



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

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

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.
N/A
[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
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Variance ▼

Name or Title of Proposed Project: Hopkins Variance

Brief Project Description:

The Applicant is requesting a ten (10) foot variance to the side setback in order to allow for the construction of a screened pool and patio area. Supporting materials and information are included with this Application.

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

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: Resolution 01.09.2 (prior variance)

Previous Project Name if applicable: Faulkner Variance

Parcel Control Number(s)

34-38-42-000-008-00310-9 _____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Chad and Elisa Hopkins

Company Representative: _____

Address: 9295 SE Delafield Street

City: Hobe Sound, **State:** FL **Zip:** 33455

Phone: 561-719-2420 **Email:** chad@hopkinsholdings.net

C. PROJECT PROFESSIONALS

Applicant (Name or Company): See Owner Information Above

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Fox McCluskey Bush Robison, PLLC

Company Representative: Tyson Waters, Esq.

Address: 2300 SE Monterey Road, Suite 201

City: Stuart, State: FL Zip: 34996

Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): _____

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): Fox McCluskey Bush Robison, PLLC
Company Representative: Tyson Waters, Esq.
Address: 2300 SE Monterey Road, Suite 201
City: Stuart, State: FL Zip: 34996
Phone: 772-287-4444 Email: twaters@foxmcccluskey.com

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

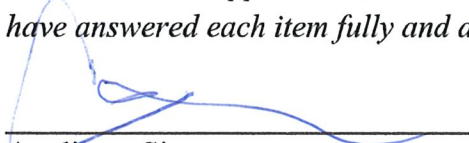
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

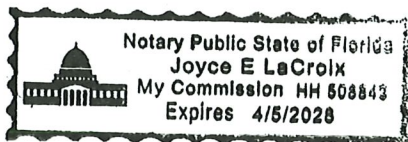
6/20/24
Date

Chad Hopkins
Printed Name

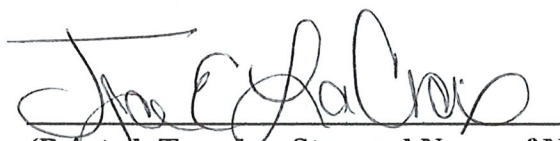
**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 20 day of June, 2024, by Chad Hopkins, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
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Digital Submittal Affidavit

I, Tyson Waters, attest that the electronic version included for the project Hopkins 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.

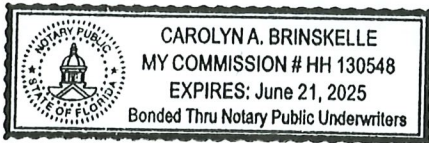
[Signature]
 Applicant Signature

6/20/2024
 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 20th day of June, 2024, by Tyson Waters, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Carolyn A. Brinskelle

(Printed, Typed or Stamped Name of Notary Public)

NARRATIVE

The subject property is located at 9295 SE Delafield Street, Hobe Sound, Florida. The subject property is approximately 0.23 acres in size and located on a canal in Hobe Sound. A single-family home is located on the subject property and was constructed in or around 2002. The Applicant is requesting a variance to the side setback in order to construct an enclosed pool and patio area on the property.

The future land use on the subject property is Estate Density 2UPA and the zoning designation is HB-1A (Hotel and Motel District). The HB-1A zoning district is a Category "C" zoning district and has the following setback requirements: Front – 50 feet from the street line or right-of-way to the front of the structure; Rear – 25 feet; and Side – 20 feet. The variance application is requesting a variance to the westerly side setback to allow for the construction of a screened-enclosed pool and patio area, reducing the west side setback from 20 feet to 10 feet, all as more fully shown on the survey and site plan included with this Application.

If the subject property had a zoning designation that was appropriate for the size of the lot and similarly-situated residential uses, the likely setbacks would be consistent with those requested in this variance, with a front setback of 25 feet, a side setback of 10 feet and a rear setback of 10 feet. Because the subject property is on a canal, no new improvements may be located within 25 feet of the waterline, so locating the pool and patio in the rear of the property is not an option for the Applicant.

In summary, the Applicant is requesting a variance is as follows:

- West Side Setback: variance of 10' (from 20' to 10') to allow for the construction of a screened-enclosed pool and patio.

NARRATIVE AND VARIANCE JUSTIFICATION

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

Special conditions and circumstances exist which are peculiar to the land and structure that are part of this variance application which are not applicable to other lands in the same district or are comparable in size to the subject property. The subject property has a zoning designation of HB-1A, which requires large setbacks and is not compatible with the subject property or residential neighborhoods. The subject property is less than a quarter-acre in size and similarly situated properties would have zoning setbacks that if applicable to the subject property would not require the requested setback variance.

2. The literal interpretation of the provisions of the land development regulations or zoning resolution would deprive the applicant of rights commonly enjoyed by the other properties in the same district under the terms of the land development regulations or zoning resolution.

As mentioned in the prior response, a literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other, similarly situated property under the terms of the land development regulations or zoning resolution. Because the subject property is located on a canal, no new structure may be located within 25 feet of the rear property line. A pool and patio would typically be placed in the rear of the property but because of this increased setback requirement (both as a result of the subject property being on a canal, as well as the requirements of the HB-1A zoning designation) the Applicant is forced to locate the pool and patio on the side of the lot. The Applicant is proposing to place the pool and patio ten (10) feet off the side property line, which under normal zoning designation requirements would meet the required setbacks. In the instant case, however, because the subject property is zoned HB-1A the setbacks are greater than normal for a residential lot of this size making the variance request necessary.

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

The Applicant purchased the property in 2023. The existing residential structure was constructed in or around 2002. A variance was granted to the then-property owner to allow for the construction of the residential structure as it currently exists. The zoning designation on the subject property, which is the ultimate restriction that mandates the proposed setback variances, was established in 1967. The variance requested is to allow for the construction of a pool and patio, which improvements are customary on other lots in and around the subject property. The existing improvements and large setback requirements of the HB-1A zoning district are the reason for this variance application.

4. The granting of the requested variance will not confer on the applicant any special privilege that is denied by the land development regulations or zoning resolution to owners of other lands, structures or buildings in the same district.

The granting of the requested variance will not confer on the applicant any special privilege that is denied by the land development regulations or zoning resolution to owners of other lands, structures or buildings in the same district. Other similarly situated residential lots of this size have development setbacks that would allow for the Applicant's requested improvements without the need for a variance. It is only because of the HB-1A zoning designation placed on the subject property that this variance request is necessary. Other similarly situated properties have similar residential structures and pools on those properties. The variance application will allow the Applicant to have improvements similar to those property owners on comparable lots.

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

The granting of the variance is the minimum variance that will make possible the reasonable use of land, building or structure. The granting of the variance will allow the Applicant to construct an enclosed pool and patio area ten (10) feet off the side property line. The proposed pool and patio is reasonable in size and location to minimize the variance to make it possible to enjoy the subject property.

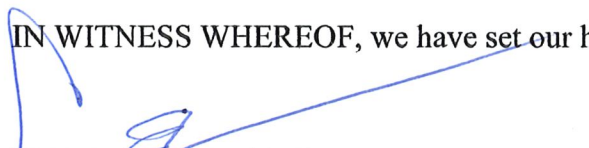
6. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare. Many neighboring properties have pools and patios on their properties. The existing residential structure and the proposed pool and patio are consistent with the character of the neighborhood.

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, Chad and Elisa Hopkins, do by these presents hereby make, constitute and appoint Tyson Waters, Esquire, and Fox McCluskey Bush Robison, PLLC, as our attorney-in-fact to represent us and to execute, acknowledge, and deliver in our name documents and instruments, as our attorney-in-fact may deem proper, as well as represent us at any hearings and meetings, that may be required to obtain a variance from the Martin County Land Development Regulations, and other laws, rules and regulations, as may be applicable, for the following described real property in Exhibit "A" attached.

IN WITNESS WHEREOF, we have set our hands and seal this 30 day of June, 2024.



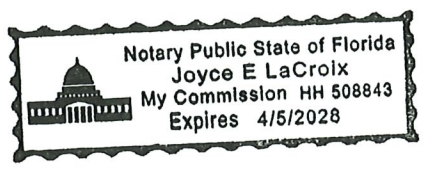
Chad Hopkins

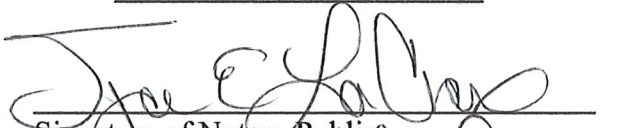


Elisa Hopkins

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of June, 2024, by Chad and Elisa Hopkins, who are personally known to me or have produced _____ as identification.





Signature of Notary Public
Joyce E LaCroix
Print, type or stamp commissioned
Name of Notary Public
My Commission expires:

EXHIBIT "A"
Legal Description

The South 100 feet of the North 292 feet of the East 100 feet of the West 1230 feet of Lot 8, GOMEZ GRANT, as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida.

Together with an easement for ingress and egress over the South 60 feet of the North 360 feet of the West 130 feet and over the South 50 feet of the North 342 feet less the West 130 feet thereof of Lot 8, GOMEZ GRANT, as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida.



Return to and Prepared by:
 L. Diana Hileman, Esq.
 Patch Reef Title Company, Inc.
 6100 Glades Road, Suite 204
 Boca Raton, Florida 33434
 Our File No.: 2230059A/lrw
 Property Appraiser's Parcel Identification (Folio) Number: 34-38-42-000-008-00310-9

Space above this line for Recording Data

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made the 2nd day of June, 2023 by Karen Thompson, also known as Margaret Karen Thompson, as Personal Representative of the Estate of Fred Faulkner, Deceased, whose post office address is 185 Flatwoods Loop, Davenport, FL 33837 herein called the Grantor,

to Chad Hopkins and Elisa Hopkins, husband and wife, whose post office address is 9295 SE Delafield Street, Hobe Sound, FL 33455, hereinafter called the Grantees.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a legal entity)

WITNESSETH, that the Grantor, by virtue of the power and authority to him given by the Statutes of the State of Florida and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, as Personal Representative of the Estate of, Deceased, does grant, bargain, sell and convey to the Grantee, his heirs and assigns forever, the real property in the Martin County, State of Florida, described as follows: viz.:

The South 100 feet of the North 292 feet of the East 100 feet of the West 1230 feet of Lot 8, GOMEZ GRANT, as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida.

TOGETHER WITH an easement for ingress and egress over the South 60 feet of the North 360 feet of the West 130 feet and over the South 50 feet of the North 342 feet less the West 130 feet thereof of Lot 8, GOMEZ GRANT, as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida.

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

GRANTOR HEREBY WAIVES LIEN RIGHTS UNDER F.S. 733.608.

Together with all and singular the tenements, hereditaments and appurtenances belonging or in anyway appertaining to that real property.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns, with every right, title and interest of which the Grantor is now seized and possessed, and of which the decedent died seized and possessed, as fully and completely as the Grantor, as Personal Representative could or should convey the property under and pursuant to the Will of the Deceased, and the applicable law.

PERSONAL REPRESENTATIVE'S DEED

Page 2 of 2

IN WITNESS WHEREOF, Karen Thompson, also known as Margaret Karen Thompson, as Personal Representative of the Estate of Fred Faulkner, Deceased, has set his/her/their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in the presence of:

Natasha A. Stromley

Witness #1 Signature

Natasha A. Stromley

Witness #1 Printed Name

Crystal Martin

Witness #2 Signature

Crystal Martin

Witness #2 Printed Name

Karen Thompson aka Margaret Karen Thompson (Seal)

**Karen Thompson, also known as
Margaret Karen Thompson, as Personal
Representative of the Estate of Fred Faulkner**

State of Virginia
County of Norfolk

The foregoing instrument was acknowledged before me by means of physical presence or x online notarization, this 26 day of May, 2023 by Karen Thompson, also known as Margaret Karen Thompson, as Personal Representative of the Estate of Fred Faulkner, who is personally known by me or who has produced Driver's License as identification.

