



## Board of Zoning Adjustment

2401 SE Monterey Road  
Stuart, Florida 34996

### Agenda Item Summary

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**File ID:** 20-0073

**Meeting Date:** 10/24/2019

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**PLACEMENT:** New Business

**TITLE:**

2<sup>nd</sup> GENERATION BUILDING CORPORATION VARIANCE REQUEST

**EXECUTIVE SUMMARY:**

Request for a variance by 2nd Generation Building Corp., a Florida Corporation, to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the HR-1, Single-family Residential District to permit the construction of a swimming pool and deck. The subject property is located at 8500 SE Sabal Street, Hobe Sound, Florida.

Presented by: Peter Walden, Principal Planner

Agent for Applicant: Joe Basso, 2nd Generation Building Corporation

**PREPARED BY:** Denise Johnston, Planning Assistant

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MARTIN COUNTY, FLORIDA  
DEVELOPMENT REVIEW DIVISION  
GROWTH MANAGEMENT DEPARTMENT

## VARIANCE APPLICATION STAFF REPORT

**SUBJECT:** Request for a variance by 2<sup>nd</sup> Generation Building Corp., a Florida Corporation, to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the HR-1, Single-family Residential District to permit the construction of a swimming pool and deck. The subject property is located at 8500 SE Sabal Street, Hobe Sound, Florida.

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### A. APPLICATION PROCESSING INFORMATION

*Applicant and property owner:* 2<sup>nd</sup> Generation Building Corp, Joe Basso  
*Agent for applicant:* Same as above  
*Date application submitted:* September 23, 2019  
*Staff report date:* October 17, 2019  
*Date of Board of Zoning Adjustment hearing:* October 24, 2019  
*Project coordinator for County:* Peter Walden, Principal Planner  
*Growth Management Director:* Nicki van Vonno, AICP  
*Report number:* 2019\_1017\_2<sup>nd</sup> Generation\_Variance\_Staff\_Final

### B. APPLICATION TYPE AND DESCRIPTION OF REQUEST

The subject property is zoned HR-1, Single-family Residential District, Article 3, Zoning District, Land Development Regulations, Martin County Code. The structural setback requirements in this zoning district are as follows:

Side: 15 ft. from the lot line

Front: 25 ft., or 50 ft. from the centerline of the adjacent road right-of-way, whichever is greater.

Rear: 35 ft. from the mean high water line  
25 ft. from the face of seawall (MHWL) – SPZ

The applicant is requesting a variance to reduce the rear yard setback requirement from 35 ft. to 25 ft. to permit the construction of a swimming pool and patio. The applicant is also requesting a variance for the west side yard setback by 3 ft. reducing the setback to 12 ft. to accommodate the pool deck.

## VICINITY AND SITE INFORMATION

8500 SE Sabal Street, Hobe Sound

Lot 55 Treasure Cove, according to the plat thereof as recorded in Plat Book 5, Page 8, of the Public Records of Martin County, Florida.

### LOCATION MAP





**Backyard view**



## **II. APPLICANT INFORMATION**

*Applicant and property owner:* 2<sup>nd</sup> Generation Building Corp, Joe Basso  
*Address:* 8500 SE Sabal Street  
Hobe Sound, FL 33455  
*Phone:* 772-201-0280

*Agent for applicant:* Same as above  
*Address:*  
*Phone:*

## **E. COMPLIANCE ASSESSMENT**

Article 9, Section 9.5, Land Development Regulations, Martin County Code provides the criteria for review and action by the Board of Zoning Adjustment. Based on the review of these criteria, the information provided by the applicant and other information reviewed by staff from the County's records, the Board is advised as follows:

1. The subject property is a platted lot of record that was created in 1971 with the recording of the plat for Treasure Cove.
2. The property is a waterfront lot adjacent to a man-made canal and is hardened with a vertical seawall. The property is currently occupied by a two story single-family dwelling which was constructed in 1981.

3. The subject property has an area of approximately 0.30 acres (approximately 13,244 sq. ft.). The property width is approximately 100 ft. along the road frontage adjacent to SE Sabal Street and approximately 100 ft. of frontage on the canal. The depth of the property is approximately 132 ft.

4. The setback requirements for the subject lot are as follows:

Side: 15 ft. from the lot line

Front: 25 ft., or 50 ft. from the centerline of the adjacent road right-of-way, whichever is greater.

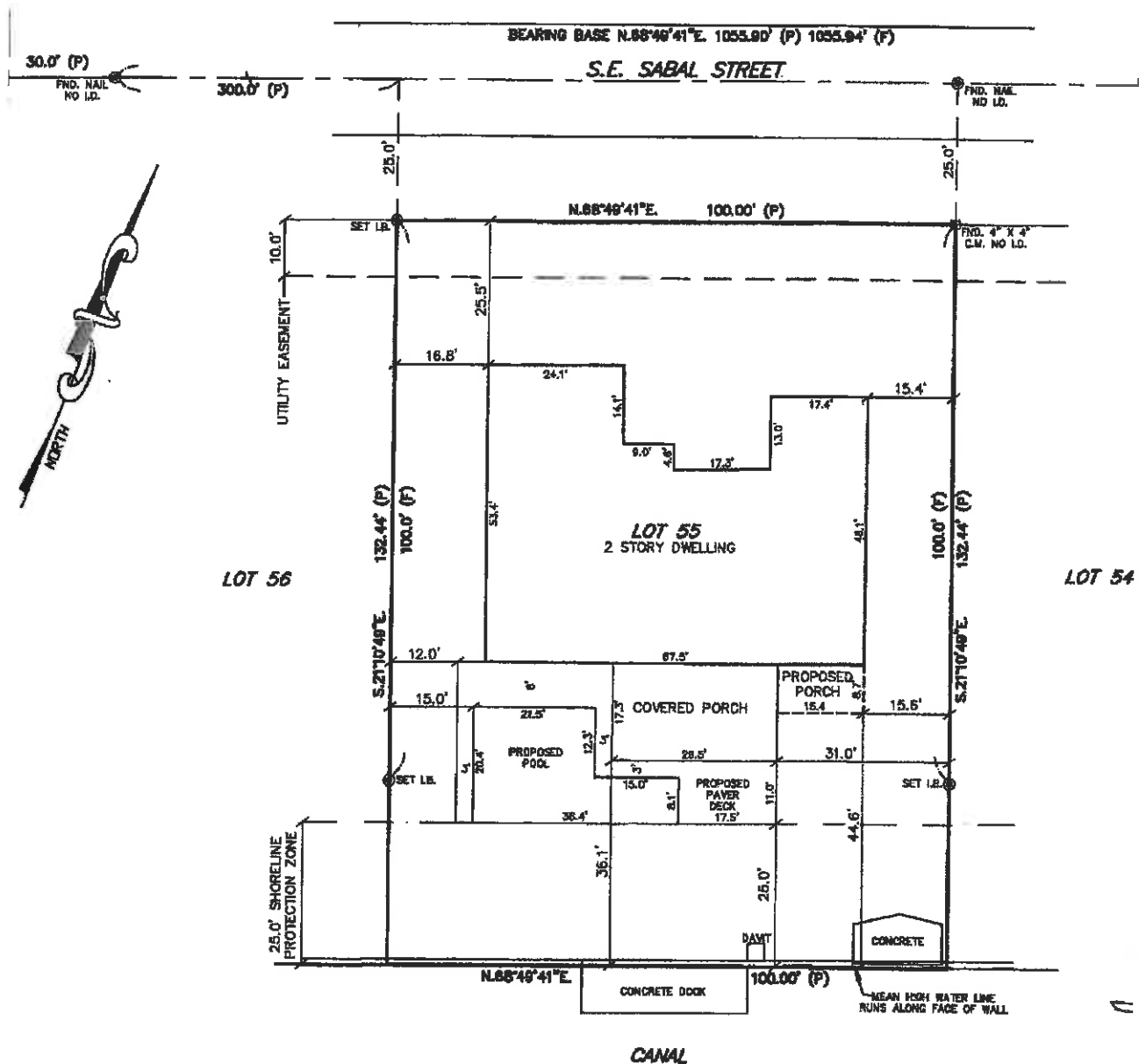
Rear: 35 ft. from the mean high water line (MHWL)  
25 ft. from the face of seawall (MHWL) – SPZ

