



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

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

Variance (Non-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 as well as in hardcopy. Upon submittal of the hard copy staff will provide a link to a Sharebase folder (if applicable) where the digital documents and plans can be uploaded. 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.

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.

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.

[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 type of development being proposed, the location and size of the subject property, 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.
- 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.
- 10. **CERTIFICATION OF PROPERTY SEARCH (IF PUBLIC HEARINGS REQUIRED):** A certified property owners search, meeting distance requirements as designated by Article 10 Land Development Regulations, Martin County Code must be obtained by an attorney at law or title company. Only the letter from the title company should be submitted with the formal development review submittals. To meet public records requirements, submit the addresses as a separate document prior to scheduling any public hearings.

REQUIRED PLANS

- 11. **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.
- 12. **SITE PLAN:** A site plan illustrating what is being requested.

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



Martin County, Florida
 Growth Management Department
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DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Variance

Name or Title of Proposed Project: Rufo Residence Pool Variance

Brief Project Description:

Request for review of a Hardship for a non-administrative variance regarding the pool construction.

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)

37-38-41-002-000-00121-8

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Justin Rufo

Company Representative: _____

Address: 3331 SE Inlet Harbor Trail

City: Stuart, State: FL Zip: 34996

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Justin Rufo

Company Representative: _____

Address: 3331 SE Inlet Harbor Trail

City: Stuart, State: FL Zip: 34996

Phone: _____ Email: _____

Agent (Name or Company): Abaco Pools

Company Representative: Carl Keever & Leigh Barton

Address: 8410 SE Bridge Road

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-402-5032 Email: carl@abacopools.com//leigh@at

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): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

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

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

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

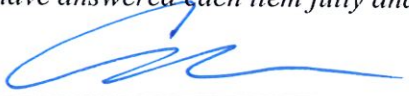
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

12/10/25

Date

CARL KEEVER

Printed Name

STATE OF FLORIDA

COUNTY OF MARTIN

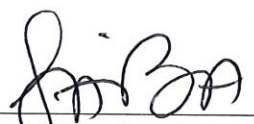
The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 18 day of December, 2025, by Carl Keever, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



LEIGH BARTON
Notary Public
State of Florida
Comm# HH495234
Expires 3/29/2028

Notary Public, State of Florida

 Leigh Barton

(Printed, Typed or Stamped Name of Notary Public)



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Digital Submittal Affidavit

I, Carl Keever, attest that the electronic version included for the project Rufo Residence Pool Variance 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

12/10/25
 Date

STATE OF FLORIDA
 COUNTY OF MARTIN


The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 10 day of December, 2025, by Carl Keever, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



LEIGH BARTON
 Notary Public
 State of Florida
 Comm# HH495234
 Expires 3/29/2028

 Leigh Barton

(Printed, Typed or Stamped Name of Notary Public)



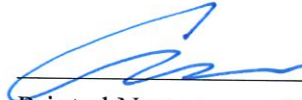
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Carl Keever, am the copyright owner of the following materials: _____ (“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: CARL KEEVER

STATE OF FLORIDA
COUNTY OF MARTIN


The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 18 day of December, 2025, by Carl Keever, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



LEIGH BARTON
Notary Public
State of Florida
Comm# HH495234
Expires 3/29/2028

Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)

CREW IDLER INC.

DBA: ABACO POOLS

8410 SE Bridge Road
Hobe Sound, FL 33455
(772)402-5032

December 19th, 2025

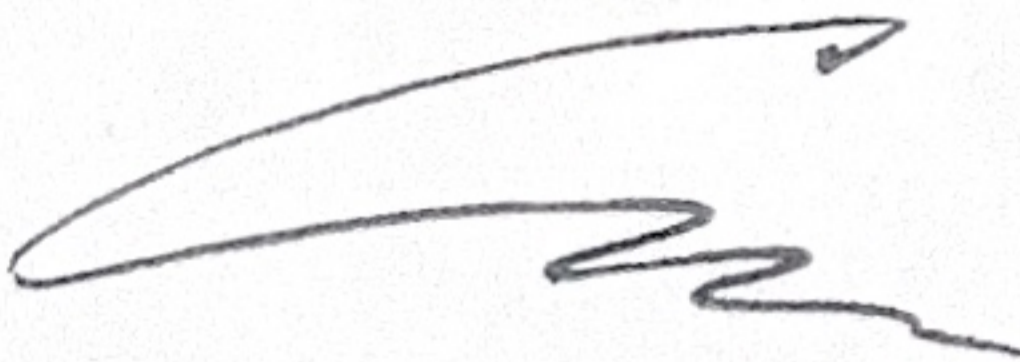
RE: Narrative

NARRATIVE

The subject property is located at 3331 SE Inlet Harbor Trail, Stuart, Florida. The Subject property is about 0.34 acres in size and located adjacent to SE St Lucie Blvd. A single family home is located on the subject property and was constructed in or around 1981. Recently, the Applicant had a pool and deck constructed on the property, however the original proposed location of the pool and deck was altered by the pool contractor resulting in a setback encroachment. The applicant was not aware of the alteration until the Applicant was notified that the pool and deck failed the Tie-in survey review prior to final inspection.

The current Setbacks for the subject property are: Front – 30 feet; Side – 10 feet; Rear – 20 feet. The variance application is requesting a variance to the side setback to allow for the pool edge and decking, reducing the side setback from 10 feet to 7.7 feet, and also a variance to the front setback to allow for the decking reducing the front setback from 30 feet to 18.7 feet, all as more fully shown on the survey included with this application.

Thank you for your time,



Carl Keever
President
Abaco Pools

Florida
Limited (Special) Power of Attorney

BE IT KNOWN:

That I, Justin Rufo, the **Principal**, with the address of 3331 SE Inlet Harbor Trail, in the City of Stuart, State of Florida, do hereby appoint Abaco Pools (the **Agent**), with the address of 8410 SE Bridge Road, in the City of Hobe Sound, State of Florida, as my true and lawful attorney-in-fact to act for me in any lawful way with respect

to the following subjects (describe the powers you wish to grant below):

1. File and secure a property variance for the building permit BLD2024050175 and all it's requirements
2. _____
3. _____

Giving and granting said attorney, full power and authority to do and perform all and every act and thing whatsoever necessary to be done in and about the specific and limited premises (set out herein) as fully, to all intents and purposes, as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue hereof.

This designation shall last until (check which terms apply):

- The task is completed.
- The _____ day of _____, 20____.
- The Principal's death or revocation.
- The Principal's incapacity.

[Signature]

Notary Public for the State of Florida
My commission expires: 5/19/2025

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of February, 2026.

Signed, sealed and delivered in the presence of:

[Signature]
Principal's Signature

[Signature]
Witness

[Signature]
Witness

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA)
COUNTY OF Martin) ss.

Sworn to (or affirmed) and subscribed before me this 19 day of February, 2026, by Justin Rufo, the **Principal**. The affiant is (choose one)

personally known to me, or produced the following identification: D.L.

Notary Seal, if any:



LEIGH BARTON
Notary Public
State of Florida
Comm# HH495234
Expires 3/29/2028

[Signature]
Signature of Notarial Officer

Notary Public for the State of Florida

My commission expires: 3/29/2028



Recorded in Martin County, FL 4/16/2024 11:58 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50 Deed Tax: \$4,200.00
CFN#3067461 BK 3431 PG 822 PAGE 1 of 2

THIS INSTRUMENT PREPARED BY
AND IS TO BE RETURNED TO:

Michael L. Dale, Esq.
2616 SE Willoughby Blvd.
Stuart, Florida 34994

Parcel Identification No.
37-38-41-002-000-00121.8

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 12th day of April, 2024, between, **BARRY J. RUFO and LINDA L. RUFO, his wife**, whose post office address is 3322 SE Inlet Harbor Terrace, Stuart, Florida 34996, **Grantor**, and, **JUSTIN RUFO**, whose post office address is 7321 Seagate Lane, Stuart, Florida 34996, **Grantee**;

WITNESSETH, that said **Grantor**, for and in consideration of the sum of TEN XX/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:

Lot 19, together with a portion of Lots 12 and 13, INLET HARBOR, as recorded in Plat Book 2, Page 89, Martin County, Florida, Public Records, being more particularly described as follows: Begin at the Northeastly corner of Lot 19, bear North 86°29'44" West a distance of 135.29 feet to the Westerly line of Lot 12; thence South 24°00'00" East along said line a distance of 40 feet to the point of curvature of a curve to the left having a central angle of 7°44'23" and a radius of 166.86 feet; thence Southeasterly along the arc of said curve a distance of 22.54 feet to the Northwestly corner of Lot 19; thence North 66°00'00" East along the Northerly line of said Lot 19 a distance of 118.54 feet to the point of beginning containing 15,210 square feet.

SUBJECT TO: Taxes for the year in which this deed is given, zoning regulations in force and effect, restrictions, reservations, easements and road rights-of-way of public record; provided, however, that nothing herein shall act to reimpose or reinstate any restrictions or reservations of record.

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.)

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

Signed, sealed and delivered
in the presence of:

[Signature]

[Signature]

Witness #1 Printed Name: Michael Dale
Address: 2176 SW Danforth Cir.
City, State and zip code: Palm City, FL

BARRY J. RUFO

[Signature]

[Signature]

Witness #2 Printed Name: Stephanie R. Dale
Address: 2176 SW Danforth Cir.
City, State and zip code: Palm City, FL 34990

LINDA L. RUFO

Copy Copy

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or
online notarization on this 12th day of April, 2024 by, **BARRY J. RUFO and LINDA L.
RUFO**, who { } are personally known to me or { } have produced _____
as identification.