SEAL

Crystal Lane Johnson
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7978798
My Commission Expires 06/30/2026

[Signature]

Notary Public

Crystal Lane Johnson

Printed Notary Name

My commission expires: 06/30/2026

I was commissioned a notary public as Crystal Lane Johnson
Remotely Notarized online using two-way audio and video Communication

CERTIFICATION OF NO-TRANSFER

Based upon a search of the public records available on the Martin County Clerk of Court's website as of the date provided below, there have been no transfers of the property owned by Chad and Elisa Hopkins, having Parcel Identification Number of 34-38-42-000-008-00310-9, and legally described on Exhibit "A" attached hereto and made a part hereof, since that certain deed dated June 2, 2023, and recorded on June 6, 2023, in Official Records Book 3378, Page 1754, of the Public Records of Martin County, Florida.

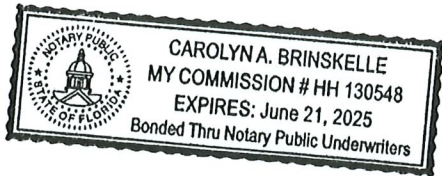
DATED this 20th day of June, 2024.



Tyson Waters, Esq.
Attorney for Applicant

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 20th day of June, 2024, by Tyson Waters, who is personally known to me or has produced _____ as identification.



Signature of Notary Public

Carolyn A. Brinskelle

Print, type or stamp commissioned

Name of Notary Public

My Commission expires: 6-21-25

EXHIBIT "A"
Legal Description

The South 100 feet of the North 292 feet of the East 100 feet of the West 1230 feet of Lot 8, GOMEZ GRANT, as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida.

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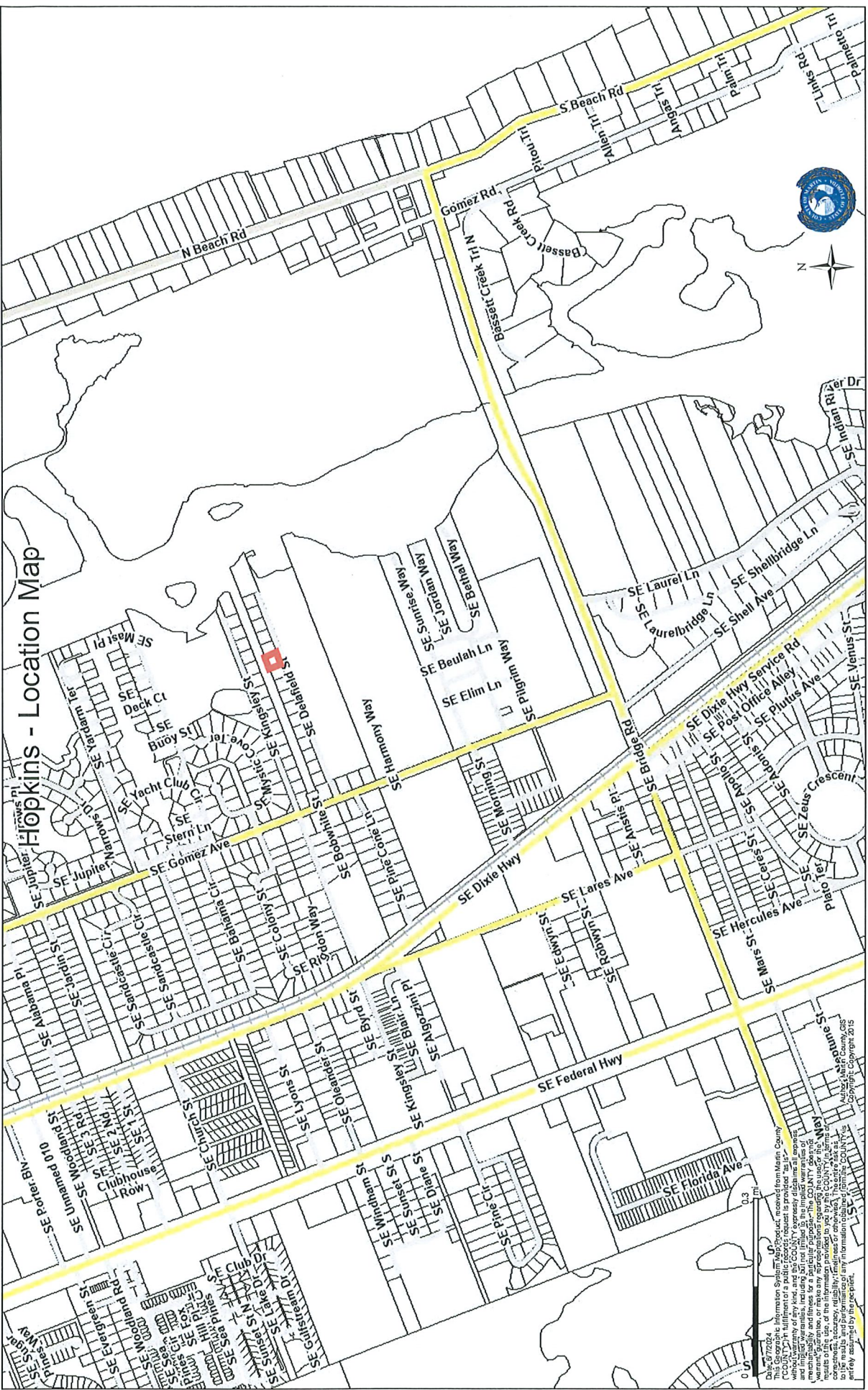
Legal Description

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Consisting of 0.23 acres, more or less

Parcel Identification Number: 34-38-42-000-008-00310-9



Hopkins - Location Map

Date: 6/7/2014
 This Geographic Information System (GIS) product, received from Main County
 without warranty of any kind, and the COUNTY expressly disclaims all warranties
 and implied warranties, including but not limited to, the implied warranties of
 merchantability and fitness for a particular purpose. The COUNTY does not
 guarantee the accuracy, reliability, timeliness or otherwise. The entire risk as
 to the quality, accuracy, reliability, timeliness or otherwise, of the information
 provided to you by the COUNTY in this map, is entirely assumed by the recipient.
 Copyright: Copyright 2015

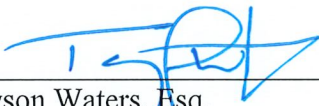
CERTIFICATE OF OWNERSHIP SEARCH

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

Legal Description: See Exhibit "A" attached hereto and made a part hereof.
Parcel Identification: 34-38-42-000-008-00310-9
Owner: Chad and Elisa Hopkins
Address: 9295 SE Delafield Street, Hobe Sound, Florida 33455

A list of the apparent property owners of land surrounding the above referenced property will be provided under separate filing.

DATED this 20th day of June 2024.



Tyson Waters, Esq.
Fox McCluskey Bush Robison, PLLC
Attorney for Applicant

EXHIBIT "A"
Legal Description

The South 100 feet of the North 292 feet of the East 100 feet of the West 1230 feet of Lot 8, GOMEZ GRANT, as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida.

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REVISIONS	BY
10/23/01 * FORMBOARD	RLV
11/15/01 * FORMBOARD	RLV
01/15/24 * UPDATE & TOPO * FB 244/25	PKZ
WO # 808981	
WO # 819382	

BOUNDARY AND TOPOGRAPHIC SURVEY
9295 SE DELAFIELD STREET
HOBE SOUND, FLORIDA 33455

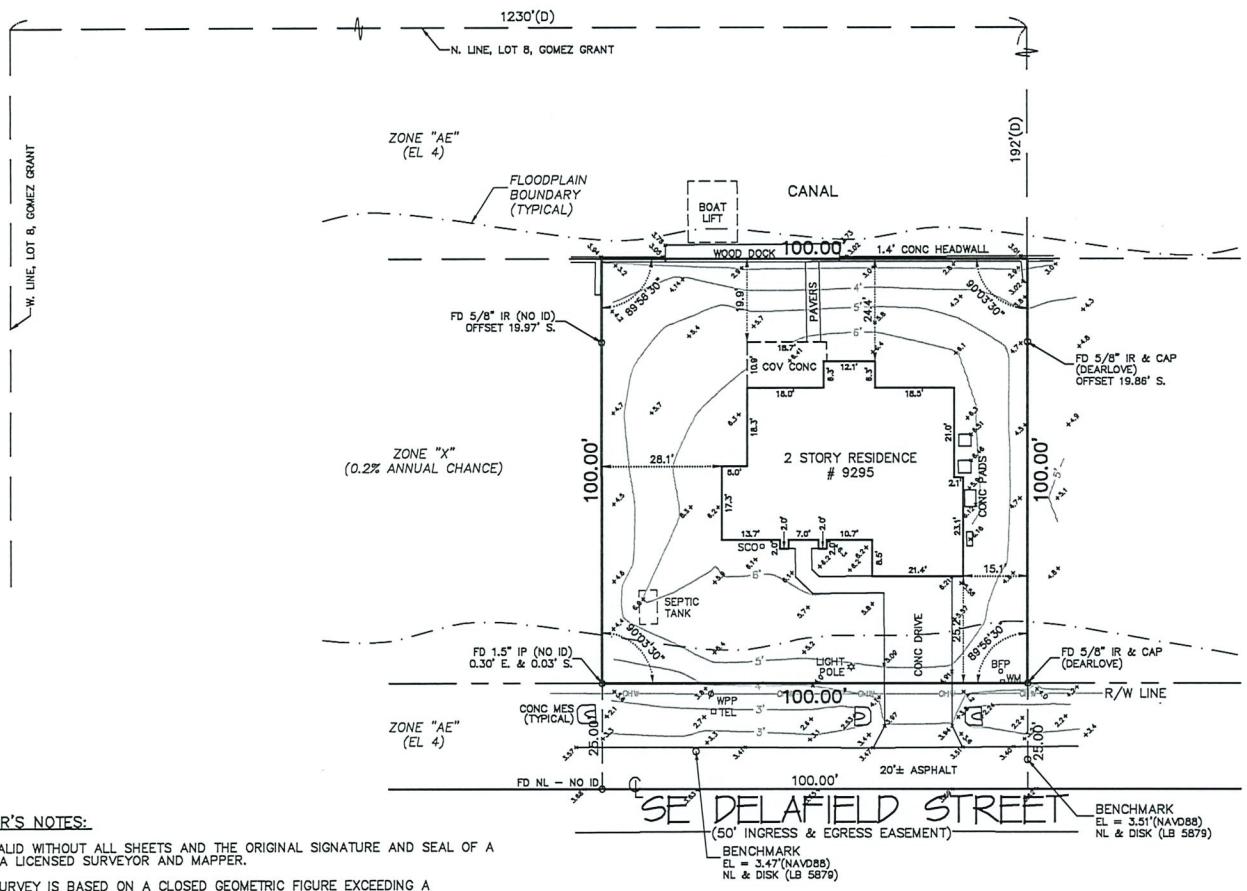
R.L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8066 FAX: 772-546-8087
EMAIL: vaught@bellouth.net