These setbacks are some of the most stringent setbacks required in the County for single family uses. The HR-1 district is a carryover zoning category from the County's original zoning regulations which were adopted in 1967.

5. The applicant is requesting a variance to reduce the rear yard setback requirement of the rear from 35 ft. to 25 ft. to permit the construction of a swimming pool and patio. The applicant is also requesting a variance for the west side yard of 3 ft. reducing the setback to 12' to accommodate the pool deck.

6. Note: the survey depicting the proposed pool has been revised since the original application to more accurately portray the pool and deck

PROPOSED SETBACKS  
NOT TO SCALE



7. Based on the criteria provided in Article 9, Land Development Regulations for the granting of a setback variance, the following conclusions are offered for the Board's consideration:
  - a. Special conditions and circumstances exist which are peculiar to the subject property. The subject property has an area of approximately 0.3 acres (approximately 13,244 sq. ft.). The property width is approximately 100 ft. along the road frontage adjacent to SE Sabal Street and approximately 100 ft. of frontage on the canal. The depth of the property is approximately 132 ft. The existing two story dwelling, size and configuration of the lot, the current setbacks and shoreline protection zone requirements for the lot significantly reduces the design flexibility for the proposed swimming pool and patio addition.

- b. Literal interpretation of the provisions of Article 3 would deprive the applicant the rights commonly enjoyed by other properties in the same zoning district. Based on a strict interpretation of the rear yard setback requirements for this lot the proposed swimming pool and patio would not be permitted.
  - c. The special conditions and circumstances for this request is not the result of the applicant's action. The subject property is a platted lot of record that was created in 1971 with the recording of the plat for Treasure Cove. The property is currently occupied by a two-story single-family dwelling which was originally constructed in 1981 with substantial additions added in 2010. The applicant purchased the property in 2019.
  - d. The granting of the variance requested will not confer on the applicant a special privilege that is denied to owners of other lands in the same district. Applications for similar requests and with similar circumstances have been consistently treated by the Board. Each case is reviewed on the merits of the application and based on the established criteria for the granting of setback variances.
8. It appears that the granting of a variance will not create a negative impact to the health, safety, and welfare of the surrounding neighborhood and the requested variance appears to be the minimum variance that is required to permit the proposed swimming pool and patio.
  9. Research of the public records indicates that there have been setback variances granted for this subdivision.

## **F. RECOMMENDATION**

The Board is advised that this application for a setback variance is in order and qualifies for an action of approval for a rear yard setback variance of 10 ft. to reduce the setback requirement from 35 ft. to 25 ft. to permit the proposed swimming pool and patio, and a setback variance of 3 ft. to reduce the west side yard setback requirement from 15 ft. to 12 ft. to accommodate the pool deck. If the Board concurs and approval is granted, authorization is requested for the Chairman to sign the variance resolution which has been prepared for this agenda item with an attached survey that provides an illustration of the proposed improvements and reduced setback.

## **G. OTHER SUBMITTAL REQUIREMENTS**

Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance due:</i>
<i>Variance application fees:</i>	\$690.00	\$690.00	\$0.00
<i>Advertising fees:</i>	\$237.69	\$0.00	\$237.69

## **II. ATTACHMENTS**

1. Sample letter notice.
2. Newspaper ad for October 24, 2018 meeting.
3. Application (copies provided to the Board and available for inspection in the offices of the Martin County Growth Management Department, Development Review Division)
4. Neighbors correspondence



**SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS**

*(month) (day), (2019)*

*(addressee from the certified property owners list)*  
*(address)*

Subject: Request for a variance by 2<sup>nd</sup> Generation Building Corp., a Florida Corporation, to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the HR-1, Single-family Residential District to permit the construction of a swimming pool and deck. The subject property is located at 8500 SE Sabal Street, Hobe Sound, Florida.

Legal Description: Lot 55, Treasure Cove, according to the Plat thereof, recorded in Plat Book 5, Page 8, of the Public Records of Martin County, Florida.

Dear *(property owner)*:

As a landowner within 300 feet of the property identified in the legal description and shown on the map attached to this letter, please be advised that consideration of a request for a variance as noted above will occur at a public hearing.

The date, time and place of the scheduled hearing are as follows:

**BOARD OF ZONING ADJUSTMENT**

Date: Thursday, October 24, 2019  
Time: 7:00 P.M. or sooner as it can be heard after this time  
Place: Martin County Administrative Center, Commission Meeting Room, First Floor  
2401 S.E. Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 320-3131. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin

County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business days prior to the Board of Zoning Adjustment meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating the he/she is authorized to speak for the group. Forms are available on the Martin County website [www.martin.fl.us](http://www.martin.fl.us). Any documentation, including all dvd, cd or video cassette tapes, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the meeting.

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

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

Sincerely,

*(applicant's name)*

Attachments: Location Map  
Site Plan

**BEFORE THE BOARD OF ZONING ADJUSTMENT  
MARTIN COUNTY, FLORIDA**

\*\*\*\*\*

**NOTICE OF PUBLIC HEARING**

**Subject:** Request for a variance by 2<sup>nd</sup> Generation Building Corp., a Florida Corporation, to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the HR-1, Single-family Residential District to permit the construction of a swimming pool and deck. The subject property is located at 8500 SE Sabal Street, Hobe Sound, Florida.

**Legal Description:** Lot 55, Treasure Cove, according to the Plat thereof, recorded in Plat Book 5, Page 8, of the Public Records of Martin County, Florida.

**Time and Date:** 7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, October 24, 2019

**Place:** Martin County Administrative Center  
2401 SE Monterey Road  
Stuart, Florida

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772)-221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the BOZA meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website [www.martin.fl.us](http://www.martin.fl.us). Any documentation, including all dvd, cd or video cassette tapes, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the meeting.