NOTARY PUBLIC:

Sign [Signature]

Print _____

State of Florida at Large (Seal)

My commission expires:



MICHAEL L. DALE
Commission # HH 090943
Expires March 26, 2025
Bonded Thru Budget Notary Services

Legal Description

INLET HARBOR PART OF LOTS 12 & 13, BEG NE COR LOT 19, NWLY 135.29', SELY ALG W/LN LOT 12 TO SW COR & NELY 118.54' TO POB, & ALL LOT 19

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

< **BACK TO SEARCH**

Basic Info

PIN 37-38-41-002-000-00121-8	AIN 33178	Situs Address 3331 SE INLET HARBOR TRL STUART FL	Website Updated 12/19/25
--	---------------------	--	------------------------------------

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

RUFO JUSTIN

Parcel ID

37-38-41-002-000-00121-8

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

3331 SE INLET HARBOR TRL
STUART FL 34996

Account Number

33178

Neighborhood

537391 Old St Lucie

Tax District

DISTRICT TWO MSTU

Property Address

3331 SE INLET HARBOR TRL STUART FL

Legal Acres

0.347

Legal Description

INLET HARBOR PART OF LOTS 12 & 13, BEG N...

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
2025	\$ 216,000	\$ 307,710	\$ 523,710	\$ 0	\$ 523,710	\$ 50,722	\$ 472,988

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

Current Sale

Sale Date

4/12/24

Grantor (Seller)

RUFO BARRY J

Doc Num

3067461

Sale Price

\$ 600,000

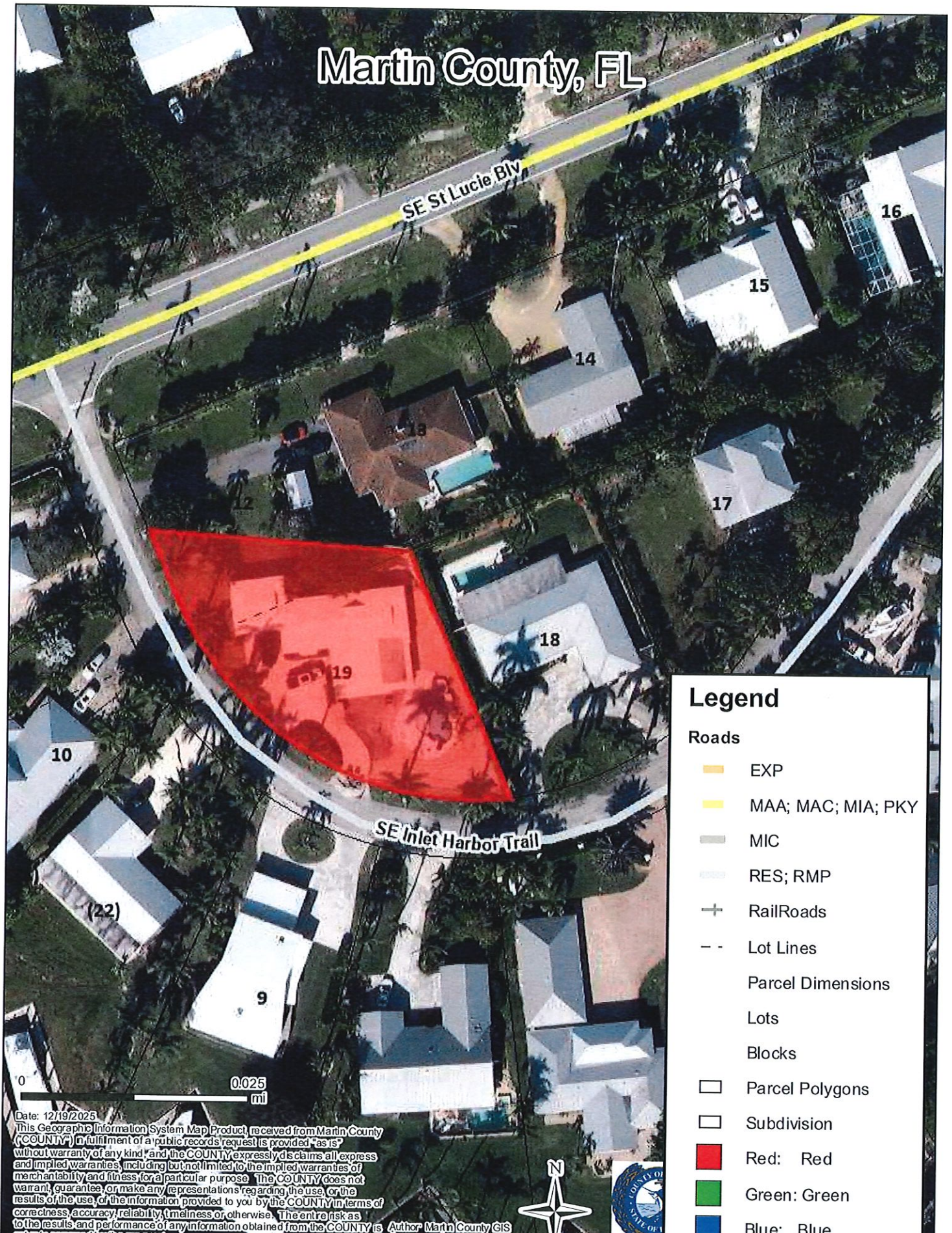
Deed Type

Warranty Deed

Book & Page

3431 822

Martin County, FL



Legend

Roads

- EXP
- MAA; MAC; MIA; PKY
- MIC
- RES; RMP

—+ RailRoads

- - Lot Lines

Parcel Dimensions

Lots

Blocks

Blocks

Blocks

Parcel Polygons

Subdivision

Red: Red

Green: Green

Blue: Blue

Date: 12/19/2025

This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY, in terms of correctness, accuracy, reliability, timeliness, or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
Copyright: Copyright 2015

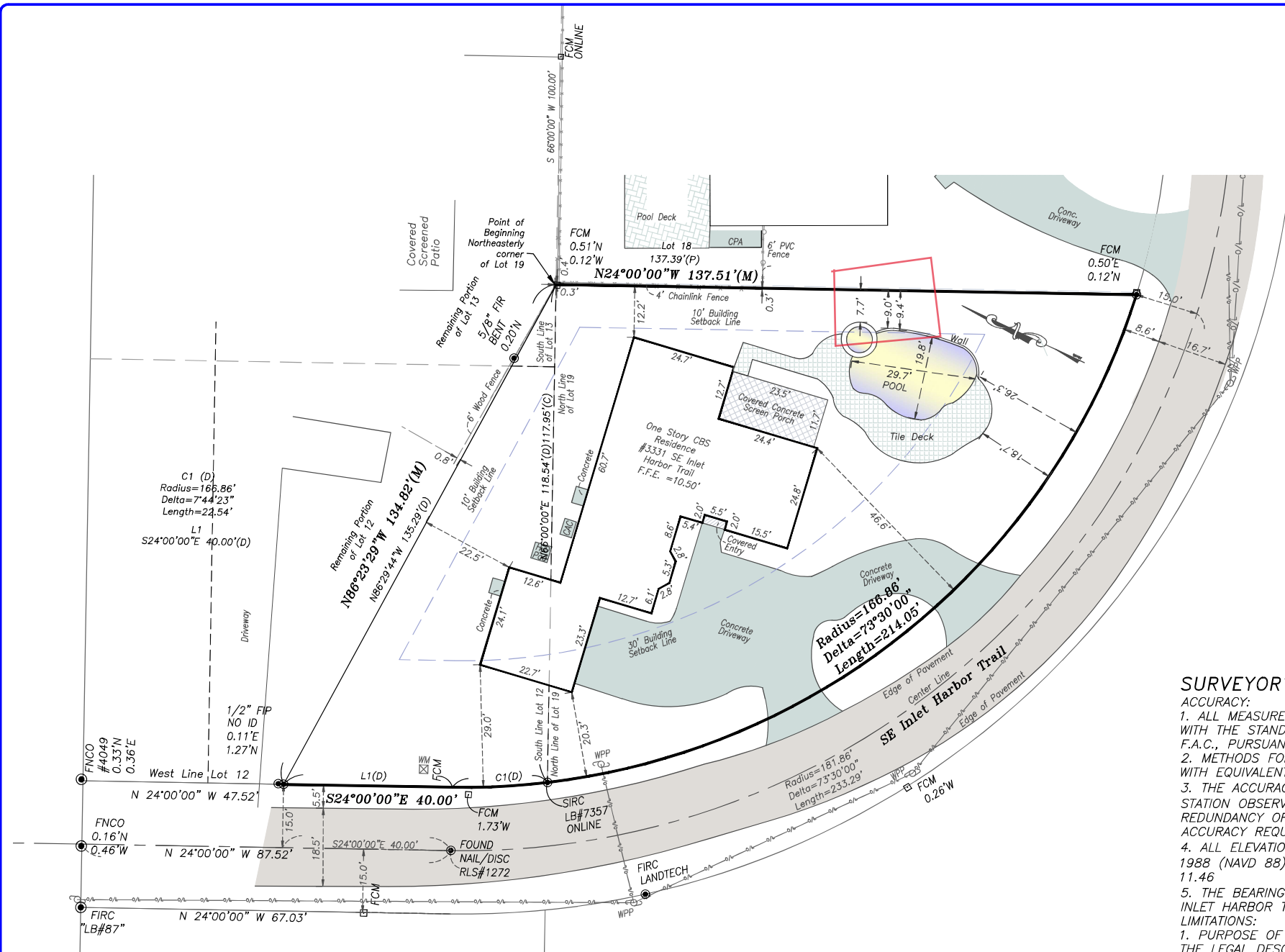


LEGAL DESCRIPTION

LOT 19, TOGETHER WITH A PORTION OF LOTS 12 AND 13, INLET HARBOR, AS RECORDED IN PLAT BOOK 2, PAGE 89, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF LOT 19, BEAR NORTH 86°29'44" WEST A DISTANCE OF 135.29 FEET TO THE WESTERLY LINE OF LOT 12, THENCE SOUTH 24°00'00" EAST ALONG SAID LINE A DISTANCE OF 40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 7°44'23" AND A RADIUS OF 166.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.54 FEET TO THE NORTHWESTERLY CORNER OF LOT 19, THENCE NORTH 66°00'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 19 A DISTANCE OF 118.54 FEET TO THE POINT OF BEGINNING CONTAINING 15,210 SQUARE FEET.

