



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

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

Zoning Change Checklist

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

1. APPLICATION: Please use the new application form. [Application](#)
2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#)
3. When submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or flash drive. bookmarked as indicated in the Application Instructions. One paper packet must also be submitted.
4. When submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc flash drive with #3 above. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#)
7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.
9. 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.
10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage (8 1/2 x 11).
11. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
12. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.

13. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.
14. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
15. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings as required by Section 10.6.E., LDR.
16. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential zoning district.
[School Impact Worksheet](#)
17. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)

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: Zoning Change

Name or Title of Proposed Project: Jerue Residences

Brief Project Description:

The subject property is 4.02 acres located at 8600 SE Gomez Avenue which currently has a zoning of A1-A and a future land use designation of Estate Density 2 UPA. This is a mandatory rezoning request to rezone from A1-A to RE1/2A.

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

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: N/A

Previous Project Name if applicable: N/A

Parcel Control Number(s)

34-38-42-000-056-00021-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Jeffrey J Jerue

Company Representative: _____

Address: PO Box 33080

City: Lakeland, State: FL Zip: 33801

Phone: _____ Email: rdh621@me.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): McCarty & Associates Land Planning & Design LLC

Company Representative: Mike McCarty

Address: 309 SE Osceola Street, Suite 104

City: Stuart, State: FL Zip: 34996

Phone: 772-341-9322 Email: mike@mccartylandplanning.com

Contract Purchaser (Name or Company): n/a

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. 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.

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

3-22-22
Date

Michael McCarty
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Montic

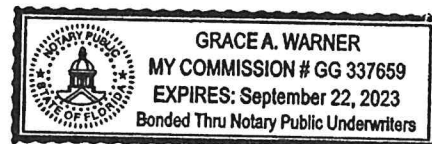
I hereby certify that the foregoing instrument was acknowledged before me this 22ND day of March, 20 22, by Mike McCarty.

He or She ✓ is personally known to me or ✓ has produced DL as identification.

Grace A. Warner
Notary Public Signature

Grace A. Warner
Printed name

STATE OF: Florida at-large





Martin County County Florida Growth Management Department
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Digital Submittal Affidavit

I, Mike McCarty, attest that the electronic version included for the project Jerue Rezoning 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

3-22-22
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

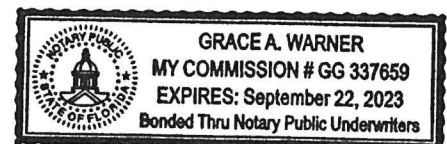
I hereby certify that the foregoing instrument was acknowledged before me this 22ND day of March, 20 22, by Mike McCarty.

He or She ✓ is personally known to me or ✓ has produced DL as identification.

[Signature]
Notary Public Signature

GRACE A. WARNER
Printed name

STATE OF: Florida at-large





McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart FL 34994
772-341-9322

PROJECT NARRATIVE

The site address is 8600 SE Gomez Ave, Stuart, FL. The property is comprised of +/- 4.02 acres and is identified by Parcel ID number 34-38-42-000-056-00021-0. The parcel is currently within Martin County and has an Estate Density 2 UPA Future Land Use Designation and a Zoning designation of A1-A. This is a mandatory rezoning request to RE1/2A.

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
772/341-9322

Agent Authorization

To Whom It May Concern:

This letter authorizes McCarty & Associates Land Planning and Design LLC, to act as agent and represent our interests for the purposes of obtaining permits and approvals from state and local government agencies for the project known as: **Jerue Rezoning, which is identified by 34-38-42-000-056-00021-0**

Jeffrey Jerue

By: X Jeffrey Jerue

Its: _____

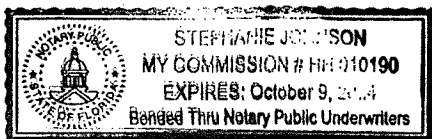
Printed Name: John Jeffrey Jerue

Date: 02-04-2022

STATE OF: Florida
COUNTY OF: Polk

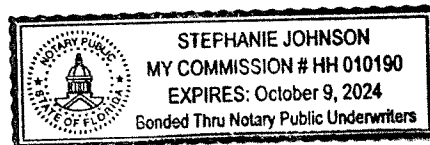
I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this 4th day of February, 2022, by Jeffery Jerue or a Florida on behalf of the company who () has produced as identification or X is personally known to me.