DRAWN	RLV
CHECKED	RLV, SR.
SCALE	AS SHOWN
DATE	OCT. 8, 1999
FIELD BOOK	132/55
ORDER NO.	806135
SHEET OF SHEETS	1 1

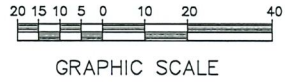
PB6135-24H

FILE: .../DELAFIELD STREET/9295 SE DELAFIELD ST/806135_2024-01-15.DWG

PKN: 34-38-42-000-008-00310-9



SCALE: 1" = 20'
THIS IS THE INTENDED DISPLAY SCALE



- * LEGEND ***
- BFP BACKFLOW PREVENTER
 - CATV CABLE TELEVISION RISER
 - CBS CONCRETE BLOCK STRUCTURE
 - CM CONCRETE MONUMENT
 - CONC CONCRETE
 - COV COVERED
 - A DELTA/CENTRAL ANGLE
 - EB ELECTRIC BOX
 - EL ELEVATION
 - FE FLOOR ELEVATION
 - FH FIRE HYDRANT
 - ID IDENTIFICATION
 - IP IRON PIPE
 - IR IRON ROD
 - L ARC LENGTH
 - LB LICENSED SURVEY BUSINESS
 - LS LICENSED LAND SURVEYOR
 - MES MITERED END SECTION
 - NL NAIL
 - OHV OVERHEAD WIRE
 - ORB OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PC PAGE
 - PCP PERMANENT CONTROL POINT
 - PRM PERMANENT REFERENCE MONUMENT
 - R/R RADIUS
 - R/W RIGHT-OF-WAY
 - SMH SANITARY MANHOLE
 - TEL TELEPHONE RISER
 - WM WATER METER
 - WV WATER VALVE
 - WPP WOOD POWER POLE
 - C CENTERLINE
 - E EXISTING ELEVATION

SURVEYOR'S NOTES:

- NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10000 U.S. SURVEY FEET. WELL-IDENTIFIED FEATURES SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARK USED: "DE-LA-GO" (COUNTY), ELEVATION = 2.32' (NAVD88).
- THE EXPECTED ACCURACY OF SPOT ELEVATIONS SHOWN HEREON IS 0.03 FEET FOR THE HARD SURFACE ELEVATIONS AND 0.1 FEET FOR NATURAL GRADE ELEVATIONS.
- BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
- THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MIGHT BE REVEALED IN A SEARCH OF TITLE TO THE SUBJECT LAND.
- THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY.
- SUBJECT PROPERTY LIES IN FLOOD ZONES "X" (0.2% ANNUAL CHANCE) AND "AE" (EL 4). FLOODPLAIN BOUNDARIES SHOWN HEREON AS SCALED PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12085C0309H, DATED FEBRUARY 19, 2020. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
- LOT AREA = 10,000 SQUARE FEET (0.22957 ACRES) MORE OR LESS.

NAVD88

LEGAL DESCRIPTION (PER OFFICIAL RECORDS BOOK 3378, PAGE 1754)

THE SOUTH 100 FEET OF THE NORTH 292 FEET OF THE EAST 100 FEET OF THE WEST 1230 FEET OF LOT 8, GOMEZ GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 60 FEET OF THE WEST 130 FEET AND OVER THE SOUTH 50 FEET OF THE NORTH 342 FEET LESS THE WEST 130 FEET THEREOF OF LOT 8, GOMEZ GRANT, AS RECORDED IN PLAT 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CERTIFICATION VALID TO:

1. CHAD & ELISA HOPKINS

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF LAST FIELD WORK:
Jan. 5, 2024

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS #5879

By: *[Signature]*
P. Michael Zarella
Professional Surveyor & Mapper #6736
State of Florida

GOD BLESS AMERICA

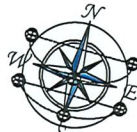
NOTE: Adjacent Property: There shall be no effect on the adjacent properties due to pool/spa/deck construction, especially drainage

NOTE: GFCI OUTLET TO BE INSTALLED BETWEEN 6' TO 20' OF POOL. LOCATION TO BE DETERMINED IN FIELD

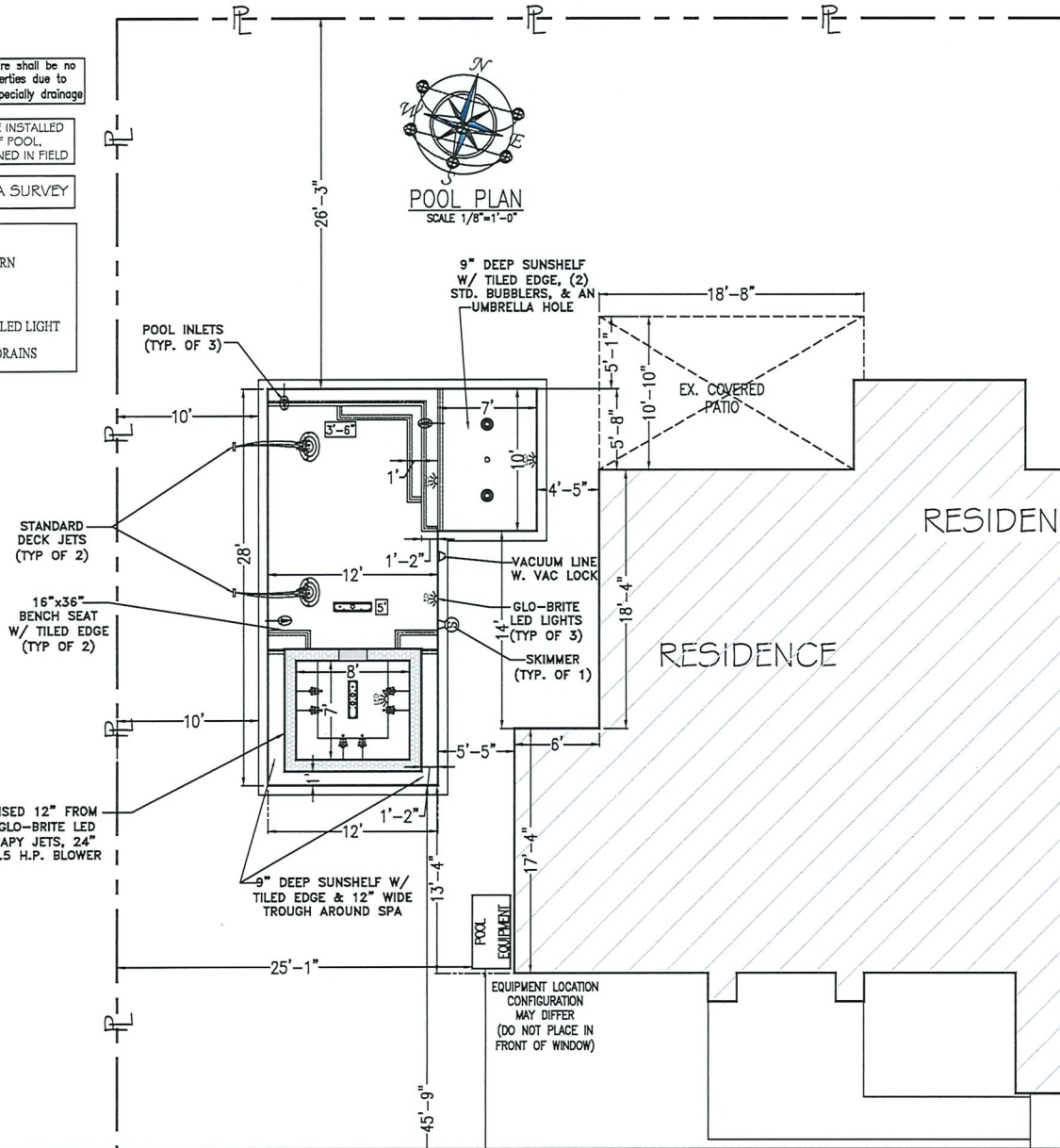
NOTE: THIS IS NOT A SURVEY

LEGEND

- POOL RETURN
- SKIMMER
- VAC-LINE
- GLO-BRITE LED LIGHT
- CHANNEL DRAINS



POOL PLAN
SCALE 1/8"=1'-0"



POOL SPECIFICATIONS

SIZE:	13'-6" x 24'-6"
DEPTH:	3'-6" TO 5'
PERIMETER:	76' L.F.
AREA:	338 S.F.
VOLUME:	10,700 GAL.
TURN OVER RATE:	MAX 6 HRS.
PUMP SIZE:	PENTAIR VSF (VS)
FILTER:	CC-150
HEATER:	ELEC. HEAT/CHILLER
LIGHT(S):	GLO-BRITE LED (3)
INLETS:	YES (3)
CLEANING LINE:	YES
SUNSHELF:	YES (6' x 13'-6")
CONTROLLER:	NO
SALT SYSTEM:	YES
POOL FINISH:	T.B.D.
HANDHOLDS:	YES
BENCH SEAT SIZE:	NO
DECK TYPE:	BY OTHERS
COPING:	STONE
TILE STEPS:	YES
RAISED WALL:	N/A
FENCE:	(YES) EXISTING

SPA SPECS

SIZE:	7' x 7'
PERIMETER:	28' L.F.
AREA:	49 Sq-ft.
VOLUME:	790 GALS
TURNOVER:	MAX 6HRS
PUMP SIZE:	SHARED
HEATER:	SHARED
LIGHT:	GLO-BRITE LED
THERAPY JETS:	6
RAISED:	12"
SPILLWAY SIZE:	YES - 24"
AIR BLOWER:	(1) 1.5 H.P.
FLOOR JETS:	NO
TILE BACK:	YES

ADDITIONAL NOTES:

- ADDITIONAL GLO-BRITE LED LIGHTS IN POOL
- ADD 9" DEEP SUNSHELF W/ TILED EDGE, (2) STD. BUBBLERS, & AN UMBRELLA HOLE
- ADD PILINGS (SEE PAGE 6 FOR LAYOUT)

L.B. ROWE

CERTIFIED POOL
CONTRACTOR CPC 1460085

561.835.1499 WWW.LBROWE.COM

POOL & SPA LAYOUT

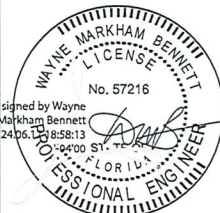
HOPKINS RESIDENCE
9295 SE DELAFIELD ST.,
HOBE SOUND,
FL 33455

Project No: 24-20

Date: 04/16/24

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Markham Services, Inc. (CA33018)
1820 NE Jensen Beach Blvd
Jensen Beach, FL 34957
(954) 818-3825 | wayne@wmb-pe.com

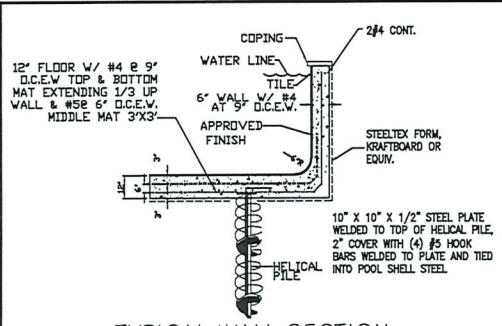


Digitally signed by Wayne Markham Bennett
Date: 2024.05.15 8:58:13

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DRAWN BY: JE

PAGE: 1 of 6



TYPICAL WALL SECTION

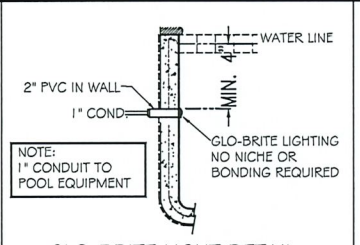
GENERAL NOTES

- REINFORCING STEEL SHALL COMPLY WITH ASTM 615 GRADE 60
- CONCRETE SHALL BE PNEUMATICALLY APPLIED WITH A 20 DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I.
- HELICAL PILE 15 TON WORKING CAPACITY

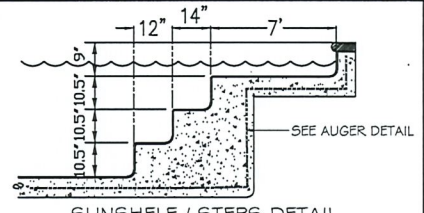
In accordance with the Geotechnical Report prepared by ALLTERRA ENGINEERING & TESTING, dated SEPTEMBER 27, 2003, the pool foundation has been designed assuming 3" diameter Helical Piles, 15 Ton per pile, provided the Geotechnical Report recommendations are followed