LEGAL DESCRIPTION

LOT 19, TOGETHER WITH A PORTION OF LOTS 12 AND 13, INLET HARBOR, AS RECORDED IN PLAT BOOK 2, PAGE 89, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF LOT 19, BEAR NORTH 86°29'44" WEST A DISTANCE OF 135.29 FEET TO THE WESTERLY LINE OF LOT 12, THENCE SOUTH 24°00'00" EAST ALONG SAID LINE A DISTANCE OF 40 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A CENTRAL ANGLE OF 7°44'23" AND A RADIUS OF 166.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.54 FEET TO THE NORTHWESTERLY CORNER OF LOT 19, THENCE NORTH 66°00'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 19 A DISTANCE OF 118.54 FEET TO THE POINT OF BEGINNING CONTAINING 15,210 SQUARE FEET.



SURVEYOR'S REPORT

ACCURACY:

1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH IN RULE CHAPTER 5J-17 F.A.C., PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
3. THE ACCURACY STANDARD USED FOR THIS SURVEY, IS BASED ON REPETITIVE RTK GPS AND/OR TOTAL STATION OBSERVATIONS ON MULTIPLE PROJECT'S HORIZONTAL AND VERTICAL CONTROL POINTS TO OBTAIN A REDUNDANCY OF MEASUREMENT. HORIZONTAL AND VERTICAL CLOSURE ACHIEVED, EXCEED THE MINIMUM ACCURACY REQUIREMENTS.
4. ALL ELEVATIONS (IF) SHOWN ARE IN FEET AND REFERENCED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON THE FOLLOWING COUNTY BENCH MARK: IND-12010 AT ELEVATION 11.46
5. THE BEARING BASIS OF S24°00'00"E IS ALONG THE CENTER LINE AND/OR RIGHT OF WAY LINE OF SE INLET HARBOR TRAIL AND IS ASSUMED

LIMITATIONS:

1. PURPOSE OF SURVEY: TO ESTABLISH THE LIMITS OF THE HEREIN DESCRIBED PARCEL OF LAND BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
2. LAST FIELD DATE OF SURVEY: 03-13-24. POOL/DECK TIE IN ONLY 9-26-24
3. UNDERGROUND UTILITIES WERE NOT LOCATED
4. PARCEL LIMITS ESTABLISHED BY USE OF FOUND SURVEY CONTROL ALONG THE CENTER LINE AND/OR RIGHT OF WAY LINE OF SE INLET HARBOR TRAIL AND CONTROL FOUND AT PARCEL LIMITS. FOUND CONTROL DOES NOT CHECK WITHIN ITSELF AND AN ALIGNMENT AVERAGING OUT THE DIFFERENCE AND TAKING OCCUPATION WAS HELD..
5. DIMENSIONS SHOWN THUSLY (M) ON THE SURVEY SUPERSEDE DIMENSIONS REFLECTED ON EITHER RECORD DEED, PLAT OR RIGHT OF WAY MAP.
6. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR OR CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
7. THE OWNERSHIP OF FENCE LINES HAS NOT BEEN DETERMINED AS PART OF THIS SURVEY.
8. OFF SET CALLS TO FOUND SURVEY CONTROL ARE RELATIVE TO THE NEAREST PROPERTY CORNER, INTERSECTION OF LINES, POINT OF CURVATURES (PC), POINT OF REVERSE CURVATURES (PRC) OR OTHER IDENTIFIABLE POINT.
9. THIS SURVEY SHALL NOT BE VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA SURVEYOR AND MAPPER PREPARING THIS DOCUMENT
10. COMPLIANCE WITH LOCAL ZONING REQUIREMENTS AND OR WITH REQUIREMENTS SET FORTH BY OTHER STATE, PUBLIC, AND/OR PRIVATE ENTITIES HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY.

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps.
Flood Zone: X, Community #: 120161, Panel #: 0162, Suffix: H, Date: 2/19/2020

LEGEND

- FCM - Found 4"x4" Concrete Monument
- FIP - Found 1/2" Iron Pipe
- FIPC - Found 3/4" Iron Pipe with Cap
- FIR - Found #5 Iron Rod
- FIRC - Found #5 Iron Rod with Cap
- SIRC - Set #5 Iron Rod with Cap "LB#7357"
- FIPC - Found 1/2" Iron Pipe with Cap
- FM - Found Mag Nail
- FMD - Found Mag Nail with Disk
- FN - Found Nail
- FNIT - Found Nail with Tin Tab
- FPK - Found PK Nail
- FPKD - Found PK Nail with Disk
- FRRS - Found Rail Road Spike
- /CO - In Pavement Cut Out
- (M) - Measured
- (P) - Plat
- CLF - Chain Link Fence

LEGEND

- C/E - Covered Entry
- CAC - Concrete Pad with Air Conditioning
- OB - Catch Basin
- CBS - Concrete Block Structure
- OMP - Corrugated Metal Pipe
- CPE - Concrete Pad with Pool Equipment
- BFP - Back Flow Preventer
- FFE - Finished Floor Elevation
- UB - Utility Box
- HYD - Fire Hydrant
- O/L - Overhead Utility Line
- WPP - Wood Power Pole
- SSMH - Sanitary Sewer Manhole
- PUDE - Public Utility & Drainage Easement
- EB - Electric Box
- WM - Water Meter
- UE-RA - Utility Easement-Restricted Area
- LP - Light Pole
- WF - Wood Fence
- PVC - Poly Vinyl Fence

PREPARED FOR:
Barry J. Rufo & Linda L. Rufo
Law Office of Michael L. Dale, P.A.
Old Republic National Title Insurance Company