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

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

**Publish:** Stuart News  
**Publish Date:** October 8, 2019

Please send sample of the ad with billing to:

Martin County Board of County Commissioners  
Accounting Department  
P. O. Box 9016  
Stuart, Florida 34995

**Account No. 433969**



Martina County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION

2401 SE Monterey Road, Stuart, FL 34996 772-288-5493 [www.martina.fl.us](http://www.martina.fl.us)

RECEIVED

SEP 23 2019

GROWTH MANAGEMENT  
DEPARTMENT

### DEVELOPMENT REVIEW APPLICATION

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#### A. GENERAL INFORMATION

Type of Application:

Variance

Name or Title of Proposed Project:

8500 SE Sabal Street  
Hobe Sound, FL 33455

Brief Project Description:

Inground pool

Was a Pre-Application Held? ☐ YES/NO ☒

YES/NO

Pre-Application Meeting Date: \_\_\_\_\_

Is there Previous Project Information? ☐ YES/NO ☒

YES/NO

YES/NO

Previous Project Number if applicable: \_\_\_\_\_

Previous Project Name if applicable: \_\_\_\_\_

Parcel Control Number(s)

343842 063 00000 5509

#### B. PROPERTY OWNER INFORMATION

Owner (Name or Company):

Joseph Basso

Company Representative:

Joseph Basso

Address:

1362 SW Biltmore Street

City:

Port St. Lucie

State:

FL

Zip:

34983

Phone:

772-201-0280

Email:

joe@2ndgr.com



**C. PROJECT PROFESSIONALS**

Applicant (Name or Company): Joseph Basso  
Company Representative: Joseph Basso  
Address: 1362 SW Biltmore Street  
City: Port St. Lucie, State: FL Zip: 34983  
Phone: 772 201-0280 Email: joe@2ndgp.com

Agent (Name or Company): \_\_\_\_\_  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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): Architectonic Inc.

Company Representative: Michael Menard

Address: 806 Delaware Ave.

City: Fort Pierce, State: FL Zip: 33495

Phone: 772 460-7751 Email: mmenard@architectonicinc.com

Attorney (Name or Company): \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Environmental Planner (Name or Company): \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Other Professional (Name or Company): Family Pools

Company Representative: Frank

Address: 893 SW S. Macedo Blvd

City: Port St Lucie, State: FL Zip: 34983

Phone: 772-878-8452 Email: \_\_\_\_\_

### D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, 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.

**E. 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.

[Signature]  
Applicant Signature

9-16-19  
Date

Joseph Bassi  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 19 day of September, 20 19, by [Signature].

☒ He or She ☐ is personally known to me or        has produced        as identification.

Ginger Williams  
Notary Public Signature

Ginger Williams  
Printed name

STATE OF: Florida at-large



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

**RECEIVED**

**SEP 23 2019**

**GROWTH MANAGEMENT  
DEPARTMENT**

### DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
Joseph BASSO	8500 SE Sabal Street Hialeah, FL 33415

(If more space is needed attach separate sheet)

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

Name	Address	Interest

(If more space is needed attach separate sheet)



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

Name	Address	Interest

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application*

(If more space is needed attach separate sheet)

- Status defined as:  
A = Approved

P = Pending  
D = Denied  
W = Withdrawn

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

FURTHER AFFIANT SAYETH NOT

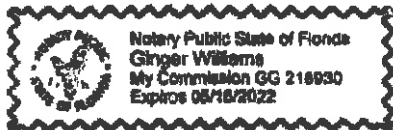
AFFIANT

STATE OF Florida  
COUNTY OF St. Lucie

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 17 day of Sept, 2019, by \_\_\_\_\_, who is personally known to me or have produced \_\_\_\_\_ as identification.

(Notary Seal)

Ginger Williams  
Notary Public, State of Florida  
Print Name: Ginger Williams  
My Commission Expires: 5/16/22



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

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

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

Prepared by and Return to:  
Michelle Wheeler, an employee of  
First International Title, Inc.  
201 SW Port St. Lucie Blvd.  
Suite 205  
Port St. Lucie, FL 34984

**CERTIFIED TO BE A TRUE AND  
CORRECT COPY OF THE  
ORIGINAL**

File No.: 136731-40

## **WARRANTY DEED**

This indenture made on February 1, 2019, by **Deborah Jadusingsh, a single woman** whose address is: 2417 SW Altara Street, Port St. Lucie, FL 34953 hereinafter called the "grantor", to **2nd Generation Building Corp., a Florida corporation** whose address is: 1362 SW Biltmore Street, Port St. Lucie, FL 34983, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Martin County, Florida**, to-wit:

Lot 55, TREASURE COVE, according to the Plat thereof, recorded in Plat Book 5, Page 8, of the Public Records of Martin County, Florida.

Parcel Identification Number: 34-38-42-063-000-00550/9

**Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.**

**To Have and to Hold, the same in fee simple forever.**

**And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.**

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

Deborah Jadusingh  
Deborah Jadusingh

*Signed, sealed and delivered in our presence:*

Michelle Wheeler  
Witness Signature

Print Name: Michelle Wheeler

ROCHELLE COOPER

Witness Signature

Print Name: ROCHELLE COOPER

State of FLORIDA

County of St. Lucie

The Foregoing Instrument Was Acknowledged before me on the 1 day of February 2019, by Deborah Jadusingh who is/are personally known to me or who has/have produced the following as identification: FDI

Michelle Wheeler

Notary Public

Printed Name:

My Commission expires:







**Martin County County Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

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**RECEIVED**

**SEP 23 2019**

### Digital Submittal Affidavit

**GROWTH MANAGEMENT  
DEPARTMENT**

I, Joseph Bass, attest that the electronic version included for the project 8500 SE Sabal Street 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

9-17-19  
Date

### NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: St. Lucie

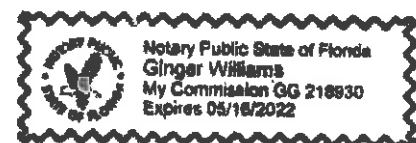
I hereby certify that the foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 20 19, by [Signature].

He or She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

Ginger Williams  
Notary Public Signature

Ginger Williams  
Printed name

STATE OF: Florida at-large



**NARRATIVE:**

**9/19/2019**

**I am requesting for a swimming pool to be installed at 8500 SE Sabal Street, Hobe Sound, FL 33455**

**Utilizing the necessary space In the back yard for an underground pool.**

**Thank you,**

**Ginger Williams**

*Ginger Williams*

**Joseph Basso**

Prepared by and Return to:  
Michelle Wheeler, an employee of  
First International Title, Inc.  
201 SW Port St. Lucie Blvd.  
Suite 203  
Port St. Lucie, FL 34984

**CERTIFIED TO BE A TRUE AND  
CORRECT COPY OF THE  
ORIGINAL**

File No.: 136731-40

## **WARRANTY DEED**

This indenture made on February 1, 2019, by **Deborah Jadusingh, a single woman** whose address is: 2417 SW Altara Street, Port St. Lucie, FL 34953 hereinafter called the "grantor", to **2nd Generation Building Corp., a Florida corporation** whose address is: 1362 SW Biltmore Street, Port St. Lucie, FL 34983, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Martin County, Florida**, to-wit:

Lot 55, TREASURE COVE, according to the Plat thereof, recorded in Plat Book 5, Page 8, of the Public Records of Martin County, Florida.