Piling requirement is a performance specification. Pile Design and Installation, including manufacturer of the helical pile, is the responsibility of the Piling Contractor. Pile cap plate shall be welded to the pile and be a minimum of 10" in diameter and set a minimum 4-inch embedment into the pile cap or pool floor. Pile cap plate shall have a minimum of 4: #5 hooks, 1/2 inch Nelson Studs or equivalent set into reinforcement mat shown on the drawings

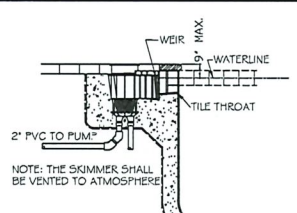
HELICAL PILING DETAIL



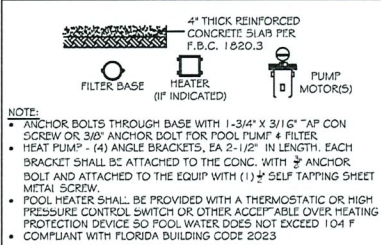
GLO-BRITE LIGHT DETAIL



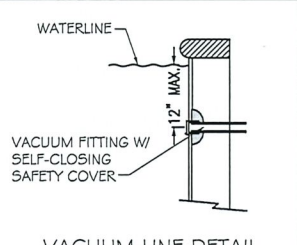
SUNSHELF / STEPS DETAIL
STEEL IN STEP NOT REQUIRED



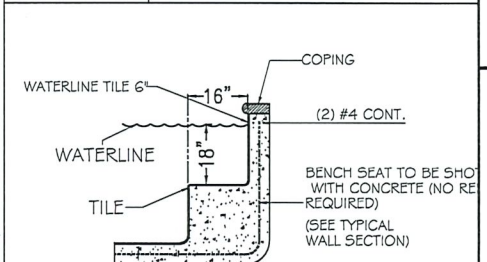
TYPICAL GRAVITY SKIMMER DETAIL



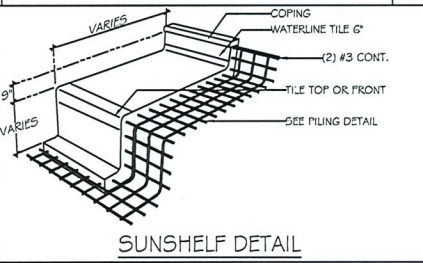
EQUIPMENT PAD DETAIL



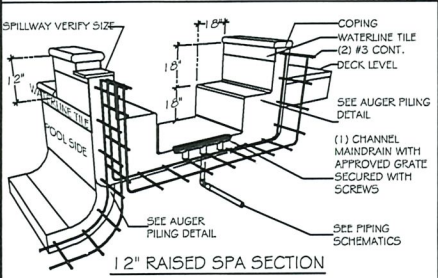
VACUUM LINE DETAIL



SWIMOUT / BENCH DETAIL

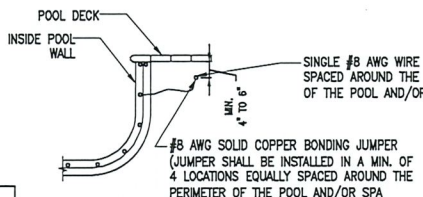


SUNSHELF DETAIL

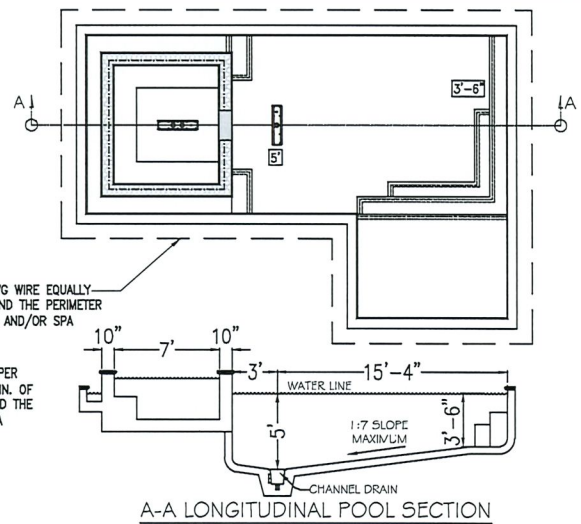


NOTE:
WARNING: To empty pool of water after construction for any reason, the hydrostatic uplift pressures beneath the pool must be eliminated to prevent the pool from floating upward. Owner must consult a pool contractor experienced in eliminating uplift pressure

Adjacent Property: There shall be no effect on the adjacent properties due to pool/spa/deck construction, especially drainage



EQUIPOTENTIAL BONDING DETAIL



A-A LONGITUDINAL POOL SECTION

L.B. ROWE
CERTIFIED POOL CONTRACTOR CPC 1460085
561.835.1499 WWW.LBROWE.COM
POOL & SPA LAYOUT
HOPKINS RESIDENCE
9295 SE DELAFIELD ST.,
HOBE SOUND,
FL 33455

Project No: 24-20
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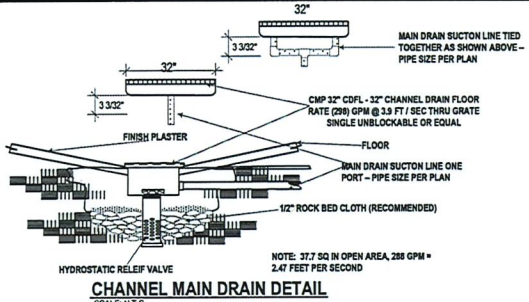
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Wayne Markham Bennett, PE# 57216
Markham Services, Inc. (CA33018)
1820 NE Jensen Beach Blvd
Jensen Beach, FL 34957
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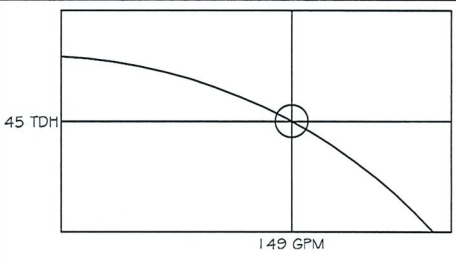


ALL POOL & SPA SUCTION INLETS SHALL BE PROVIDED WITH A COVER THAT HAS BEEN TESTED & ACCEPTED BY A RECOGNIZED TESTING FACILITY & COMPLY WITH ANSI/ASMA A 112.19.3M. * SUCTION FITTINGS FOR USE IN SWIMMING POOLS, SPAS, HOT TUBS & WHIRLPOOL BATHUBS APPLIANCES

PIPE SIZE	MAXIMUM FLOW		
	6.0 FT./SEC.	8.0 FT./SEC.	10.0 FT./SEC.
1"	16 G.P.M.	21 G.P.M.	26 G.P.M.
1 1/2"	37 G.P.M.	50 G.P.M.	62 G.P.M.
2"	62 G.P.M.	82 G.P.M.	103 G.P.M.
2 1/2"	88 G.P.M.	117 G.P.M.	146 G.P.M.
3"	136 G.P.M.	181 G.P.M.	227 G.P.M.
4"	234 G.P.M.	313 G.P.M.	392 G.P.M.

R4501.6.3 WATER VELOCITY
ANSI/APSP-7 AND ANSI/APSI/APSP/ICC-15
FBC-APSP-15 ENERGY CODE

POOL PIPING DESIGNED SO THAT THE WATER VELOCITY WILL NOT EXCEED 10 FT/S (3048MM/S) FOR PRESSURE PIPING AND 8 FT/S (2438 MM/S) FOR SUCTION PIPING, MAIN SUCCTION OUTLET VELOCITY MUST COMPLY WITH ANSI/APSP/ICC-7



TOTAL DYNAMIC HEAD CALC.

- FRICITION LOSS FROM SUCTION PIPING: 10
- FRICITION LOSS FROM RETURN PIPING: 10
- 45*90 FITTING LOST IN TDH: 10
- FILTER LOSS IN TDH: 5
- HEATER LOSS IN TDH: 5
- CHLORINATOR LOSS IN TDH: 5

TOTAL TDH LOSS: 45

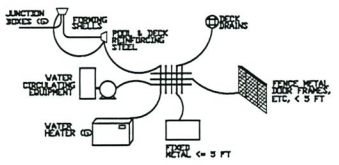
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COMMON BONDING GRID PERMITTED TO BE:
-STRUCTURAL REINFORCING STEEL RODS THAT ARE BONDED TOGETHER
-SOLID COPPER CONDUCTOR NO. 8 OR LARGER

EQUIPOTENTIAL BONDING - POURED CONCRETE, PNEUMATICALLY APPLIED OR SPRAYED CONCRETE, AND CONCRETE BLOCK WITH PAINTED OR PLASTERED COATINGS SHALL ALL BE CONSIDERED CONDUCTIVE MATERIALS DUE TO WATER PERMEABILITY AND POROSITY

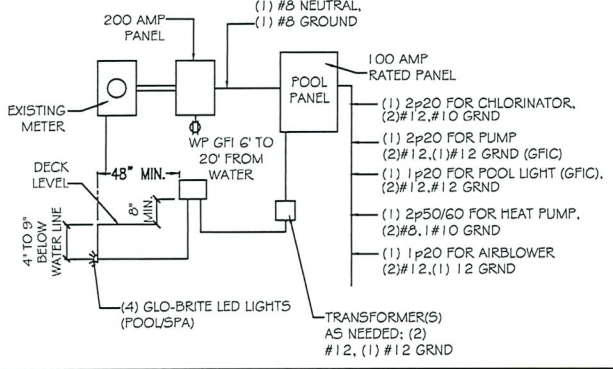


BONDING DETAIL

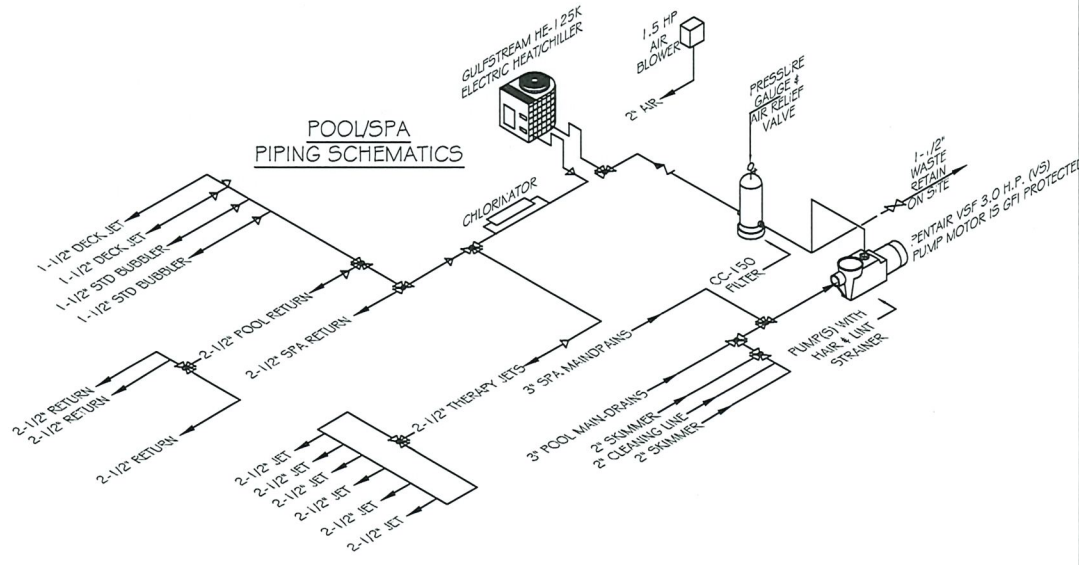
As per NEC 680.26 (B) (1) Equipotential Bonding - Poured concrete, pneumatically applied or sprayed concrete, and concrete block with painted or plastered coatings shall all be considered conductive materials due to water permeability and porosity.