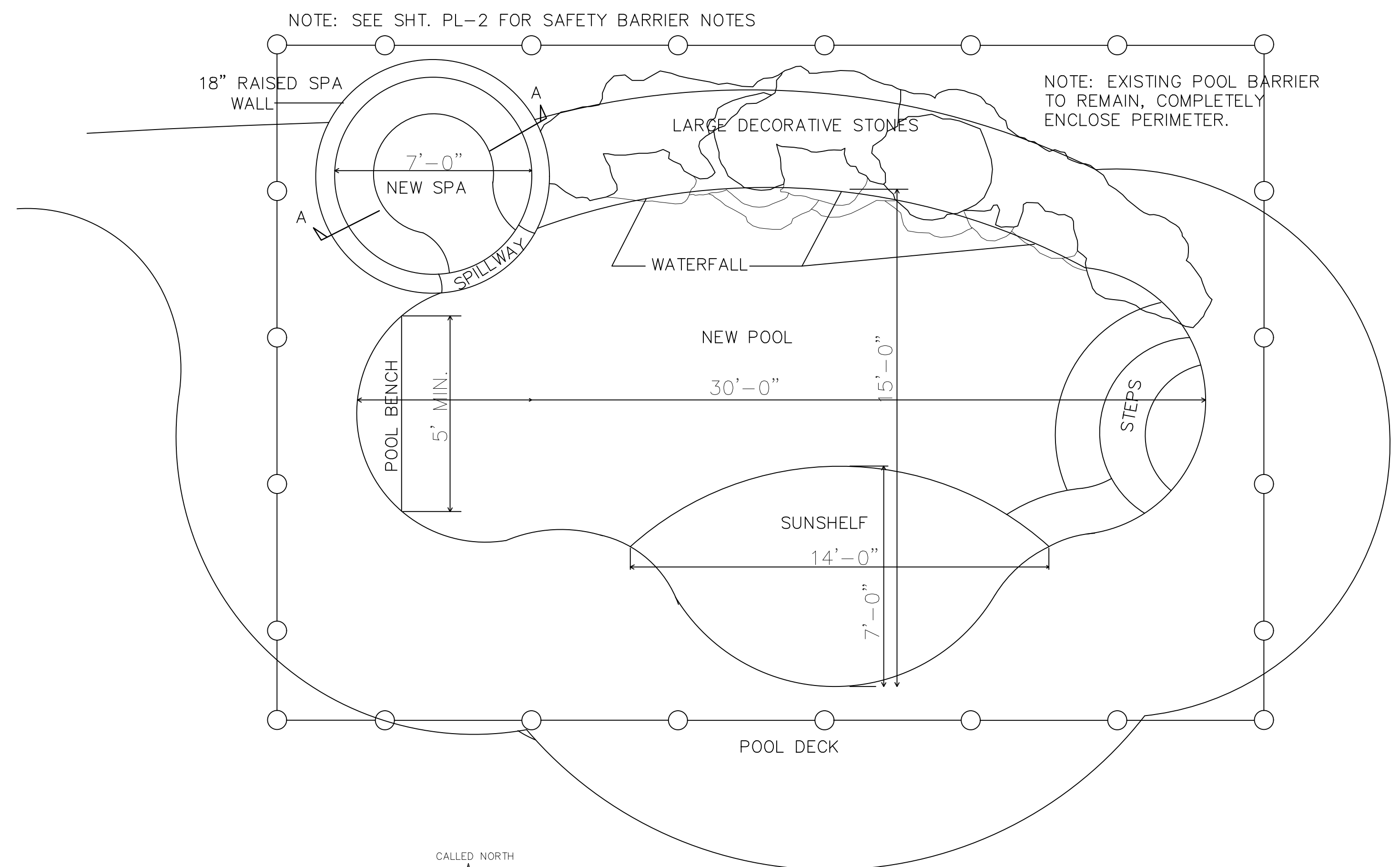
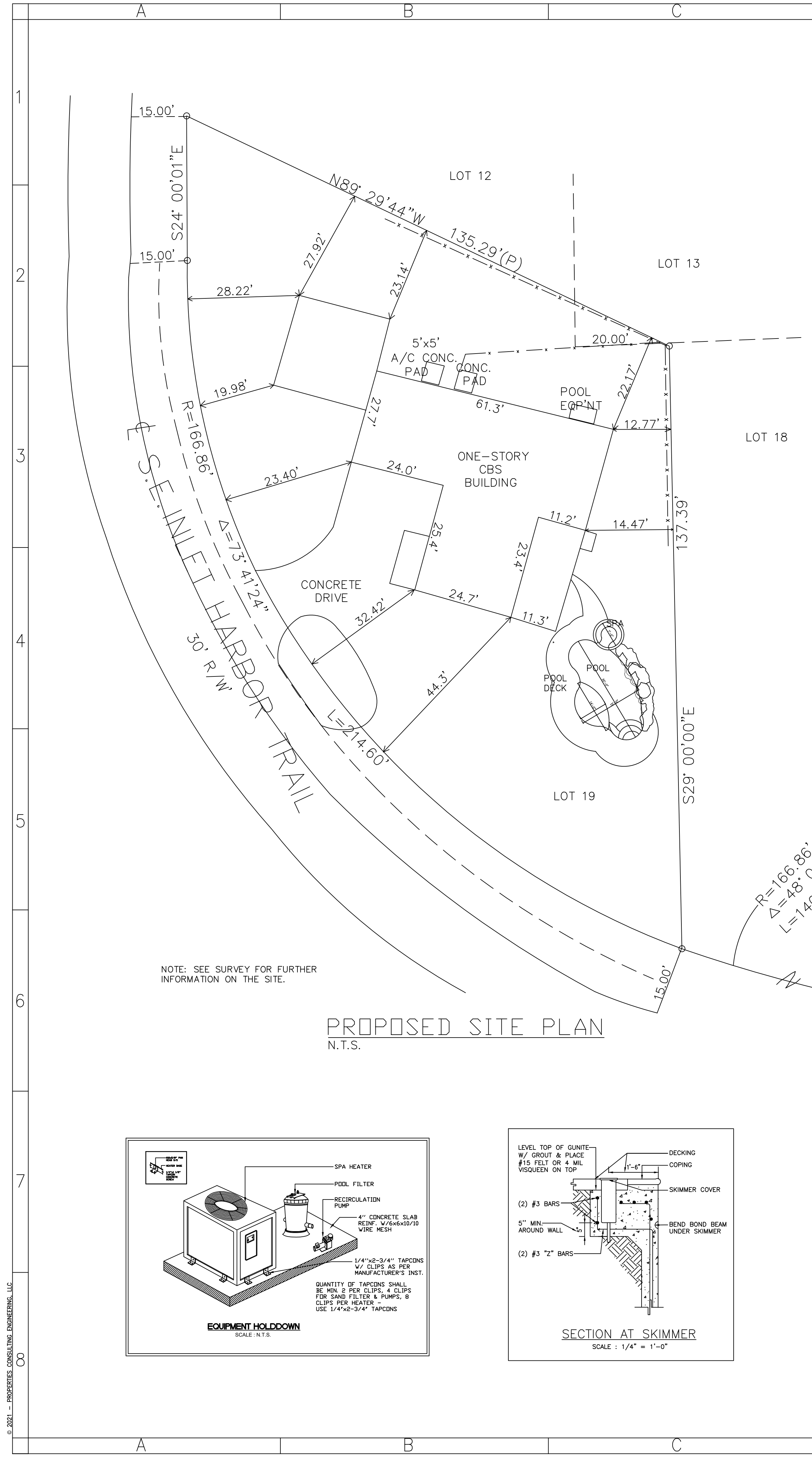
Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357

Prepared For:
Barry & Linda Rufo
Martin County Florida

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, FL 34990
Phone: (772)288 7206 Fax: (772)223 8181
www.karnersurveyinginc.com karnerc@comcast.net