Parcel Identification Number: 34-38-42-063-000-00550/9

**Subject** to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

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

Deborah Jadus Singh  
Deborah Jadus Singh

*Signed, sealed and delivered in our presence:*

Michelle Wheeler  
Witness Signature  
Print Name: Michelle Wheeler

POURCE COOPER  
Witness Signature  
Print Name: POURCE COOPER

State of FLORIDA  
County of St. Lucie

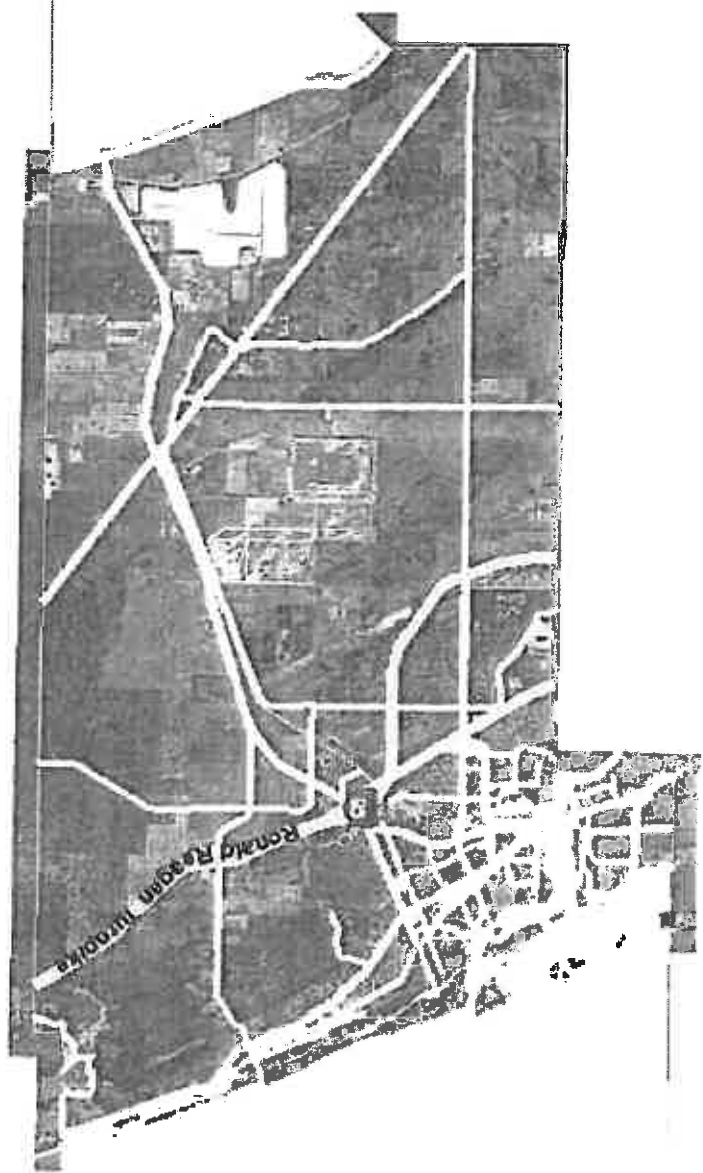
The foregoing Instrument Was Acknowledged before me on the 1 day of February 2019, by Deborah Jadus Singh who is/are personally known to me or who has/have produced the following as identification: FDI

Michelle Wheeler

Notary Public  
Printed Name:

My Commission expires:





Parcel Search

Search



# BOUNDARY SURVEY

8500 S.E. SABAL STREET, FLORIDA, 33455



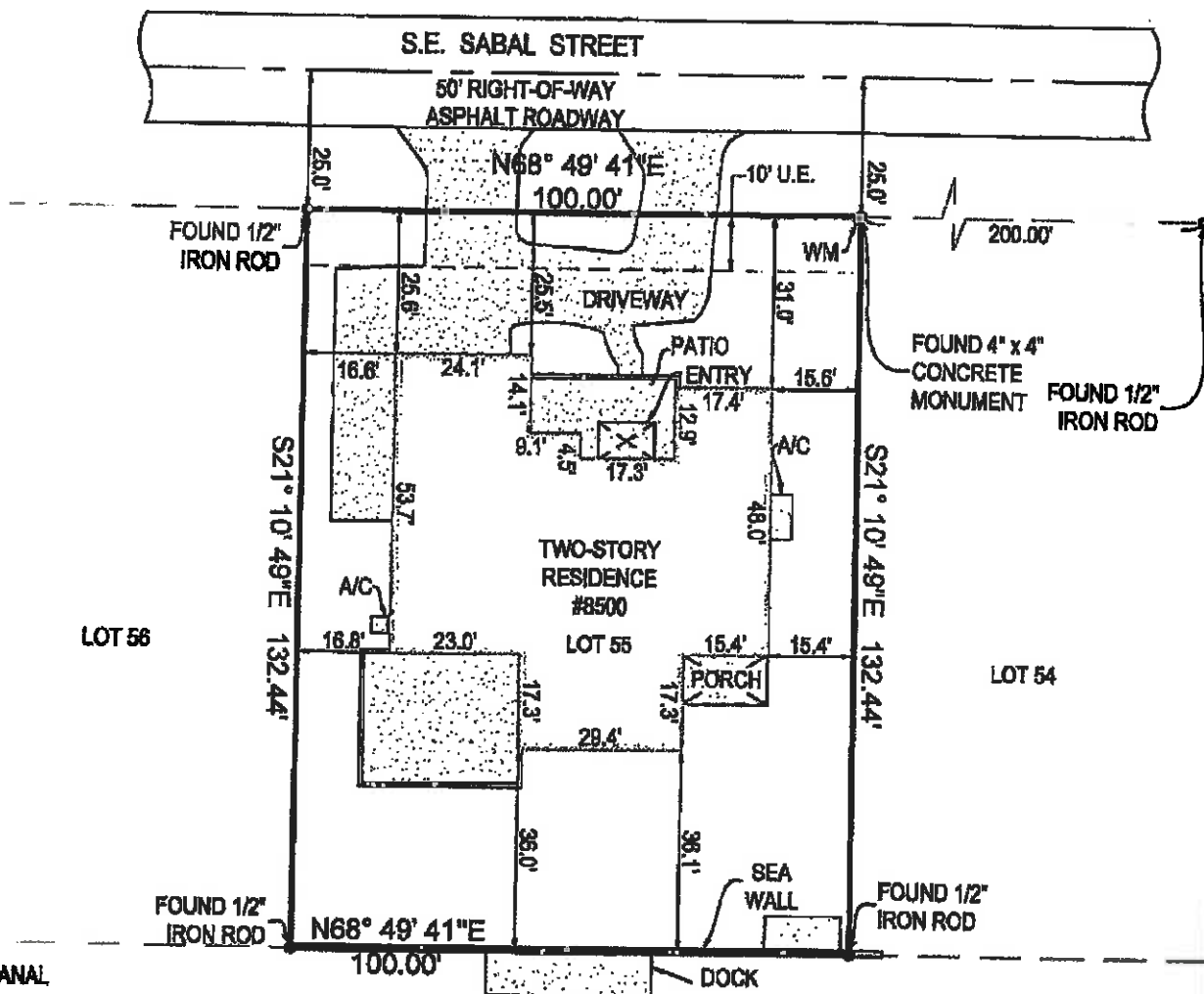
SCALE: 1"=30'