Electrical Contractor shall verify that the existing or new service, and panel has enough capacity to accommodate the added pool equipment load per NEC 220.82
All metal within 5 feet of the pool water shall be bonded

ELECTRICAL DIAGRAM



POOL/SPA PIPING SCHEMATICS



Wayne Markham Bennett, PE# 57216
Markham Services, Inc. (CA33018)
1820 NE Jensen Beach Blvd
Jensen Beach, FL 34957
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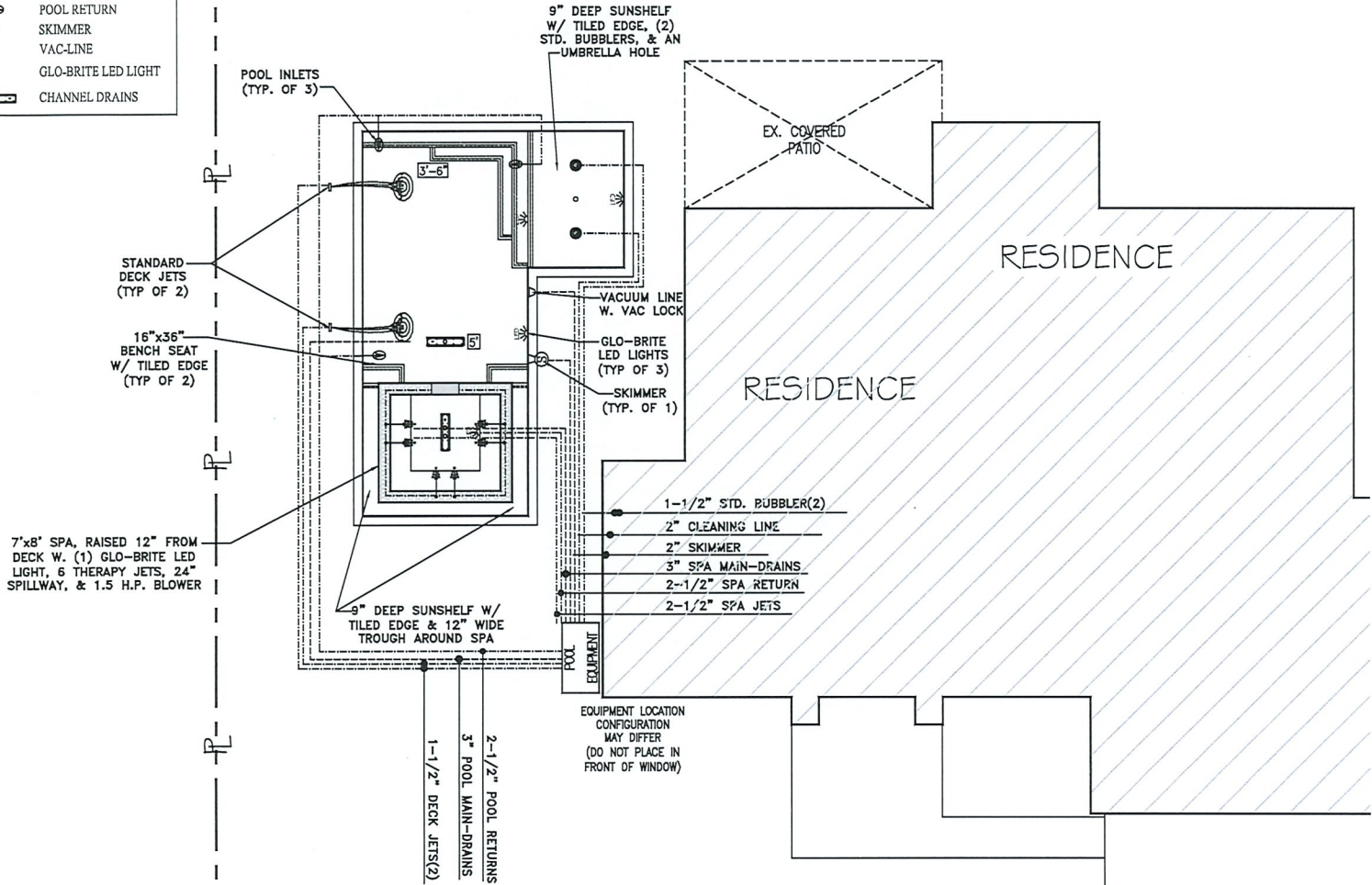
NOTE: Adjacent Property: There shall be no effect on the adjacent properties due to pool/spa/deck construction, especially drainage

NOTE: GFCI OUTLET TO BE INSTALLED BETWEEN 6' TO 20' OF POOL, LOCATION TO BE DETERMINED IN FIELD

NOTE: THIS IS NOT A SURVEY

LEGEND

-  POOL RETURN
-  SKIMMER
-  VAC-LINE
-  GLO-BRITE LED LIGHT
-  CHANNEL DRAINS



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REVISIONS

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1820 NE Jensen Beach Blvd
Jensen Beach, FL 34957
(954) 818-3825 / wayne@wmb-pe.com



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GOVERNING CODES and GENERAL NOTES:

2023 Florida Building Code (FBC), 8th Edition and all other codes, rules, regulations, and restrictions having jurisdiction on the project shall govern including 2023 FBC 8th Edition Building, Residential, Energy Conservation, Mechanical, Plumbing and Fuel Gas, plus Residential Chapter 45: Swimming Pools & Building Chapter 4, Section 454 Swimming Pools & Bathing Places shall specifically govern

2023 FBC 8th Edition Energy Conservation R403.10.3, Covers: Outdoor heated swimming pools and outdoor permanent spas shall be equipped with a vapor retardant cover on or at the water surface or a liquid cover or other means proven to reduce heat loss. Exception: Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required, and R403.10.5 Heat Pump Pool Heaters. Heat pump pool heaters shall have a minimum COP of 4.0 when tested in accordance with AHRI 1160, Table 2, Standard Rating Conditions-Low Air Temperature. A test report from an independent laboratory is required to verify procedure compliance. Geothermal swimming pool heat pumps are not required to meet this standard.

2023 FBC 8th Edition R4501.6.1 Conformance Standard: Design, construction and workmanship shall be in conformity with the requirements of ANSI/APSP/ICC 3; ANSI/APSP/ICC 4; ANSI/APSP/ICC 5; ANSI/APSP/ICC 6; ANSI/APSP/ICC 7

2023 FBC 8th Edition R4501.6.3 Water Velocity. Pool piping is designed so the water velocity will not exceed 10 feet per second for pressure piping and 8 feet per second for suction piping. Main suction outlet velocity must comply with ANSI/APSP/ICC 7. Exception: Jet inlet fittings shall not be deemed subject to this requirement

Hydrostatic Relief Valves: 2023 FBC 8th Edition Section 454.2.21.4 and R4501.21.4 Hydrostatic Relief Device: In areas of anticipated water table an approved hydrostatic relief device shall be installed. Exception: Plastic Line Pools. 2023 FBC 8th Edition Building Chapter 4, Section 454.1.6.5.10.4: If the area is subject to high ground water, the pool shall be designed to withstand hydraulic uplift or shall be provided with hydrostatic relief devices

Pool Structure has not been designed for external surcharge loading from adjacent equipment, structures, or foundations, etc. Contractor shall confirm that all adjacent loads bear at a depth sufficient to prevent surcharge loading the pool structure

Concrete shall conform to the latest edition of ACI 301 and ACI 318, with a minimum 28-day compressive strength of 4,000 psi and a W/C Ratio of 0.45 maximum. Pool concrete can be applied pneumatically and shall conform to the latest edition of ACI 506.2

Reinforcing Steel shall conform to the latest edition of ASTM A615, Grade 40 (#3, #4), Grade 60 (#5) and have a minimum lap distance of 18" for #3, 24" for #4 and 30" for #5 to meet the requirements of the latest edition of ACI 318. Discontinuous reinforcement bars shall terminate in standard ACI hooks. All hooks are standard unless otherwise noted

2023 FBC 8th Edition B1903.3 Glass Fiber Reinforced Concrete: GFRC and the materials used in such concrete shall be in accordance with the PCI MNL 128 Standard, if shown on the drawings

Pool Piping shall be N.S.F. approved and minimum Schedule 40. 2023 FBC 8th Edition B454.2.6.5 Piping Installation: All piping material shall be installed in strict accordance with manufacturer's installation standards. Exception: Primer and glue on exposed above-ground piping are not required to be colored

NPDES: A silt fence and any other item, such as a construction entrance, with tire wash station shall be installed and inspected, if required, prior to construction surrounding the work area meeting the requirements of the AHJ

OSHA 1926: Safety and Health Regulations for Construction shall be followed especially during open excavation and trenching

Existing Conditions, dimensions and quantities shall be field verified by Contractor prior to construction, as the Engineer has not been to the location and typical field conditions are assumed in the design. Engineer makes no warranty for existing structures on-site or for damages incurred because of the Contractor work. Should anything differ, additional engineering may be required, and the Engineer shall be contacted to provide directions. Contractor shall adequately brace, monitor and protect all structures in proximity to excavations and construction activities. Care shall be taken by the Contractor in all applications of these drawings. The equipment and piping physical location may differ in the field due to unforeseen conditions or other factors. These drawings shall not be scaled, written dimensions shall take precedence. Underground conditions are unknown, and caution shall be taken. Contractor shall be responsible to secure and protect all material brought on site, shall restore all areas impacted by the construction work to the preexisting condition or better and shall not impact drainage/lake, right of way or any other easements without consent

These drawings are the property of Wayne Markham Bennett, P.E. Use of these drawings without permission from the Engineer is prohibited. The Engineer does not review the drawings for compliance with the agreement between Contractor and Homeowner. The Engineer is not responsible for any encroachment into easements or setbacks, even if approved by the AHJ. The Engineer reviews the plans for code compliance to the best of his knowledge, however the Contractor is responsible for code compliant construction

POOL EQUIPMENT ELEVATION, ANCHORING and LOCATION:

Pool Equipment Elevation shall be at a minimum of the Design Flood Elevation per 2023 FBC 8th Edition R322.1.4. However, per 2023 FBC 8th Edition R322.1.6 Exception: ASCE 24, Pool/Spa/Feature Equipment shall be permitted below the elevation required in 2023 FBC 8th Edition R322.2 & 3, provided it is elevated to the extent practical, is anchored to prevent flotation and resist flood forces, and is supplied by branch circuits that have ground-fault circuit-interrupter protection. Electrical wiring systems are permitted to be located below the required elevation provided that they conform to the provisions of the electrical part of this code for wet locations

Pool Equipment Anchoring shall be designed, constructed, and installed to meet the requirements of ASCE 7. Equipment tie downs shall be in accordance with manufacturer's instructions or a minimum of: Heaters 4 total (1 per side or 2 per opposite sides); Others 2 total: 3-1/2" minimum thick, 3000 psi concrete slab, 3" larger than on each side than the equipment; 3/4" diameter Tapcon® Concrete Screws (1600# tension, 1290# shear, 1-1/2" embedment in 2000 psi concrete) or equal with stainless steel fender washer into factory provided hold downs or 1" wide, 14 gauge galvanized straps with 2 stainless steel, #10 x 3/4" Pan Head Phillips SS screws each strap into metal frame of equipment

2023 FBC 8th Edition Building 1907.1 General The thickness of concrete equipment slab supported directly on the ground shall not be less than 3-1/2 inches thick and shall not require a vapor barrier

