listed for a property in West Palm Beach. Provide a revised plan set reflecting the correct site address. The Engineer's digital signature and seal are not valid. Signing and Sealing of Engineered documents must follow Florida Statute 471.025. Last comment from reviewer: This property lies within a Special Flood Hazard Area having a Base Flood Elevation of 6 feet NAVD88. The applicant proposes to construct the new structure with a minimum finished floor elevation of 9.14 feet NAVD88 (10' - 4" step - 6.25" slope) in the attached garage, the lowest elevation, which is more than one foot above the Base Flood Elevation for the Special Flood Hazard Area. All mechanical equipment must be set above elevation 7 feet NAVD88.		Christine Madsen	Christine Madsen	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: Engineer resealed with corrected address and proper seal							
Driveway Requirements A driveway site plan must be submitted with the following information: • Annotate on the plan what Martin County Standard Detail for driveways is being used R-91A or R-91B for reference. When using R-91A, R-35 needs to be followed as well. • Proposed material shall be provided. • Provide existing and proposed elevations. • Cross section detailed with elevations where the driveway crosses a roadside swale or driveway culvert. • Existing roadside drainage shall not be blocked. • If the roadside swales do not exist, the driveway shall be graded to provide for a minimum of 0.2-foot fall, seven (7) feet from the edge of the pavement. • The maximum change in grade for a single-family home on a local street cannot exceed 10%, unless approved by the County Engineer. • Driveway Widths must be shown. (Maximum of 30 feet at the property line including one or two driveways).							
1	Driveway	Answered	For driveways following R-91A, the following additional information is needed: • Proposed invert elevations of the driveway culvert must be shown. • Sizes and invert elevations of neighboring driveway culverts (upstream and downstream) must be shown. • Pipe size of the culvert must be a minimum of 15-inches or match the pipe sizes of the neighboring driveway culverts (whichever is greater). Last comment from reviewer: The portion of the driveway that will be in the Right of Many needs to comply with Martin County standards. Please review the list of issues above for county standards. Last response: Current driveway actively complies with and will continue to comply with all Martin County standards.		Peter Bernatski	Cory Beaton	Yes