LOT 41

LOT 42

LOT 43



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) SHEET 2 OF 2 (LEGAL DESCRIPTION AND OTHER SURVEY-RELATED DATA) SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

**NEXGEN**  
SURVEYING, LLC.

PHONE: 561.508.6272  
FAX: 561.508.6309  
LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407  
NexgenSurveying.com



# BOUNDARY SURVEY

Date of Field Work: 2015-01-22

Drawn By: GBS

Order No: 10001-1000000000

8500 SE SABAL STREET, HOBE SOUND, FL 33455

## LEGAL DESCRIPTION:

LOT 55, TREASURE COVE, ACCORDING TO THE PLAT THEREOF, REDORDED IN PLAT BOOK 5, PAGE 8 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

## CERTIFIED TO:

2ND GENERATION BUILDING CORP., A FLORIDA CORPORATION  
FIRST INTERNATIONAL TITLE, INC. OF PORT ST. LUCIE  
MILO COMMERCIAL LENDING, INC. ISAOA  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

## FLOOD ZONE:

12085C0308G

ZONE: X500

EFF: 3/16/2015

## SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- U.E. DENOTES UTILITY EASEMENT
- DRIVEWAY EXTENDS THROUGH EASEMENT AS SHOWN

## LEGEND

AC - AIR CONDITIONER  
AL - ARC LENGTH  
IC - CALCULATED  
D.E. - DRAINAGE EASEMENT  
(M) - MEASURED  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCING

R.B. - PLAT BOOK  
P.G. - PAGE  
P.U.E. - PUBLIC UTILITY EASEMENT  
R - RADIUS  
(R) - RECORD  
U.E. - UTILITY EASEMENT  
WM - WATER METER

--- FENCE  
# - NUMBER  
[ ] - ASPHALT  
[ ] - CONCRETE  
[ ] - PAVER/BRICK  
[ ] - WOOD  
\* - LIGHT POLE  
⊙ - WELL

⊙ - WATER VALVE  
| - CENTER LINE  
[ ] - CATCH BASIN  
⊙ - FIRE HYDRANT  
⊙ - POLE  
⊙ - MANHOLE  
X.X. - TOPOGRAPHIC ELEVATION



[www.NexGenSurveying.com](http://www.NexGenSurveying.com)