Equipment Location and Screening: The equipment and piping physical location may differ in the field due to unforeseen conditions or other factors. Contractor shall be responsible to locate and install items in a location that meets local zoning code and to provide code compliant landscape or fence screening. Distance to house openings (4 feet) and air conditioning units (10 feet) shall be maintained for Garr Heaters

SWIMMING BARRIER REQUIREMENTS:

2023 FBC 8th Edition R4501.17 Residential Swimming Barrier Requirement Residential swimming pools shall comply with Sections R4501.17.1 through R4501.17.3. Exception: A swimming pool with an approved safety pool cover complying with ASTM F1346

2023 FBC 8th Edition R4501.19 Final Inspection. Final electrical, and barrier code, inspection shall be completed prior to filling the pool with water. Exception: Vinyl liner and fiberglass pools are required to be filled with water upon installation

FLOOD ZONE:

2023 FBC 8th Edition Residential R322 Flood Resistant Construction: Structures constructed in whole or part in flood hazard areas shall be constructed in accordance with the provisions of this section, especially R322.1.2, R322.1.3 and R322.2.5. Structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

ELECTRICAL CODE and NOTES:

2020 NFPA 70 National Electrical Code, shall specifically govern and Article 680 Swimming Pools, Fountains, and Similar Installations

Article 430.32 Continuous-Duty Motors. Each motor used in continuous duty application shall be protected against overload

Article 680.6 Grounding. Electrical equipment shall be grounded in accordance with Parts V, VI and VII of Article 250 and connected by wiring methods of Chapter 3, except as modified by this Article. The following equipment shall be grounded: (1) Through-wall lighting assemblies and underwater luminaires, other than those low-voltage lighting products listed for the application without a grounding conductor (2) All electrical equipment located within 1.5 m (5 ft) of the inside wall of the specified body of water (3) All electrical equipment associated with the recirculating system of the specified body of water (4) Junction boxes (5) Transformer and power supply enclosures (6) Ground-fault circuit interrupters (7) Panelboards that are not part of the service equipment and that supply any electrical equipment associated with the body of water

Article 680.9 Overhead Conductor Clearances. Overhead conductors shall meet the clearance requirements in this section. Where a minimum clearance from the water level is given, the measurement shall be taken from the maximum water level of the specified body of water. (A) Power. With respect to service-drop conductors, overhead service conductors, and open overhead wiring, swimming pool and similar installations shall comply with the minimum clearances given in Table 680.9(A) and illustrated in Figure 680.9(A). (B) Communications Systems. Communications, radio, and television coaxial cables within the scope of Articles 800 to 820 shall be permitted at a height of not less than 3.0 m (10 ft) above swimming and wading pools, diving structures, and observation stands, towers, or platforms. (C) Network-Powered Broadband Communications Systems. The minimum clearances for overhead network-powered broadband communications systems conductors from pools or fountains shall comply with the provisions in Table 680.9(A) for conductors operating at 0 to 750 volts to ground

Article 680.10 Electric Pool Water Heaters. All electric pool water heaters shall have the heating elements subdivided into loads not exceeding 48 amperes and protected at not over 60 amperes. The ampacity of the branch-circuit conductors and the rating or setting of overcurrent protective devices shall not be less than 125 percent of the total nameplate-rated load

L.B. ROWE

CERTIFIED POOL CONTRACTOR CPC 1460085

561.835.1499 WWW.LBROWE.COM

POOL & SPA LAYOUT

HOPKINS RESIDENCE
9295 SE DELAFIELD ST.,
HOBE SOUND,
FL 33455

Project No: 24-20

Date: 04/16/24

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REVISIONS

Wayne Markham Bennett, PE# 57216
Markham Services, Inc. (CA33518)
1820 NE Jensen Beach Blvd
Jensen Beach, FL 34957
(954) 818-3825 / wayne@wmb-pe.com



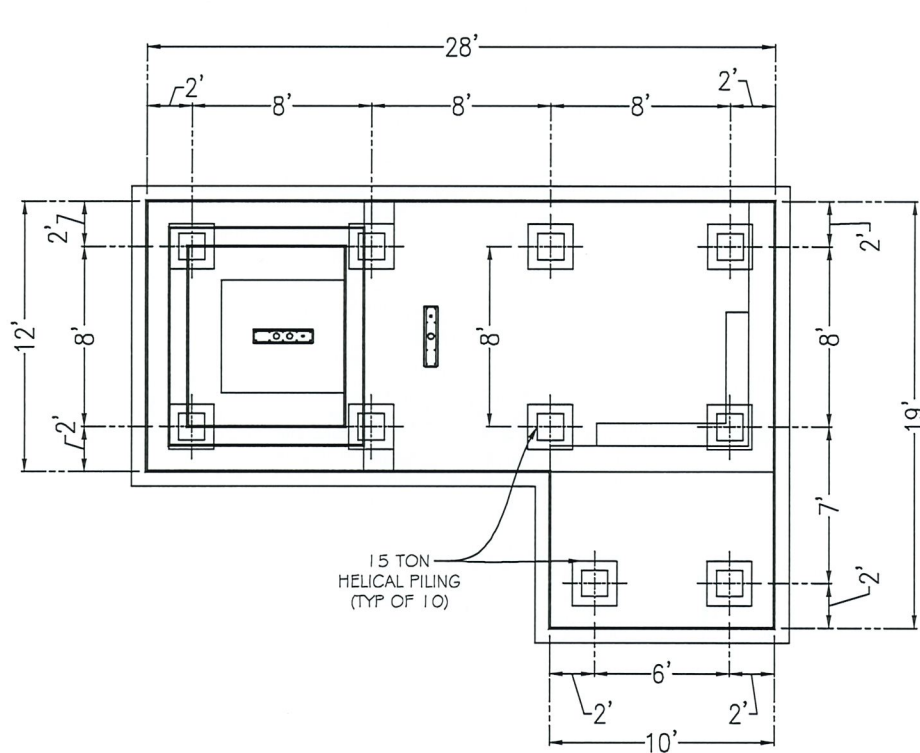
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Article 680.11 Underground Wiring Location. Underground wiring shall be permitted where installed in rigid metal conduit, intermediate metal conduit, rigid polyvinyl chloride conduit, reinforced thermosetting resin conduit, or Type MC cable, suitable for the conditions subject to that location. Underground wiring shall not be permitted under the pool unless this wiring is necessary to supply pool equipment permitted by this article. Minimum cover depths shall be as given in Table 300.5

Article 680.22 Lighting, Receptacles, and Equipment. (A) Receptacles. (1) Required Receptacle, Location. Where a permanently installed pool is installed, no fewer than one 125-volt, 15- or 20-ampere receptacle on a general-purpose branch circuit shall be located not less than 1.83 m (6 ft) from, and not more than 6.0 m (20 ft) from, the inside wall of the pool. This receptacle shall be located not more than 2.0 m (6 ft 6 in.) above the floor, platform, or grade level serving the pool. (2) Circulation and Sanitation System, Location. Receptacles that provide power for water-pump motors or for other loads directly related to the circulation and sanitation system shall be located at least 1.83 m (6 ft) from the inside walls of the pool. These receptacles shall have GFCI protection and be of the grounding type. (3) Other Receptacles, Location. Other receptacles shall be not less than 1.83 m (6 ft) from the inside walls of a pool. (4) GFCI Protection. All 15- and 20-ampere, single-phase, 125-volt receptacles located within 6.0 m (20 ft) of the inside walls of a pool shall be protected by a ground-fault circuit interrupter

Article 680.26 Equipotential Bonding. (A) Performance. The equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area. (B) Bonded Parts (Conductive Pool Shells, Perimeter Surfaces, Metallic Components, Metal Fittings, Electrical Equipment and Fixed Metal Parts) shall be bonded together using solid copper conductors, insulated covered, or bare, not smaller than 8 AWG or with rigid metal conduit of brass or other identified corrosion-resistant metal. Connections to bonded parts shall be made in accordance with 250.8. An 8 AWG or larger solid copper bonding conductor provided to reduce voltage gradients in the pool area shall not be required to be extended or attached to remote panelboards, service equipment, or electrodes. Vinyl liners and fiberglass composite shells shall be considered to be nonconductive materials and bonding at four points shall not be required. (C) Pool Water. Where none of the bonded parts is in direct connection with the pool water, the pool water shall be in direct contact with an approved corrosion-resistant conductive surface that exposes not less than 5800 mm squared (9 square inches) of surface area to the pool water at all times. The conductive surface shall be located where it is not exposed to physical damage or dislodgement during usual pool activities, and it shall be bonded in accordance with 680.26(B)

Article 680.28 Gas-Fired Water Heater. Circuits serving gas-fired swimming pool and spa water heaters operating at voltages above the low-voltage contact limit shall be provided with ground-fault circuit-interrupter protection for personnel



HELICAL PILING LAYOUT

L.B. ROWE

CERTIFIED POOL
CONTRACTOR CPC 1460085

561.835.1499 WWW.LBROWE.COM

POOL & SPA LAYOUT

HOPKINS RESIDENCE
9295 SE DELAFIELD ST.,
HOBE SOUND,
FL 33455

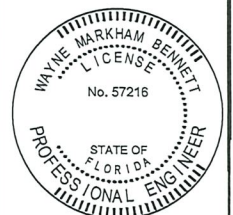
Project No: 24-20

Date: 04/16/24

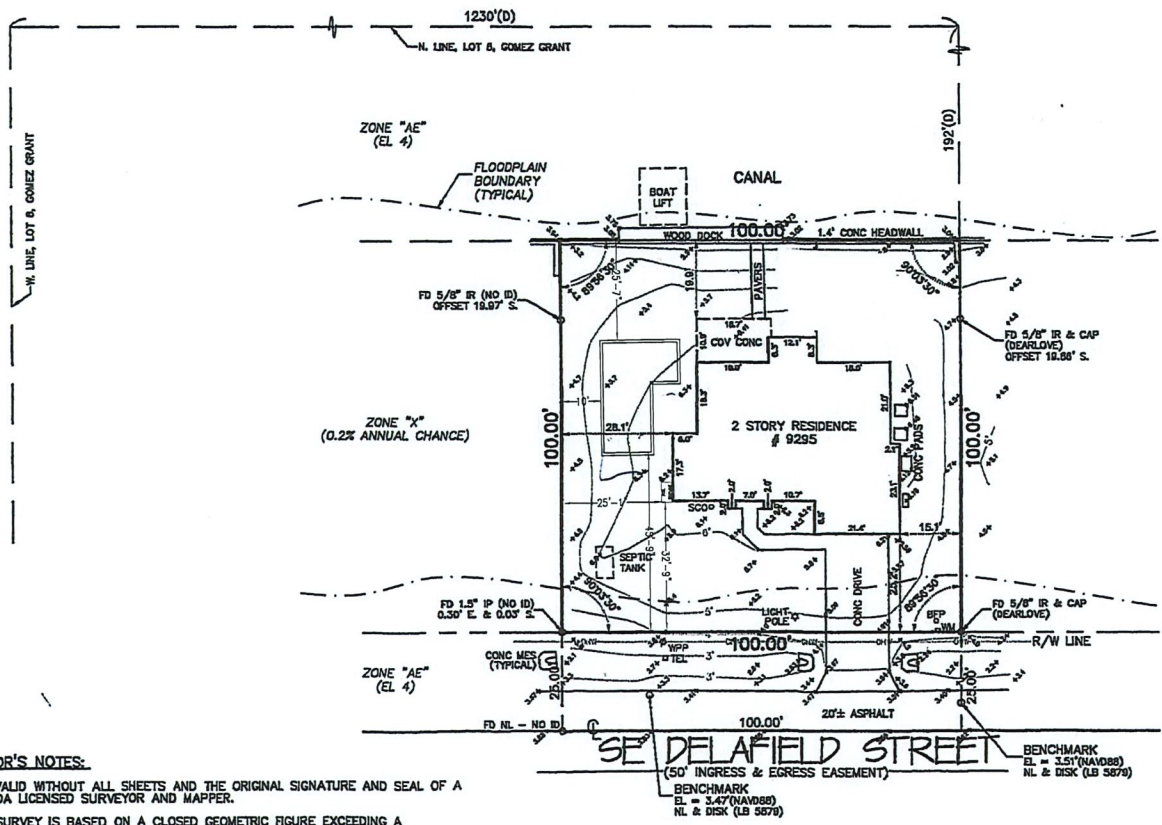
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REVISIONS