Date	Revision Description
5.4.24	Re-Certification
9.29.24	Tie In Pool/Deck

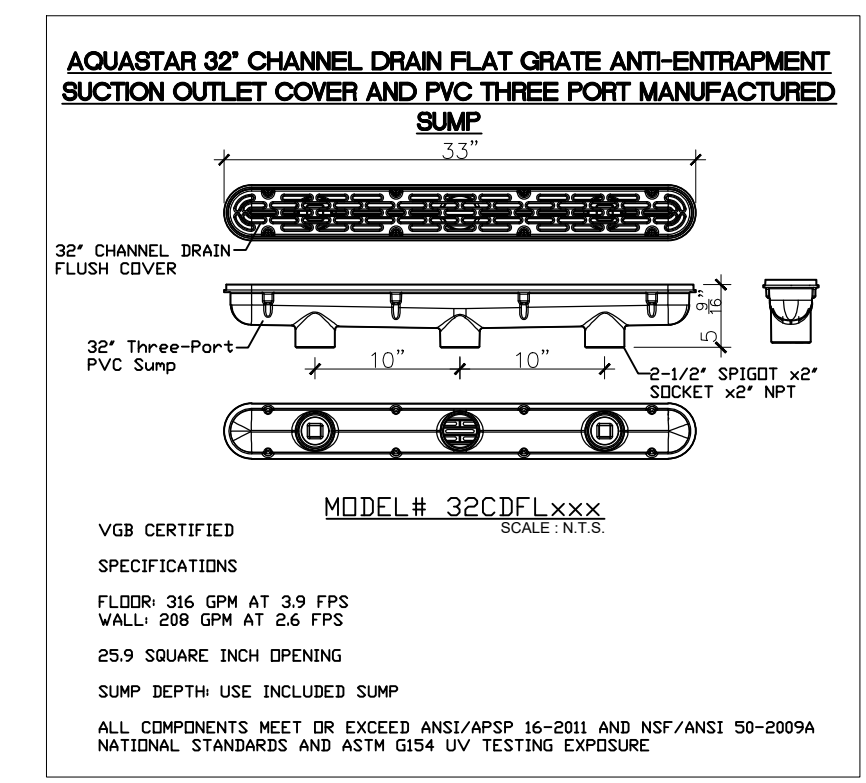
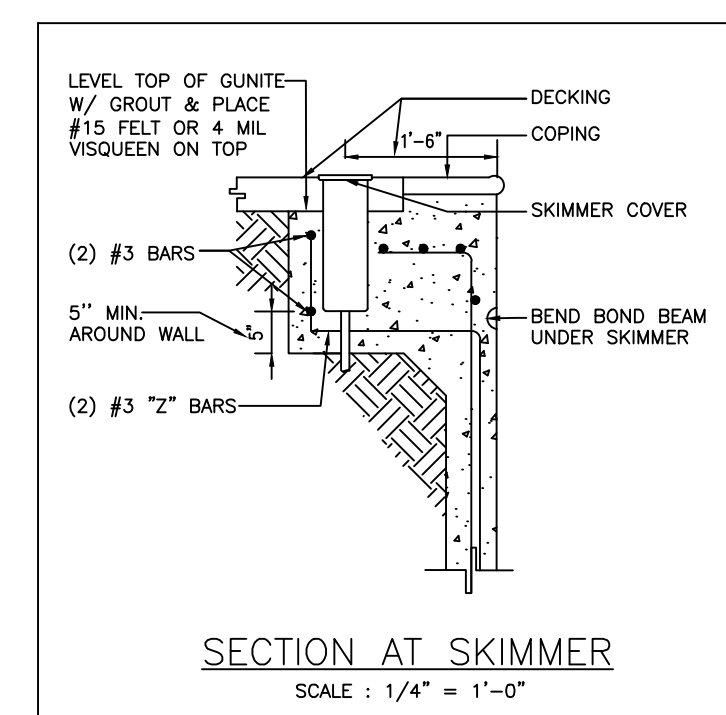
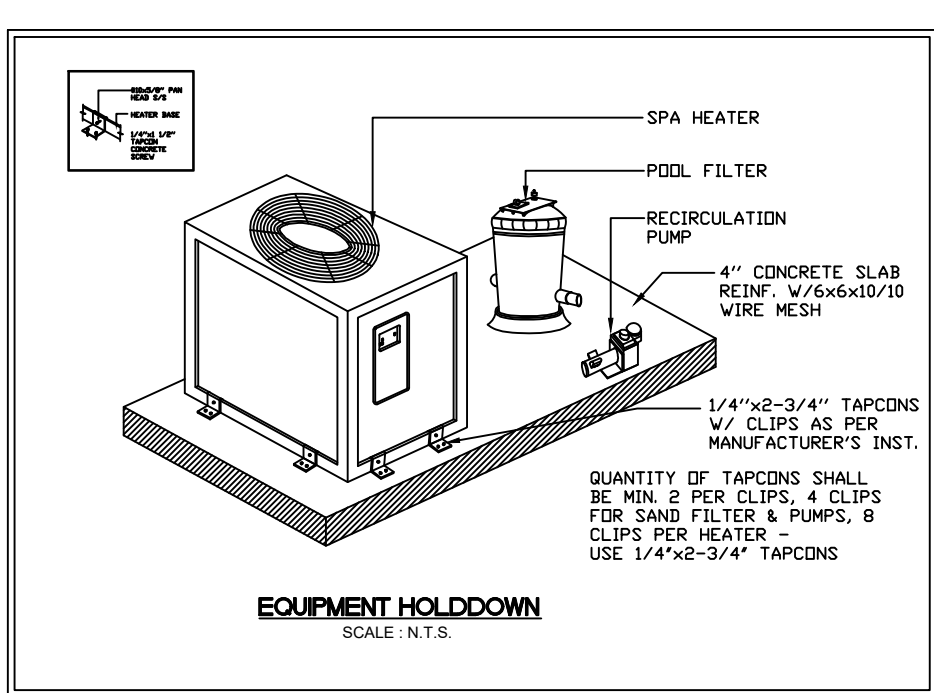
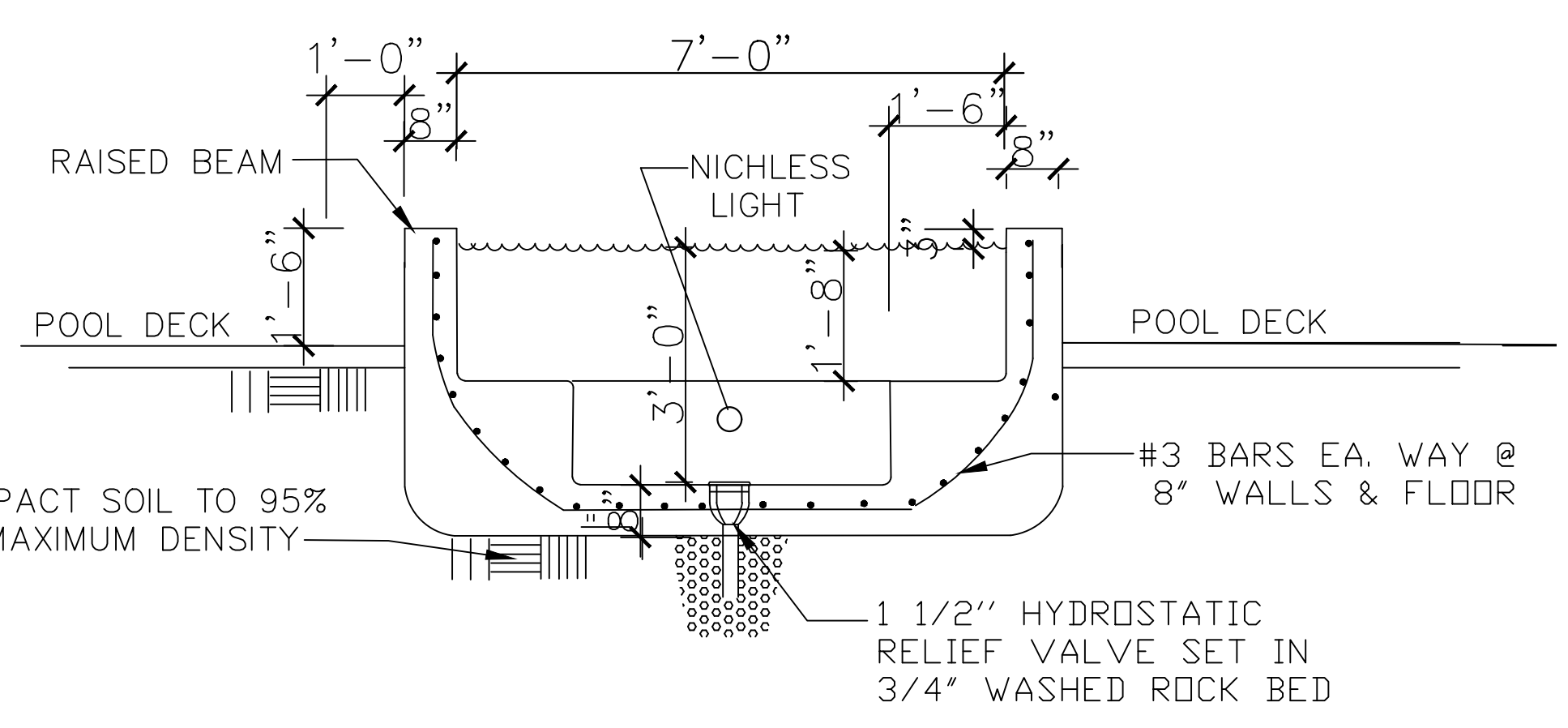
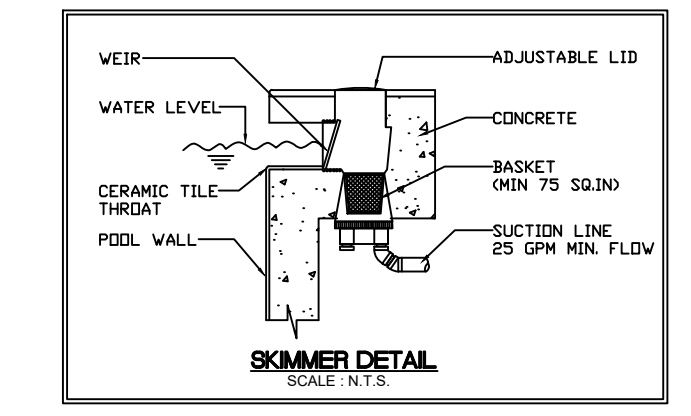
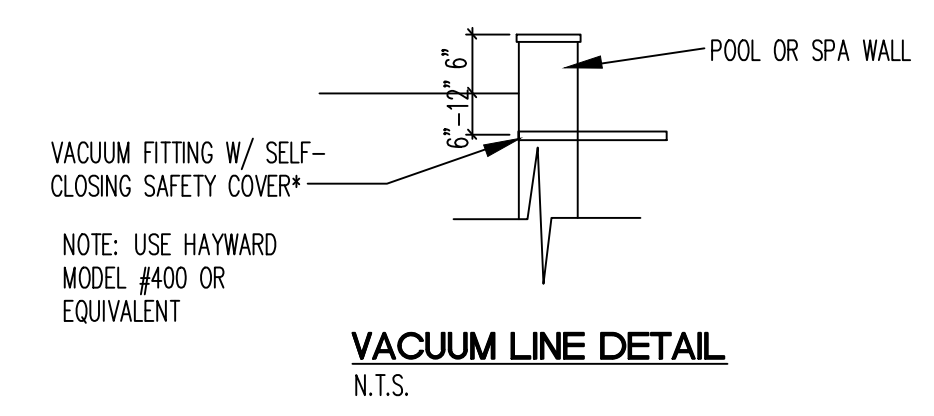
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1"=20'	03-22-24	1 of 1
Drawn By: LS4363	File No: 2401.16	Sheet No.
Job No: 2403-02	CADD File:	File No.



VOLTAGE	120/240VAC
CKT. BKR.	15A
WIRE SIZE	12 GA.
GPM	> 20 GPM
MAX. GALS.	35,000 GALS

	POOL	SPA
AREA	420 SQ.FT.	39 SQ.FT.
PERIMETER	84 FT.	22 FT.
VOLUME	12,850 GALS.	625 GALS.

REQUIREMENTS FROM F.B.C. 2023, 8th Ed., Residential:
Section 454.2.6.1 - Private Swimming Pools, POOL CONSTRUCTION SHALL ABIDE BY THE REQUIREMENTS OF ANSI/NSP3, ANSI/NSP14, ANSI/NSP15, ANSI/NSP16 AND ANSI/NSP17.
MAX. POOL DEPTH = 6'-0" → BENCH PROVIDED @ DEEP END



POOL PLAN:
RUFFO RESIDENCE

PROPERTY ADDRESS:
3331 S.E. INLET HARBOR TRAIL,
STUART, FLORIDA

CONSULTANT:

THE DRAWINGS, DESIGNS AND INFORMATION HEREIN ARE THE PROPERTY OF PROPERTIES CONSULTING ENGINEERING, LLC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

PROPERTIES CONSULTING ENGINEERING, L.L.C.