(561) 508-6272

5601 Corporate Way

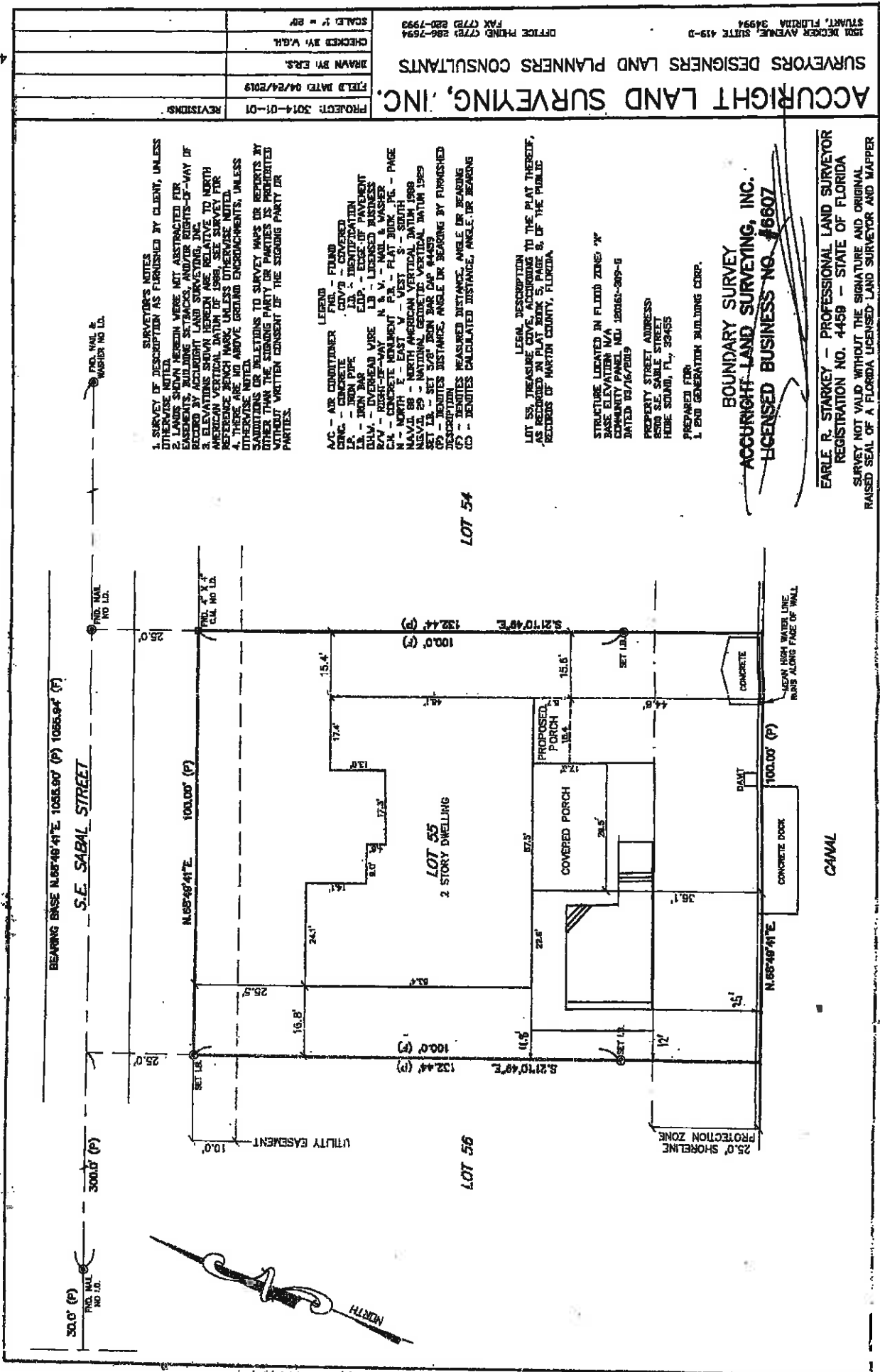
Suite 103

West Palm Beach, FL 33407

SCAN ME

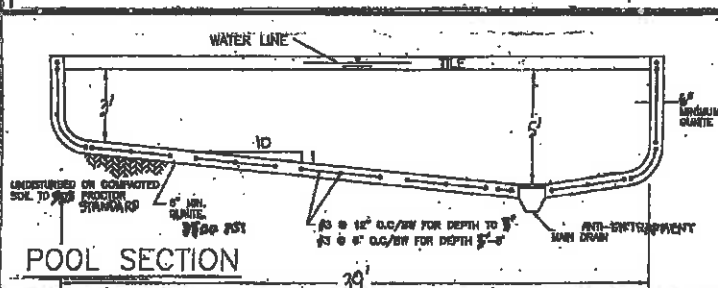
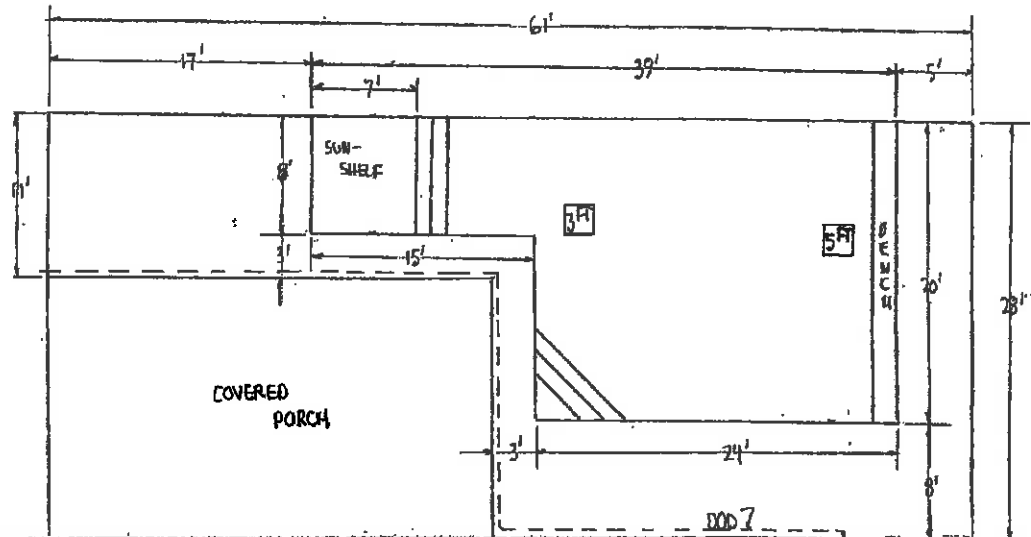


SHEET 2 OF 2 (Certification for Sheet 1 of 2) of this Survey SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS



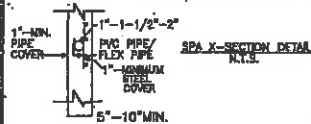
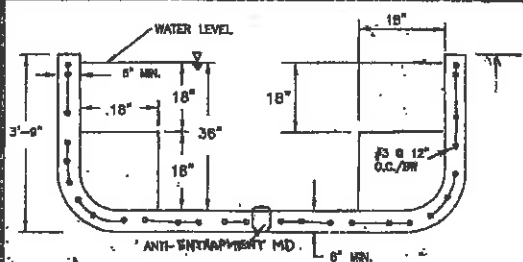


**GROWTH MANAGEMENT  
DEPARTMENT**



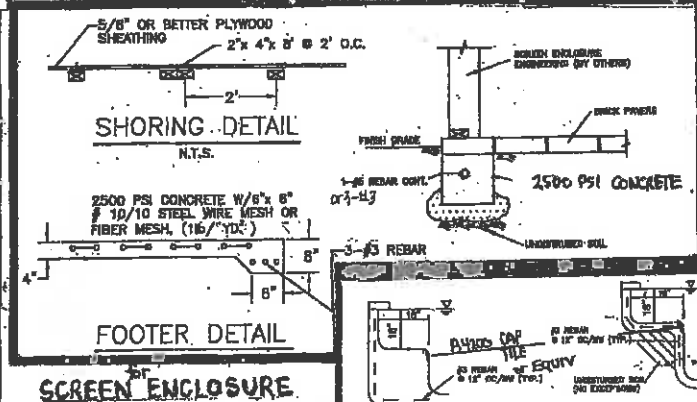
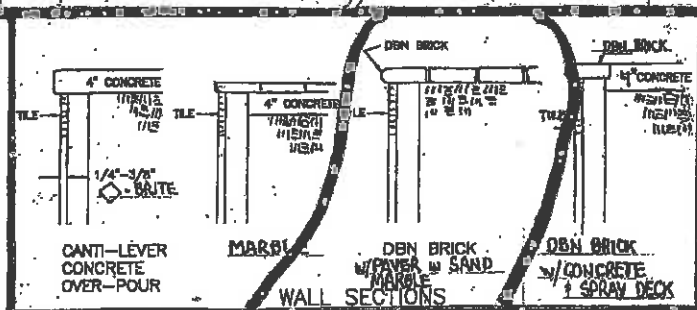
## SWIMMING POOL PLAN

SCALE:  $1/8" = 1'-0"$



PVC PIPING IN GUNITE/  
SHOTCRETE WALLS  
FOR POOLS &/OR SPAS

SEP 06 2019  
SID KOVNER, P.E. #16668



SWIMMING POOL  
PLAN FOR :

8500. SE SABLE ST  
HOBE SOUND.

**EL-SID ENGINEERING**  
#EB-0006831  
139 ISLE VERDE WAY  
PALM BEACH GARDENS, FL 33418  
For JR ALL SITE SERVICES

**DRAWN BY:**

**SHEET 1 OF 3**  
**JOB NO:**



736 colorado avenue, suite a, stuart, florida 34994 - phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

September 22, 2019

RECEIVED

SEP 23 2019

Ownership Search

GROWTH MANAGEMENT  
DEPARTMENT

Prepared For: 2nd Generation Bldg. Corp.

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

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

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

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

Karen Rae Hyche  
President



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

## OWNERSHIP REPORT

SEARCH NO. P19-11,497/KRH

THE ATTACHED REPORT IS ISSUED TO 2ND GENERATION BLDG. CORP.. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

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

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

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

The land referred to herein is described as follows:

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

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

By: Karen Rae Hyché

Karen Rae Hyché



Recorded in Martin County, FL 2/6/2019 1:25 PM  
Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
Rec Fees: \$18.50 Deed Tax: \$3,675.00  
CFN#3737644 BK 3040 PG 892 PAGE 1 of 2

Prepared by and Return to:  
Michelle Wheeler, an employee of  
First International Title, Inc.  
201 SW Port St. Lucie Blvd.  
Suite 205  
Port St. Lucie, FL 34984

File No.: 136731-40

### WARRANTY DEED

This Indenture made on February 1, 2019, by Deborah Jedus Singh, a single woman whose address is: 2417 SW Altara Street, Port St. Lucie, FL 34953 hereinafter called the "grantor", to 2nd Generation Building Corp., a Florida corporation whose address is: 1362 SW Biltmore Street, Port St. Lucie, FL 34983, hereinafter called the "grantee":

(While terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Martin County, Florida, to-wit:

Lot 55, TREASURE COVE, according to the Plat thereof, recorded in P at Book 5, Page 8, of the Public Records of Martin County, Florida.