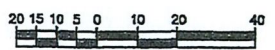
Wayne Markham Bennett, PE# 57216
Markham Services, Inc. (CA33018)
1520 NE Jensen Beach Blvd
Jensen Beach, FL 34957
(954) 818-3825 / wayne@wmb-pe.com



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SCALE: 1" = 20'
THIS IS THE INTENDED DISPLAY SCALE



GRAPHIC SCALE

- LEGEND**
- BFP BACKFLOW PREVENTER
 - CATV CABLE TELEVISION RISER
 - CBS CONCRETE BLOCK STRUCTURE
 - CM CONCRETE MONUMENT
 - CONC CONCRETE
 - COV COVERED
 - EB ELECTRIC BOX
 - EL ELEVATION
 - DELTA/CENTRAL ANGLE
 - FD FLOOR ELEVATION
 - FOUND FOUND
 - FE FIRE HYDRANT
 - FI IDENTIFICATION
 - IR IRON PIPE
 - IR ROD IRON ROD
 - ARC LENGTH
 - LS LICENSED SURVEY BUSINESS
 - LS LICENSED LAND SURVEYOR
 - MES MISERED END SECTION
 - NAL NAIL
 - OHW OVERHEAD WIRE
 - ORB OFFICIAL RECORDS BOOK
 - PE PLAT BOOK
 - PCP PERMANENT CONTROL POINT
 - PRM PERMANENT REFERENCE MONUMENT
 - R RADIUS
 - R/W RIGHT-OF-WAY
 - SMH SANITARY MANHOLE
 - TEL TELEPHONE RISER
 - WM WATER METER
 - WV WATER VALVE
 - WP WOOD POWER POLE
 - C CENTERLINE
 - EXISTING ELEVATION

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10000 U.S. SURVEY FEET. WELL-IDENTIFIED FEATURES SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
3. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARK USED: "DE-LA-GO" (COUNTY), ELEVATION = 2.32' (NAVD88).
4. THE EXPECTED ACCURACY OF SPOT ELEVATIONS SHOWN HEREON IS 0.03 FEET FOR THE HARD SURFACE ELEVATIONS AND 0.1 FEET FOR NATURAL GRADE ELEVATIONS.
5. BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
6. THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MIGHT BE REVEALED IN A SEARCH OF TITLE TO THE SUBJECT LAND.
7. THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
8. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY.
9. SUBJECT PROPERTY LIES IN FLOOD ZONES "X" (0.2% ANNUAL CHANCE) AND "AE" (EL. 4). FLOODPLAIN BOUNDARIES SHOWN HEREON AS SCALED PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #1208500309H, DATED FEBRUARY 19, 2020. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
10. LOT AREA = 10,000 SQUARE FEET (0.22957 ACRES) MORE OR LESS.

NAVD88

LEGAL DESCRIPTION (PER OFFICIAL RECORDS BOOK 3378, PAGE 1754)

THE SOUTH 100 FEET OF THE NORTH 292 FEET OF THE EAST 100 FEET OF THE WEST 1230 FEET OF LOT 8, GOMEZ GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 60 FEET OF THE WEST 130 FEET AND OVER THE SOUTH 50 FEET OF THE NORTH 342 FEET LESS THE WEST 130 FEET THEREOF OF LOT 8, GOMEZ GRANT, AS RECORDED IN PLAT 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CERTIFICATION VALID TO:

1. CHAD & ELISA HOPKINS

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF LAST FIELD WORK:
Jan. 5, 2024

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS #5879

By: *P. Zarella*
P. Zarella
Professional Surveyor & Mapper #6735
State of Florida

REVISIONS	BY
10/23/01 * FORUMBOARD	RLV
11/10/01 * 808861	RLV
01/15/24 * UPDATE &	PLZ
12/01/24 * 244/23	
10/2/24 * 816322	

BOUNDARY AND TOPOGRAPHIC SURVEY
9295 SE DELAFIELD STREET
HOBE SOUND, FLORIDA 33455

RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD, HOBE SOUND 33455
PHONE: 772-546-8088 FAX: 772-546-8087
EMAIL: rvaught@elisealumni.net

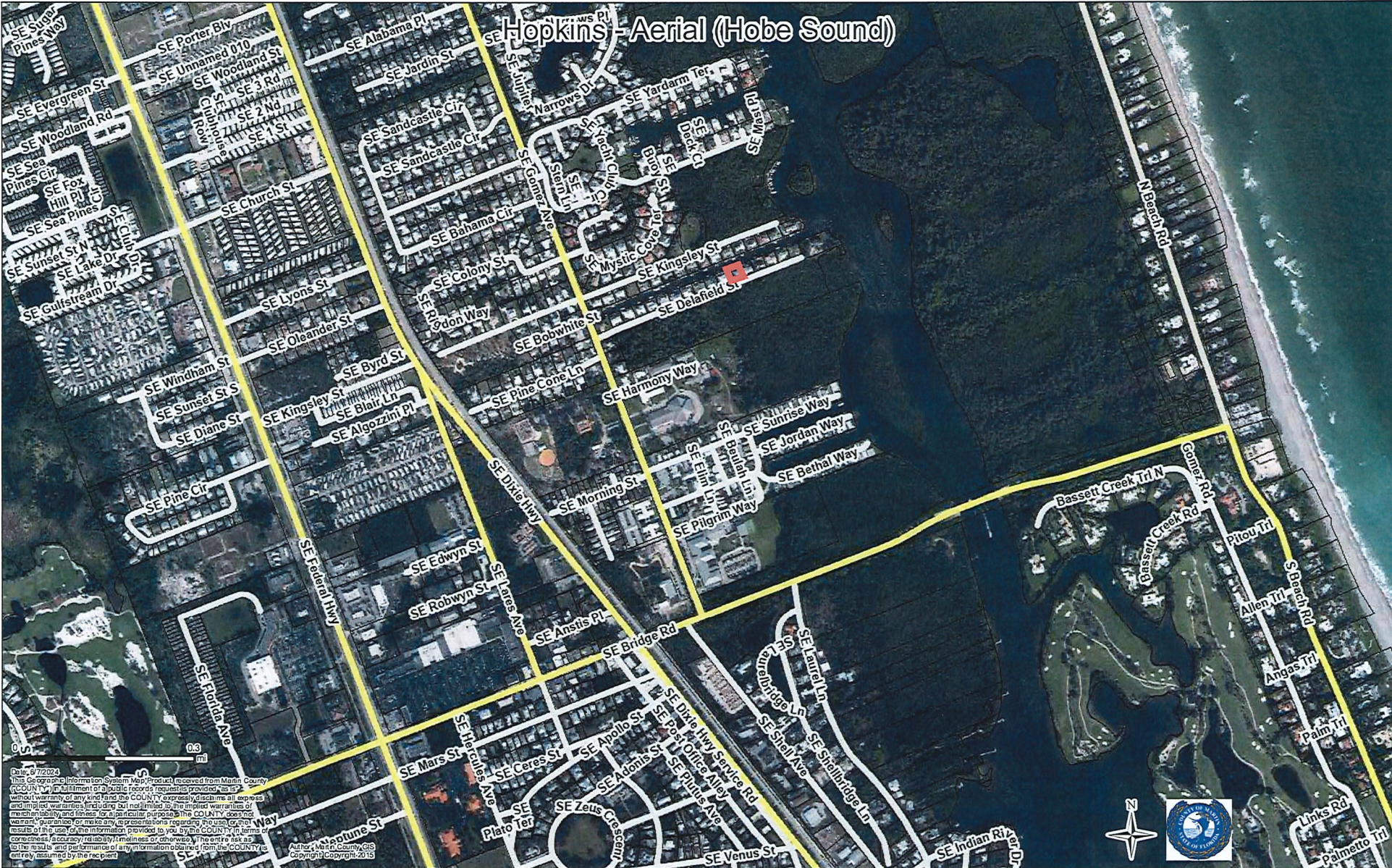
DRAWN	RLV
CHECKED	RLV, SR.
SCALE	AS SHOWN
DATE	OCT. 8, 1999
FIELD BOOK	132/55
ORDER NO.	808135
SHEET OF SHEETS	1 1

PR6135-244

GOD BLESS AMERICA

PCN: 34-38-42-000-008-00310-9

Hopkins - Aerial (Hobe Sound)

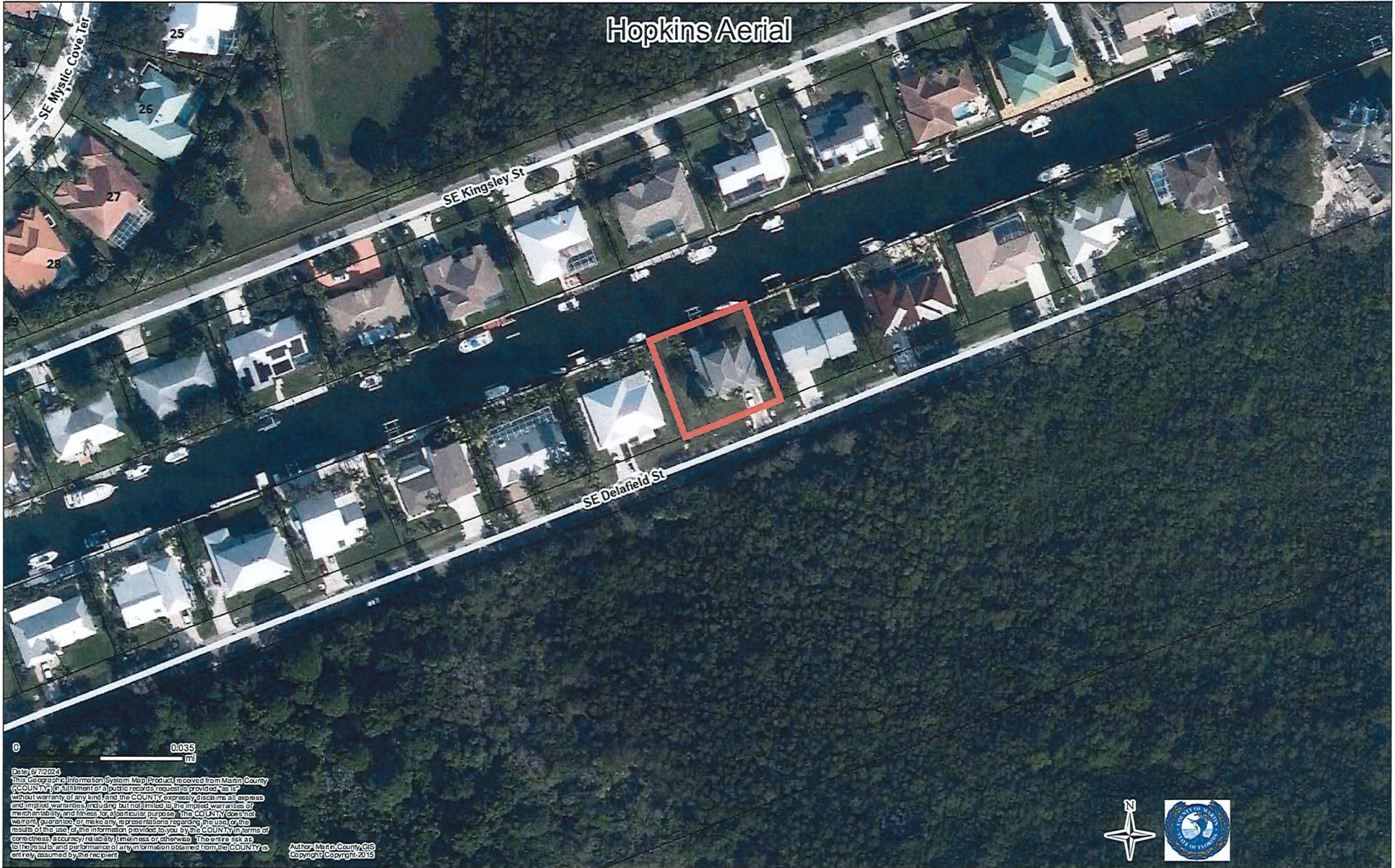


Date: 6/7/2024
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Author: Marion County GIS
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Hopkins Aerial