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REVISIONS		
#	COMMENT	DATE

SEAL

CARLOS NAVARRO, P.E.
P.E. #035276

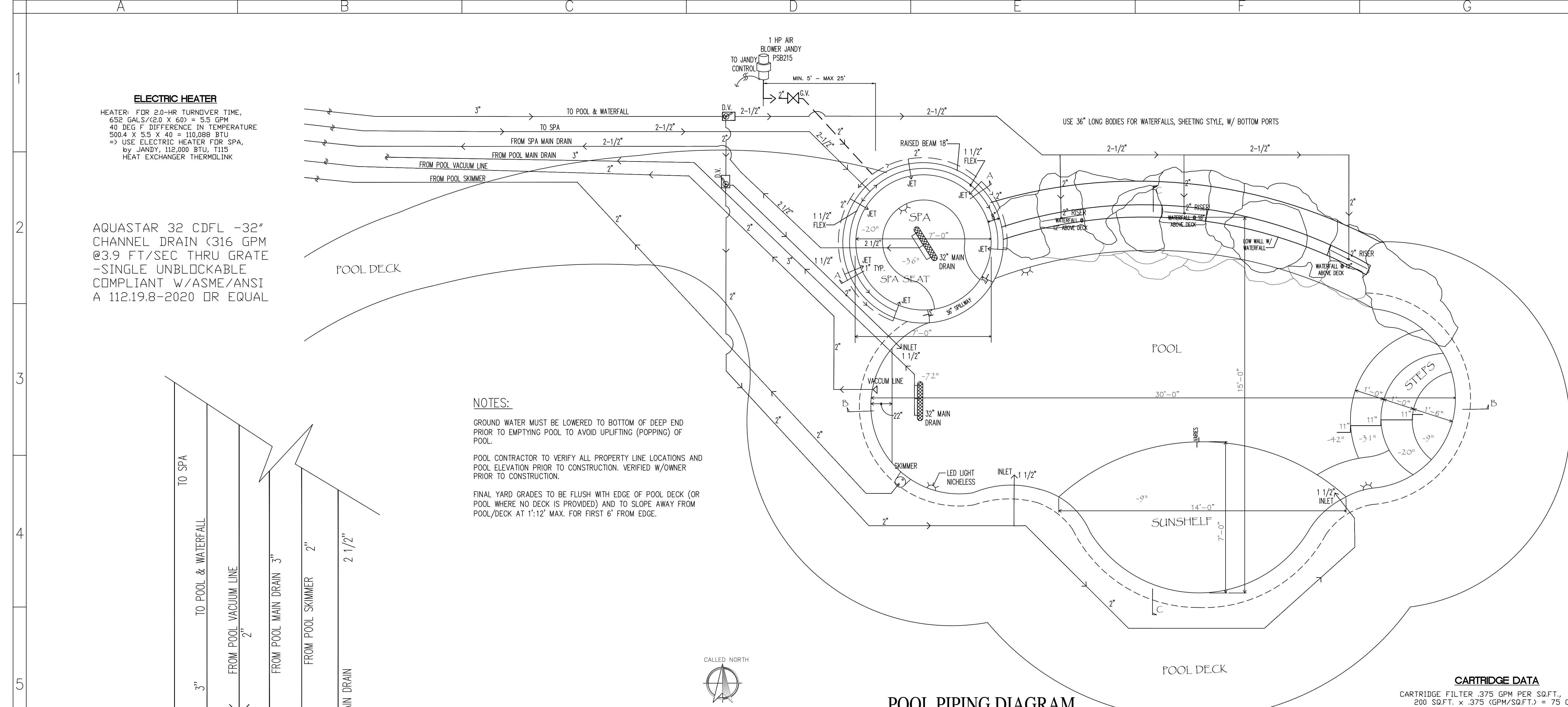
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DATE: 03/06/2024
DRAWN BY: C.J.N.
CHECKED BY: C.J.N.
PROJECT NO: 2024-006
SCALE: 1/4" = 1'-0"

SHEET NO.
PL-1

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COMPLETE SET OF CONSTRUCTION DOCUMENTS CONSISTS OF PLANS, DETAILS, & SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEERS FOR CLARIFICATION. ANY DEVIATION FROM THESE DRAWINGS, WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND/OR ENGINEERS IS PROHIBITED. GENERAL CONTRACTOR SUBCONTRACTORS ASSUME FULL RESPONSIBILITY FOR ANY UNAUTHORIZED DEVIATION FROM THE INFORMATION EXPRESSED IN THE CONSTRUCTION DOCUMENTS.



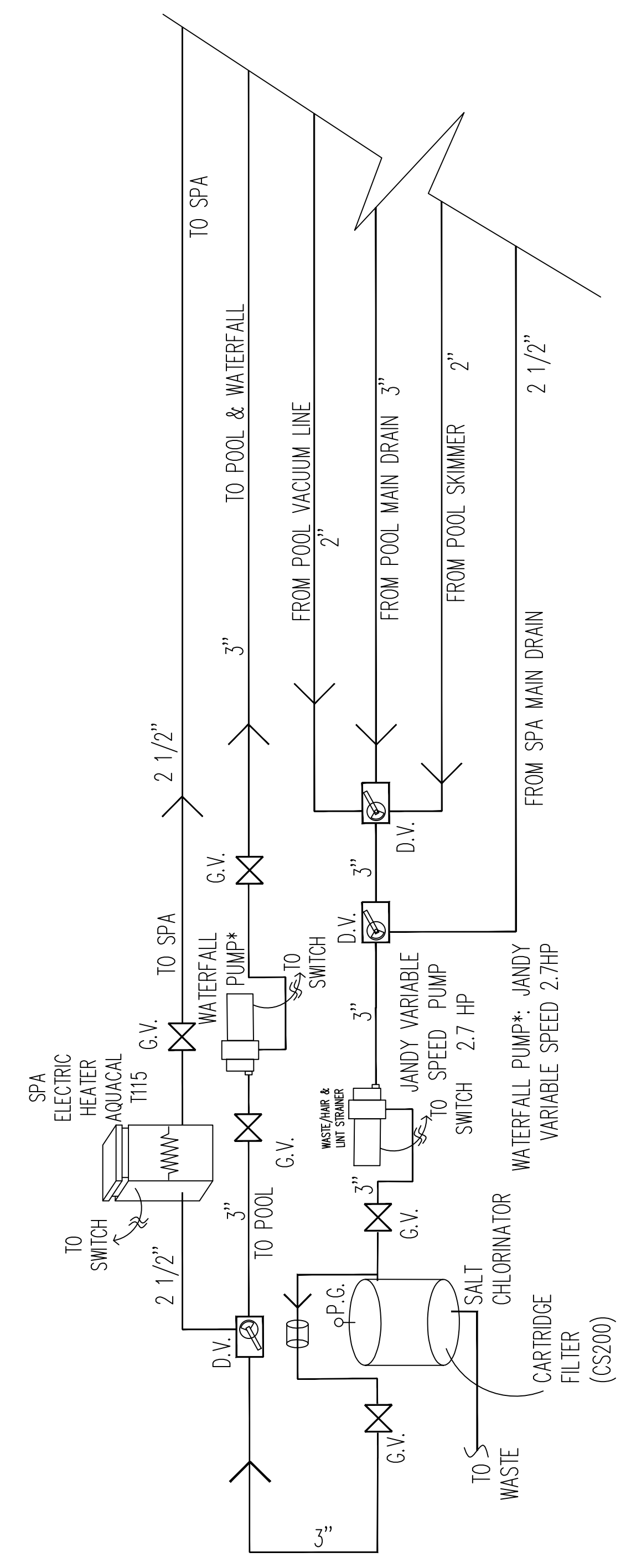
ELECTRIC HEATER
 HEATER: FOR 2.0-HR TURNOVER TIME,
 652 GAL/(2.0 X 60') = 5.5 GPM
 40 DEG F DIFFERENCE IN TEMPERATURE
 500.4 X 5.5 X 40 = 110,088 BTU
 => USE ELECTRIC HEATER FOR SPA,
 by JANDY, 112,000 BTU, T115
 HEAT EXCHANGER THERMOLINK

AQUASTAR 32 CDFL -32"
 CHANNEL DRAIN (316 GPM
 @3.9 FT/SEC THRU GRATE
 -SINGLE UNBLOCKABLE
 COMPLIANT W/ASME/ANSI
 A 112.19.8-2020 OR EQUAL

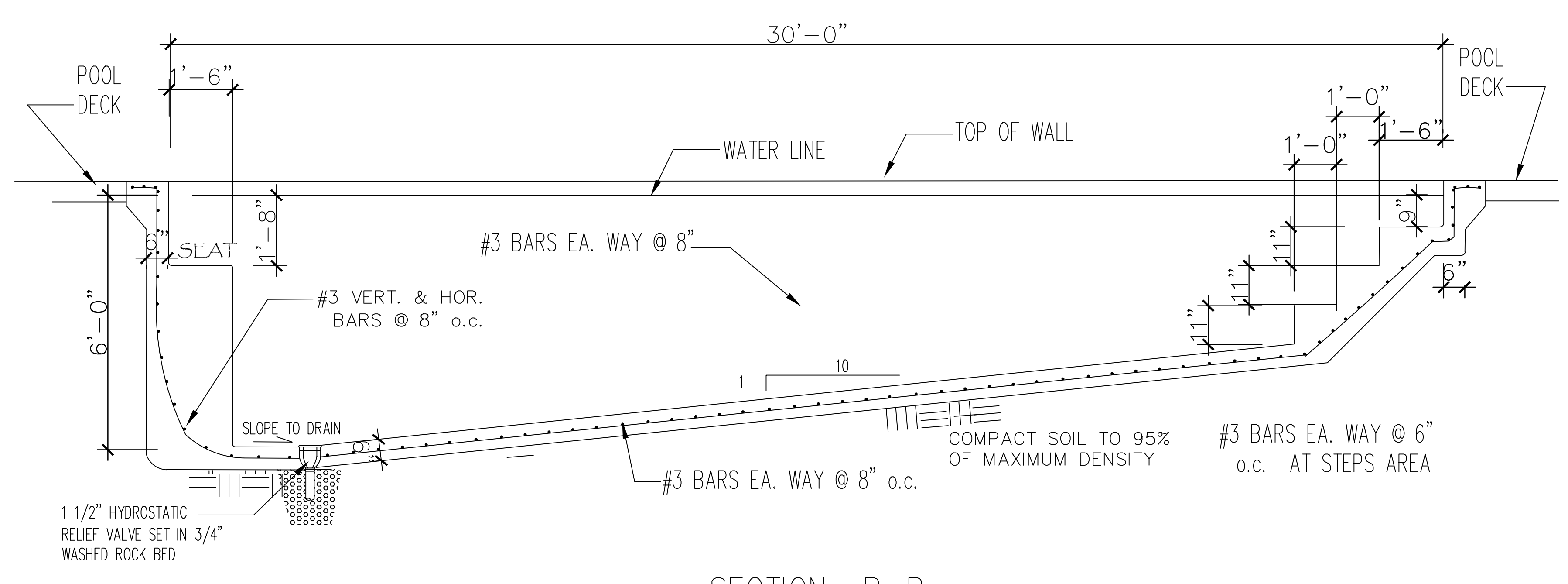
NOTES:
 GROUND WATER MUST BE LOWERED TO BOTTOM OF DEEP END
 PRIOR TO EMPTYING POOL TO AVOID UPLIFTING (POPPING) OF
 POOL.
 POOL CONTRACTOR TO VERIFY ALL PROPERTY LINE LOCATIONS AND
 POOL ELEVATION PRIOR TO CONSTRUCTION. VERIFIED W/OWNER
 PRIOR TO CONSTRUCTION.
 FINAL YARD GRADES TO BE FLUSH WITH EDGE OF POOL DECK (OR
 POOL WHERE NO DECK IS PROVIDED) AND TO SLOPE AWAY FROM
 POOL/DECK AT 1':12" MAX. FOR FIRST 6' FROM EDGE.