Parcel Identification Number: 34-38-42-063-000-00550/9

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

Exhibit "A"



CFN#2737644 BK 31411 PG 893 PAGE 2 of 2

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

*Deborah Jadus Singh*  
Deborah Jadus Singh

*Signed, sealed and delivered in our presence:*

*Michelle Wheeler*  
Witness Signature  
Print Name: Michelle Wheeler

*Rockelle Cooper*  
Witness Signature  
Print Name: ROCKELLE COOPER

State of FLORIDA  
County of St. Lucie

The foregoing Instrument Was Acknowledged before me on the 1 day of February 2019, by Deborah Jadus Singh who is/are personally known to me or who has/have produced the following as Identification: FDL

*Michelle Wheeler*  
Notary Public  
Printed Name:  
My Commission expires:



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

generated on 9/20/2019 1:03:58 PM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
34-38-42-063-000-00550-8	53848	8500 SE SABAL ST, HOBE SOUND	\$748,490	9/14/2019

Owner Information	
Owner(Current)	2ND GENERATION BUILDING CORP
Owner/Mail Address	1362 SW BILTMORE ST PORT SAINT LUCIE FL 34983
Sale Date	2/1/2019
Document Book/Page	<u>3040 0892</u>
Document No.	2737644
Sale Price	525000

Location/Description			
Account #	53848	Map Page No.	GG-05
Tax District	3003	Legal Description	TREASURE COVE LOT 55
Parcel Address	8500 SE SABAL ST, HOBE SOUND		
Acres	.3040		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type	
Use Code	0100 Single Family
Neighborhood	790080 Hobe Sound WF

Assessment Information	
Market Land Value	\$415,000
Market Improvement Value	\$333,490
Market Total Value	\$748,490

Exhibit "B"

Town of Jupiter Island  
2 Bridge Rd.  
Hobe Sound FL 33455

Armond Reggio  
Linda A. Lainhart-Reggio  
8542 SE Royal St.  
Hobe Sound FL 33455

Robert & Parish R. Cromer  
8522 SE Royal St.  
Hobe Sound FL 33455

Daniel D. & Amanda J. Ross  
8502 SE Royal St.  
Hobe Sound FL 33455

Terry W. & Kathleen Nairn  
8482 SE Royal St.  
Hobe Sound FL 33455

James Lee & Rudy Ann Page Trust  
8462 SE Royal St.  
Hobe Sound FL 33455

Edwin J. & Mary A. Roscoe  
8442 SE Royal St.  
Hobe Sound FL 33455

Thomas G. Lawlor  
8422 SE Royal St.  
Hobe Sound FL 33455

Frido Van Mossel  
Gijsberta Steenbeek  
113 NE 54<sup>th</sup> St.  
Miami FL 33137

Terry Engel  
613 Locust Pl.  
Sewickley PA 15143

Steven Snell  
Claudia Miksch-Snell  
8459 SE Sabal St.  
Hobe Sound FL 33455

Richard E. & Pamela J. Herman  
8479 SE Sabal St.  
Hobe Sound FL 33455

Mark E. & Anna L. Oberg  
8499 SE Sabal St.  
Hobe Sound FL 33455

David Nadas  
Meridith Holt  
8519 SE Sabal St.  
Hobe Sound FL 33455

Christopher A. & Minday M.  
Vitale Trust  
8539 SE Sabal St.  
Hobe Sound FL 33455

Mark William Meredith  
19 W. Hill Dr.  
West Hartford CT 06119

Claude & Ann Duquette  
8579 SE Sabal St.  
Hobe Sound FL 33455

Fred & Betty Thayer Trust  
8580 SE Sabal St.  
Hobe Sound FL 33455

David & Carol Woolley  
8560 SE Sabal St.  
Hobe Sound FL 33455

Arnold Nicholas & Lee M.  
Demonico  
8540 SE Sabal St.  
Hobe Sound FL 33455

Robert M. & Leslie M. Herlin  
8520 SE Sabal St.  
Hobe Sound FL 33455

Kenneth A. & Janice Forrest (Tr)  
8480 SE Sabal St.  
Hobe Sound FL 33455

Katheryn S. Napoli  
8460 SE Sabal St.  
Hobe Sound FL 33455

Richard L. & Nancy L. Evers  
PO Box 338  
Hobe Sound FL 33475-0338

Hal L. Klipper  
8 Linda Ann Way  
Middleton MA 01949

Robert E. & Kathleen D.  
Delaneuville  
8455 SE Mangrove St.  
Hobe Sound FL 33455