0 0.035 mi

Date: 6/7/2024
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Author: Martin County GIS
Copyright: Copyright 2018



Hopkins - FLUM



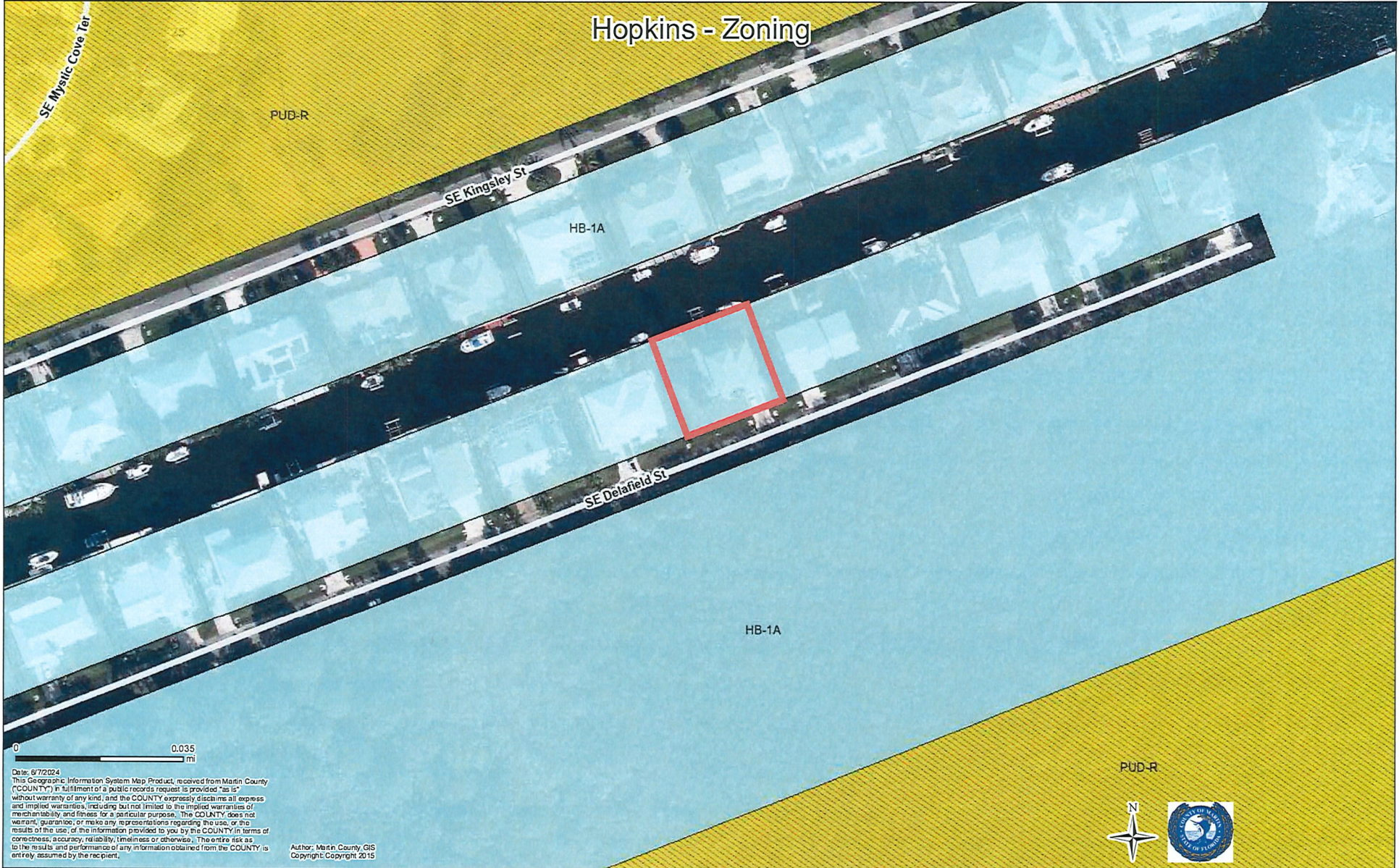
Date: 6/7/2024
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LOW DENSITY



Hopkins - Zoning



Date: 6/7/2024
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Author: Martin County GIS
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**BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA
RESOLUTION NO.: 01.09.2**

**GRANTING A VARIANCE pursuant to the Petition of
FRED E. FAULKNER AND NANCY FAULKNER**

WHEREAS, pursuant to notice posted on the subject property, mailed to surrounding property owners as required by law and published on the 10th day of September, 2001, in the Stuart News, a newspaper published in Martin County, Florida, the affidavit of publication of such notice being attached hereto as Exhibit "A", a public hearing was held by the Board of Zoning Adjustment of Martin County, Florida, in the County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida, on the 27th day of September, 2001, for the purpose of the request to reduce the zoning setback requirements of Section 33-502 of the Martin County Code of Laws and Ordinances for the HB-1A, Hotel and Motel District for Lot 31 of the Messinger's unrecorded subdivision located on the north side of SE Delafield Street, Hobe Sound, Florida to:

permit the construction of a single family dwelling by reducing the front yard setback requirement to 25 feet, the water setback requirement in the rear of the property to 20 feet and the easterly side property line setback requirement to 15 feet

WHEREAS, at said public hearing all interested parties had an opportunity to be heard for or against such application, and;

WHEREAS, this Board does hereby make the following findings of fact: Said applicant has met all requirements for the granting of said variance in the owing to special conditions a literal enforcement of the zoning ordinance would result in an unnecessary hardship; that the reasons set forth in the application justify the granting thereof; that the variance is the minimum variance but will make possible the reasonable use of the land, building or structure; that the granting of the variance will be in harmony with the general purpose and intent of the aforesaid Section 33-502 of the Martin County Code of Laws and Ordinances for the HB-1A, Hotel and Motel District and will not be injurious to the neighborhood or otherwise detrimental to the public welfare or contrary to the public intent; and that the Applicant is entitled to a variance as aforesaid; and that this Board is empowered to grant same, and;

WHEREAS, this Board further finds that the following additional conditions and safeguards must be complied with in order to be in conformity with the intent of the zoning regulations and the public interest:

Subject to submission of an as-built survey to demonstrate compliance of the Board of Zoning Adjustment's action prior to the issuance of Certificate of Occupancy.

WHEREAS, this Board additionally finds that this written application and the presentation made before this Board at said public hearing demonstrates:

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

INSTR # 2533221 OR BK 1596 PG 0026 REC'D 11/13/2001 10:35 AM
MARSHA EWING MARTIN COUNTY DEPUTY CLERK L. MOOD

2. That literal interpretation of the provisions of the zoning regulations, zoning resolution or zoning ordinance would deprive the applicant of rights commonly enjoyed by the other properties in the same district under the terms of the zoning regulations, zoning resolution or zoning ordinance and would therefore result in an unnecessary hardship.

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

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning regulations, zoning resolution or zoning ordinance to owners of other lands, structures or buildings in the same district.

No nonconforming use of the neighboring lands, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING ADJUSTMENT OF MARTIN COUNTY, FLORIDA, that:

1. Applicant, FRED E. FAULKNER AND NANCY FAULKNER, is granted a variance of Section 33-502 of the Martin County County Code of Laws and Ordinances for the HB-1A, Hotel and Motel District as it applies to Lot 31 of the Messinger's unrecorded subdivision located in the north side of SE Delafield Street, Hobe Sound, Florida to:

permit the construction of a single family dwelling by reducing the front yard setback requirement to 25 feet, the water setback requirement in the rear of the property to 20 feet and the easterly side property line setback requirement to 15 feet

provided, all other zoning regulations, including other setbacks, shall be complied with.

2. The secretary of this Board is hereby authorized and directed to record this resolution in the Official Records of Martin County, Florida.

DULY PASSED AND ADOPTED THIS
27th day of Sept., 2001
BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

By: William K. Taylor
Chairperson

ATTEST:

By: Denise J. Jorgensen
Secretary

APPROVED AS TO FORM AND LEGALITY

By: Richard E. Gitlen
RICHARD E. GITLEN, Attorney
for Zoning Board of Adjustment



SCRIPPS TREASURE COAST PUBLISHING COMPANY

01596 PG 0018

The Stuart News The Port St. Lucie News

1939 S. Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA
NOTICE OF PUBLIC HEARING

Subject: Request for a variance by Fred E. and Nancy Faulkner to reduce the zoning setback requirements of Section 33-502 of the Martin County Code of Laws and Ordinances for the HB-1A, Hotel and Motel District for Lot 31 of the Messinger's unrecorded subdivision located on the north side of SE Delaheld Street, Hobe Sound, Florida to permit the construction of a single family dwelling.

Legal Description: The South 100 feet of the North 292 feet of the East 100 feet of the West 230 feet of Lot 8, Gomez Grant, according to the Plat thereof, as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida.

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, September 27, 2001.

Place: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida.

All interested persons are invited to attend and be heard.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of the County Administrator at (561) 221-2360 or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996 no later than three days before the hearing date. If you are hearing or voice impaired please call (561) 288-5940.

If any person desires to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, commission, agency, council or advisory group, that person will need a record of the proceedings and for such purpose, may need to insure that a verbatim record of the proceedings was made, which record should include the testimony and evidence upon which the appeal is to be based.

Written comments may be sent to: Director of the Growth Management, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996.

THIS NOTICE DATED THIS 10TH DAY OF SEPTEMBER, 2001.

BY: Joseph Banfi
Development Review/
Zoning Administrator
Martin County Growth Management Department
Pub.: Sept. 10, 2001

STATE OF FLORIDA

COUNTY OF MARTIN; COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared, Mary T. Byrne, who on oath says that she is Classified Legal Advertising Representative of the Stuart News and the Port St. Lucie News, a daily newspaper published at Stuart in Martin County, Florida: that the attached copy of advertisement was published in the Stuart/Port St. Lucie News in the following issues below. Affiant further says that the said Stuart/Port St. Lucie News is a newspaper published in Stuart in said Martin County, Florida, with offices and paid circulation in Martin County and St. Lucie County, Florida, and that said newspapers have heretofore been continuously published in said Martin County, Florida, daily and distributed in Martin and St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the securing this advertisement for publication in the said newspaper. The Stuart News has been entered as second class matter at the Post Offices in Stuart, Martin County, Florida and Ft. Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Ad #	Date	Copyline	PO #
2232039	09/10/2001	SEPT 27 HEAR/FAULKNE	

Handwritten: 6.m
9/27/01

Subscribed and sworn to me before this date:

09/10/2001

Handwritten signature: Mary T. Byrne

Handwritten signature: Catherine Hudson

Notary Public CATHERINE HUDSON
Notary Public, State of Florida
My comm. exp. Apr. 19, 2004
Comm. No. CC927458