CARTRIDGE DATA
 CARTRIDGE FILTER .375 GPM PER SQ.FT.,
 200 SQ.FT. x .375 (GPM/SQ.FT.) = 75 GPM
 => USE JANDY CS200

POOL PIPING DIAGRAM
 N.T.S.



PIPING LAYOUT
 N.T.S.

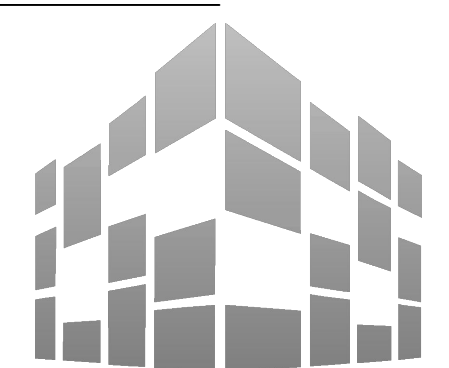


SECTION B-B
 SCALE: 1/2"=1'-0"

POOL PLAN:
 RUFFO RESIDENCE
 PROPERTY ADDRESS:
 3331 S.E. INLET HARBOR
 TRAIL,
 STUART, FLORIDA
 CONSULTANT:



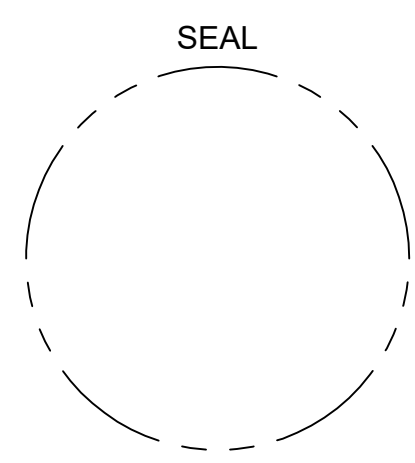
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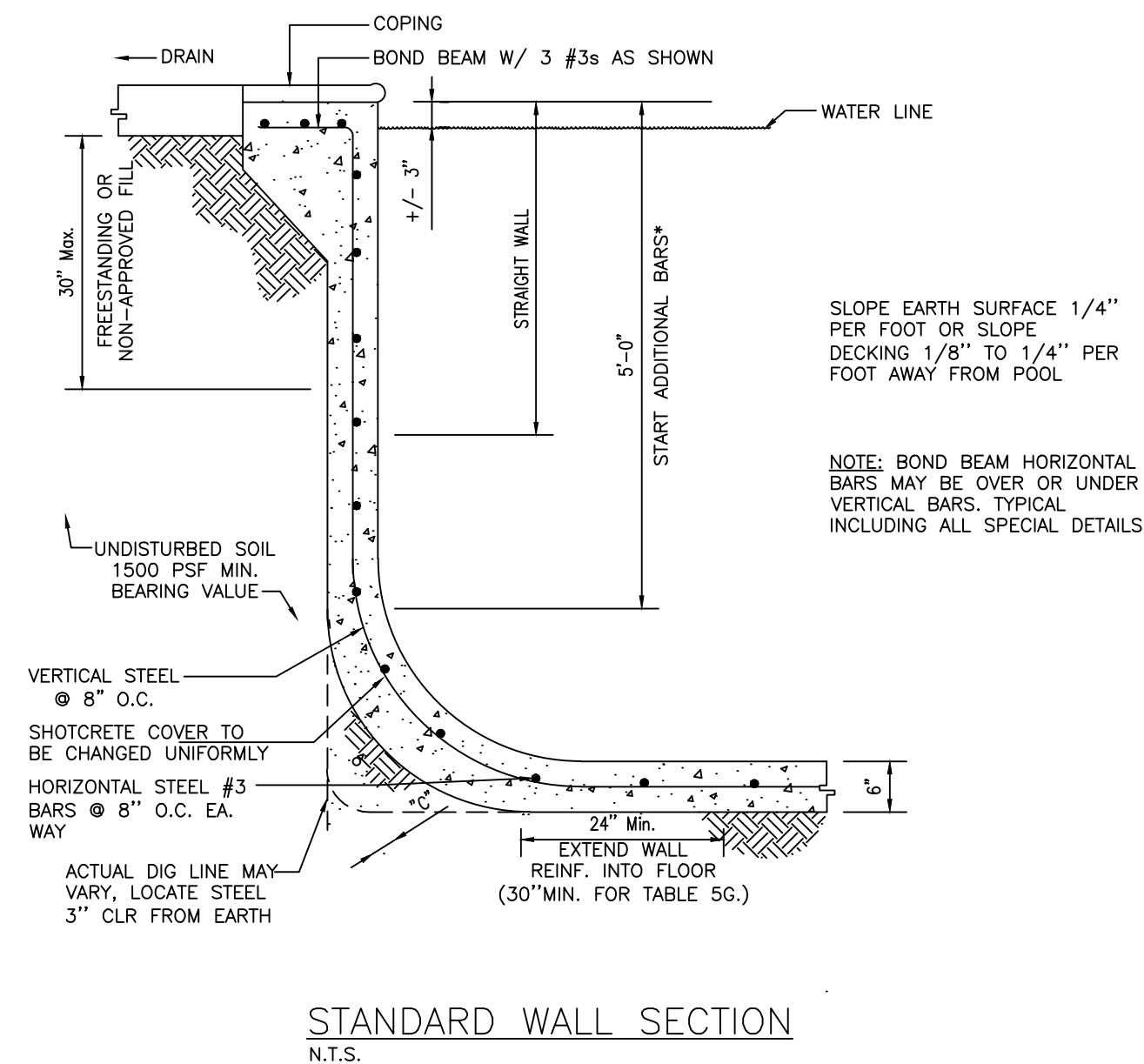
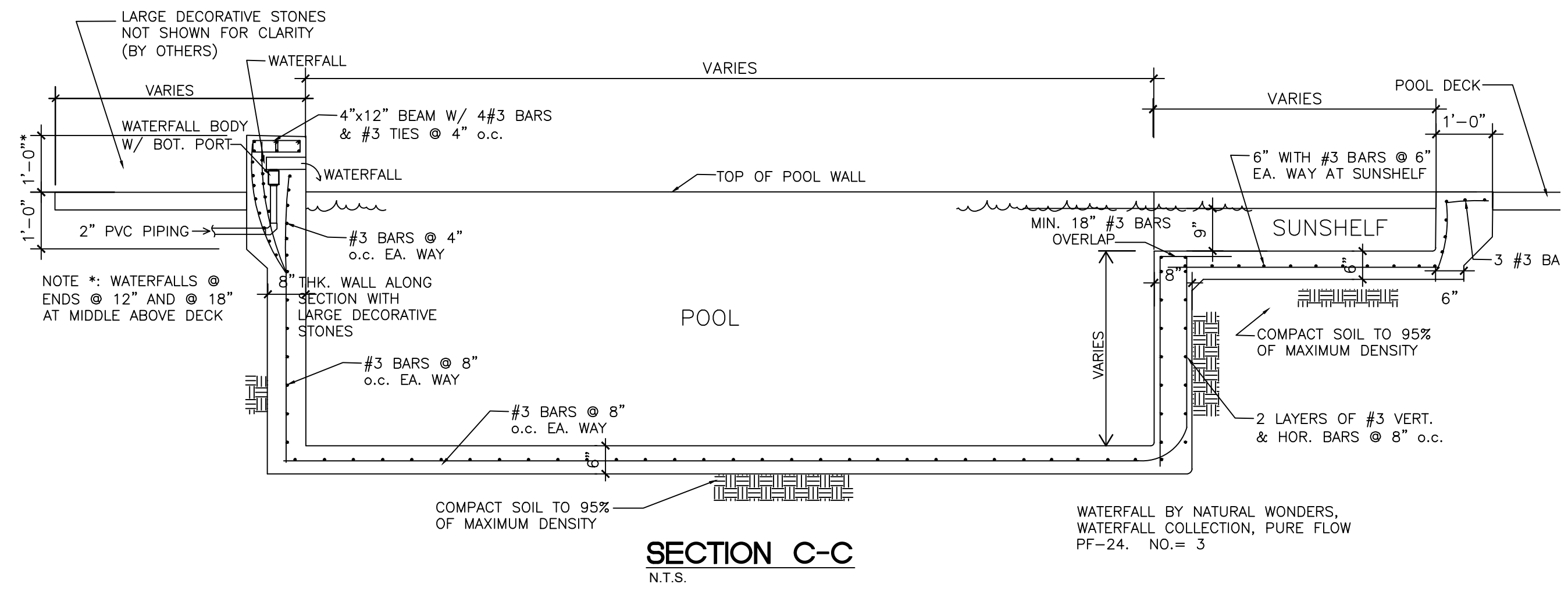
CARLOS NAVARRO, P.E.
 P.E. #035276