Robert C. & Patti W. Erneston  
8475 SE Mangrove St.  
Hobe Sound FL 33455

Brett M. Greenwald  
8495 SE Mangrove St.  
Hobe Sound FL 33455

Stacy & Darren Weimer  
8515 SE Mangrove St.  
Hobe Sound FL 33455

Brent P. & Leslie B. Hanlon  
8535 SE Mangrove St.  
Hobe Sound FL 33455

William Pratt  
8555 SE Mangrove St.  
Hobe Sound FL 33455

William A. & Patricia Pratt  
8575 SE Mangrove St.  
Hobe Sound FL 33455

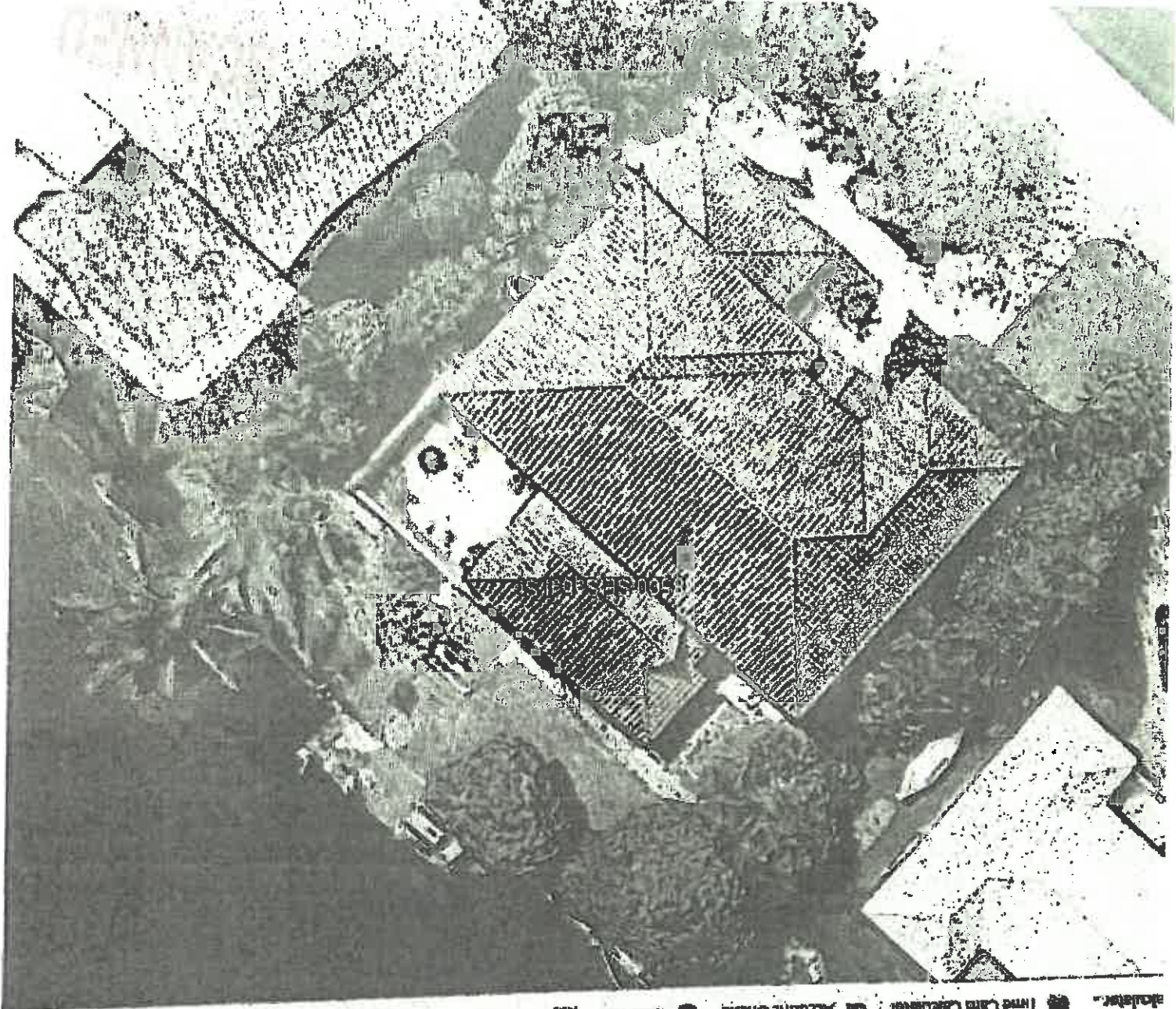
James F. & Frances G. Benz  
444 Old Country Rd.  
Wellington FL 33414

Kiley Family Trust  
8615 SE Mangrove St.  
Hobe Sound FL 33455

Timothy A. Fox  
1354 Hainesport Mount Laurel Rd.  
Mount Laurel NJ 08054

Tim Fox  
1354 Hainesport Rd.  
Mount Laurel NJ 08054





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Dashboard - my2n... New Tab Account Online Time Card Calculator

### DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
Joseph BASSO	8500 SE Sabal Street Hobe Sound, FL 33455

(If more space is needed attach separate sheet)

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

Name	Address	Interest

(If more space is needed attach separate sheet)

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

Name	Address	Interest

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*

(If more space is needed attach separate sheet)

- Status defined as:  
A = Approved



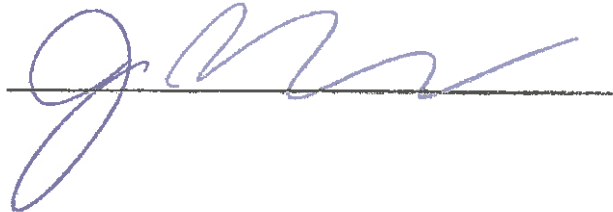
P = Pending  
D = Denied  
W = Withdrawn

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

STATE OF Florida  
COUNTY OF St. Lucie



The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 17 day of Sept 2019, by

\_\_\_\_\_, who is personally known to me or have produced  
\_\_\_\_\_ as identification.

Ginger Williams  
Notary Public, State of Florida  
Print Name: Ginger Williams  
My Commission Expires: 5/16/22

(Notary Seal)



RECEIVED

SEP 23 2019

GROWTH MANAGEMENT  
DEPARTMENT

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

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

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

**RECEIVED**

**SEP 23 2019**

**GROWTH MANAGEMENT  
DEPARTMENT**

## Exhibit A

Prepared by and Return to:  
Michelle Wheeler, an employee of  
First International Title, Inc.  
201 SW Port St. Lucie Blvd.  
Suite 205  
Port St. Lucie, FL 34984

**CERTIFIED TO BE A TRUE AND  
CORRECT COPY OF THE  
ORIGINAL**

File No.: 136731-40

### WARRANTY DEED

This Indenture made on February 1, 2019, by **Deborah Jadusingh, a single woman** whose address is: 2417 SW Altara Street, Port St. Lucie, FL 34953 hereinafter called the "grantor", to **2nd Generation Building Corp., a Florida corporation** whose address is: 1362 SW Biltmore Street, Port St. Lucie, FL 34983, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Martin County, Florida**, to-wit:

Lot 55, TREASURE COVE, according to the Plat thereof, recorded in Plat Book 5, Page 8, of the Public Records of Martin County, Florida.

Parcel Identification Number: 34-38-42-063-000-00550/9

**Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.**

**To Have and to Hold, the same in fee simple forever.**

**And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.**

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

Deborah Jadusingh  
Deborah Jadusingh

*Signed, sealed and delivered in our presence:*

Michelle Wheeler  
Witness Signature

Print Name: Michelle Wheeler

ROCHELLE COOPER

Witness Signature

Print Name: ROCHELLE COOPER

State of FLORIDA

County of ST. Lucie

The Foregoing Instrument Was Acknowledged before me on the 1 day of February 2019, by Deborah Jadusingh who is/are personally known to me or who has/have produced the following as identification: FDI

Michelle Wheeler

Notary Public

Printed Name:

My Commission expires:



**From:** [Maria Harrison](#)  
**To:** ["mshatmap@gmail.com"](mailto:mshatmap@gmail.com)  
**Cc:** [Public Records](#)  
**Subject:** Variance Application re: 8500 SE Sabal Street  
**Date:** Wednesday, October 9, 2019 11:09:00 AM  
**Attachments:** [Variance Application.PDF](#)  
[Warranty Deed-8500 Sabal.PDF](#)  
[Survey.pdf](#)  
[Property Search .pdf](#)  
[Pool plan-survey-8500 Sabal.PDF](#)  
[Location Map-8500 Sabal.PDF](#)  
[Boundary Survey-8500 Sabal \(2\).PDF](#)  
[Aerial View-8500 Sabal.PDF](#)

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Ms. Napoli:

Pursuant to your Request for Service # 428090 entered today, attached please find copies of the variance application material submitted regarding the above-referenced property.

Thank you.

Maria Harrison  
Executive Aide  
Growth Management Department  
Martin County Board of County Commissioners  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5494