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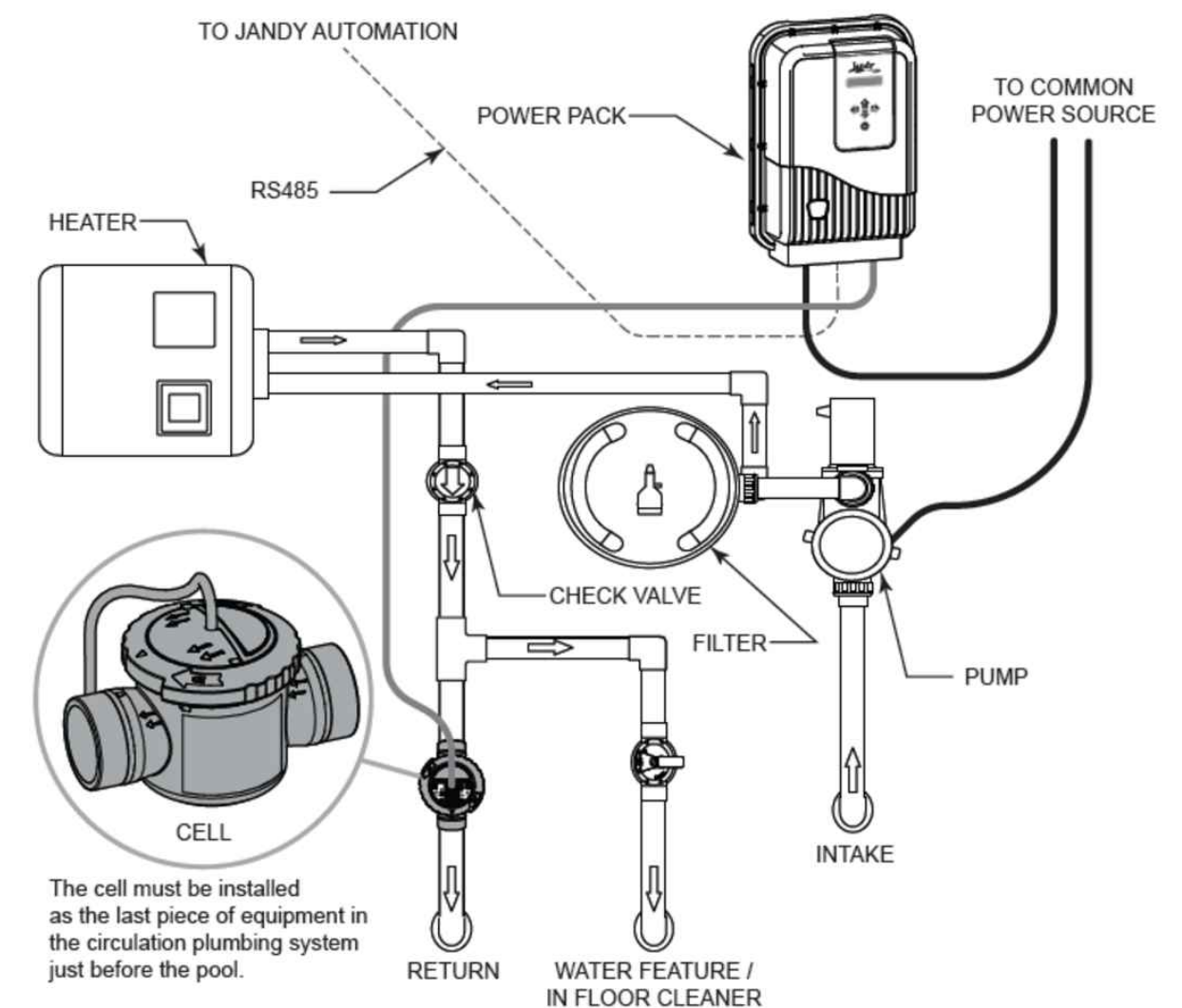
DATE: 03/06/2024
 DRAWN BY: C.J.N.
 CHECKED BY: C.J.N.
 PROJECT NO: 2024-006
 SCALE: N.T.S.

SHEET NO.

PL-3

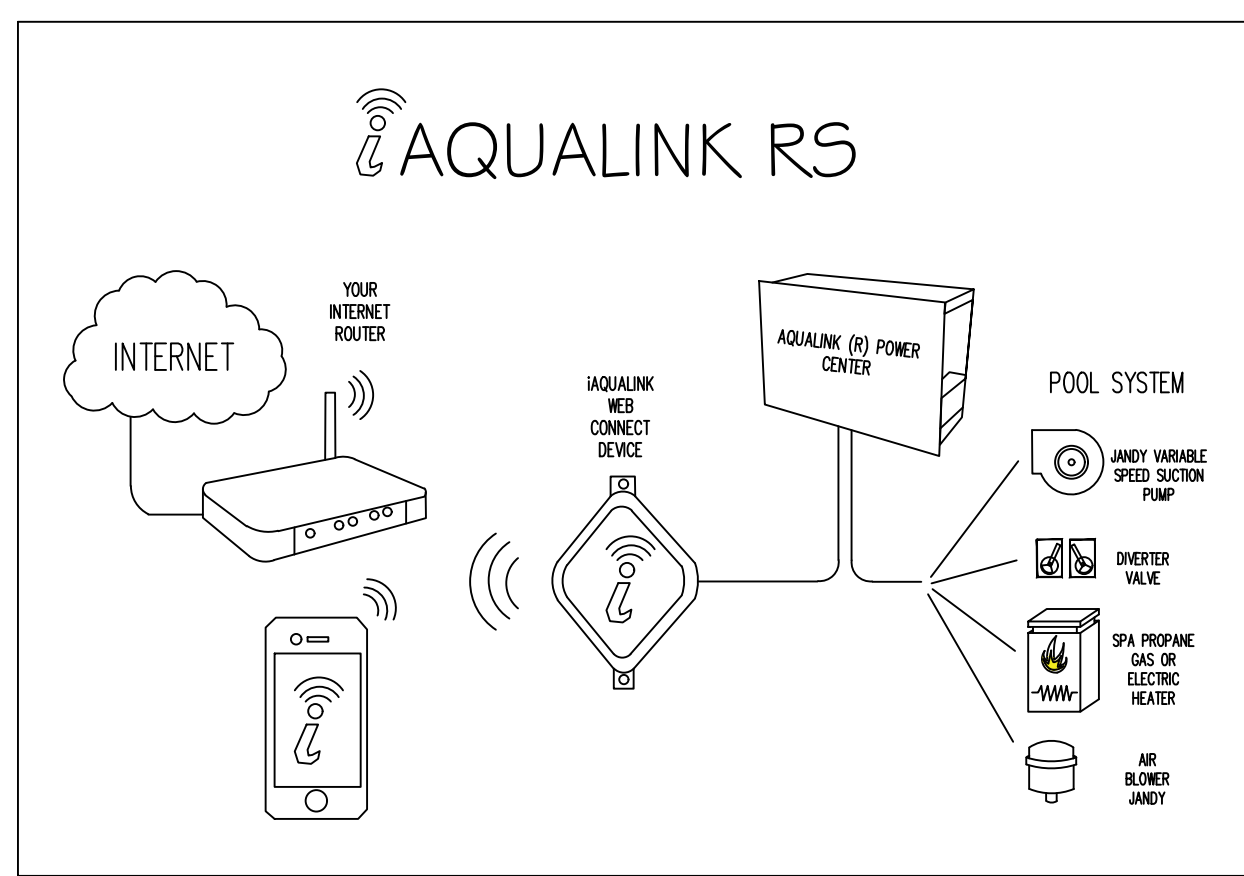


ADDITIONAL BARS BEGIN AT 5'-0" FROM THE TOP OF THE POOL WALL (RAISED OR NOT RAISED): #3 @ 8" O.C. MAX.



VOLTAGE	120/240VAC
CKT. BKR.	15A
WIRE SIZE	12 GA.
GPM	> 20 GPM
MAX. GALS.	35,000 GALS

**JANDY TRUCLEAR
CHLORINATOR**

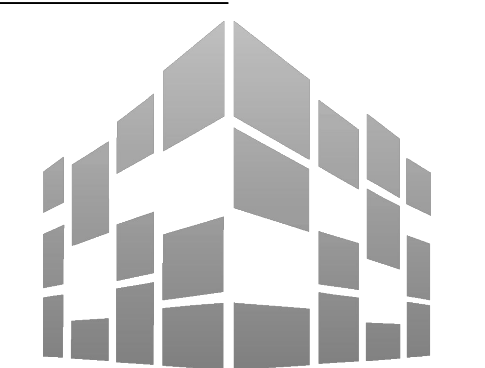


POOL PLAN:
RUFFO RESIDENCE

PROPERTY ADDRESS:
**3331 S.E. INLET HARBOR TRAIL,
STUART, FLORIDA**



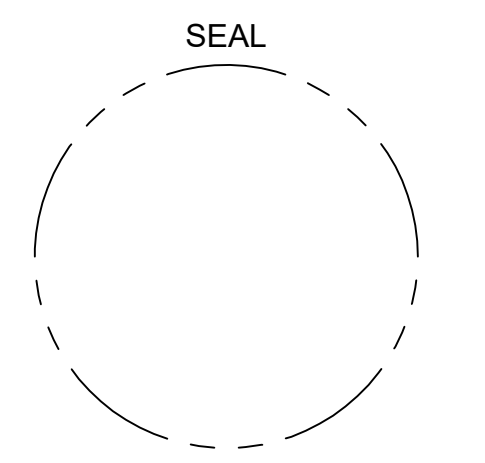
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#	COMMENT	DATE



CARLOS NAVARRO, P.E.
P.E. #035276

DRAWING TITLE:

DATE: **03/06/2024**
DRAWN BY: **C.J.N.**
CHECKED BY: **C.J.N.**
PROJECT NO: **2024-006**
SCALE: **N.T.S.**

SHEET NO.

PL-4