{NOTARY SEAL}



Notary Public

Stephanie Johnson
Name Printed: Stephanie Johnson
My commission expires: 10/9/2024





Recorded in Martin County, FL 7/9/2018 8:23 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50
CFN#2704100 BK 3003 PG 831 PAGE 1 of 2

This Instrument Prepared By:
John L. Mann
Attorney at Law
P.O. Box 2435
Lakeland, Florida 33806-2435

WARRANTY DEED

THIS INDENTURE, made this 3rd day of July, 2018, between **J. JEFFREY JERUE**, whose post office address is P.O. Box 33080, Lakeland, Florida 33801 *Grantor*; and **J. JEFFREY JERUE**, whose post office address is P.O. Box 33080, Lakeland, Florida 33801, *Grantee*.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs, successors, and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

All of Lot 56, Gomez Grant, West of the Indian River Basin, according to the Plat thereof recorded in Plat Book 1, Page 80, Palm Beach (now Martin) County, Florida, excepting therefrom the lands heretofore conveyed by Maryetta Moore Graham and her husband, James D. Graham to Estella K. Moore, by Quit-Claim Deed dated May 31, 1957, filed June 5, 1957, and recorded in Deed Book 93, Page 93, Martin County, Florida, public records.

This conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2018 and subsequent years.

N.B. THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

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

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

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

Signed in the presence of:

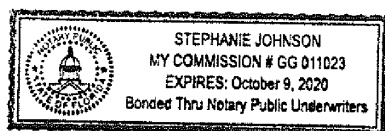
E. Luis Campano
(Type or Print Name)

Stephanie Johnson
(Type or Print Name)

J. JEFFREY JERUE

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me on this the 3rd day of July, 2018, by J. JEFFREY JERUE [☒ who is personally known to me or [] who produced _____ as identification and who did not take an oath.



(SEAL)

Stephanie Johnson
Notary Public
(Print or Type Notary Name)

Commission (Serial) Number: GG011023
My Commission Expires: 10/9/2020

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
772/341-9322

Property Transfer

To Whom It May Concern:

This letter is to certify that there has not been a property transfer since the recorded deed for the Jeffrey Jerue property. The property is identified by parcel ID: 34-38-42-000-056-00021-0

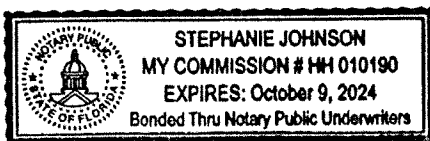
By: X John Jeffrey Jerue
Its: _____

Printed Name: John Jeffrey Jerue Date: 02-04-2022

STATE OF: Florida
COUNTY OF: Polk

I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this 4th day of February, 2022, by John Jeffrey Jerue who () has produced _____ as identification or (X) is personally known to me.

{NOTARY SEAL}



~~Notary Public~~

Stephanie Johnson
Name Printed: Stephanie Johnson
My commission expires: 10/9/2024

LEGAL DESCRIPTION

All of Lot 56, Gomez Grant, West of the Indian River Basin, according to the Plat thereof recorded in Plat Book 1, Page 80, Palm Beach (now Martin) County, Florida, excepting therefrom the lands heretofore conveyed by Maryetta Moore Graham and her husband, James D. Graham to Estella K. Moore, by Quit-Claim Deed dated May 31, 1957, filed June 5, 1957, and recorded in Deed Book 93, Page 93. Martin County, Florida, public records.

Jerue Residences

34-38-42-000-056-00021-0

8570 SE Gomez Avenue
Hobe Sound, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE



772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Location Map



Jerue Residences

34-38-42-000-056-00021-0

8570 SE Gomez Avenue
Hobe Sound, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Aerial Photograph



Jerue Residences

34-38-42-000-056-00021-0

8570 SE Gomez Avenue
Hobe Sound, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

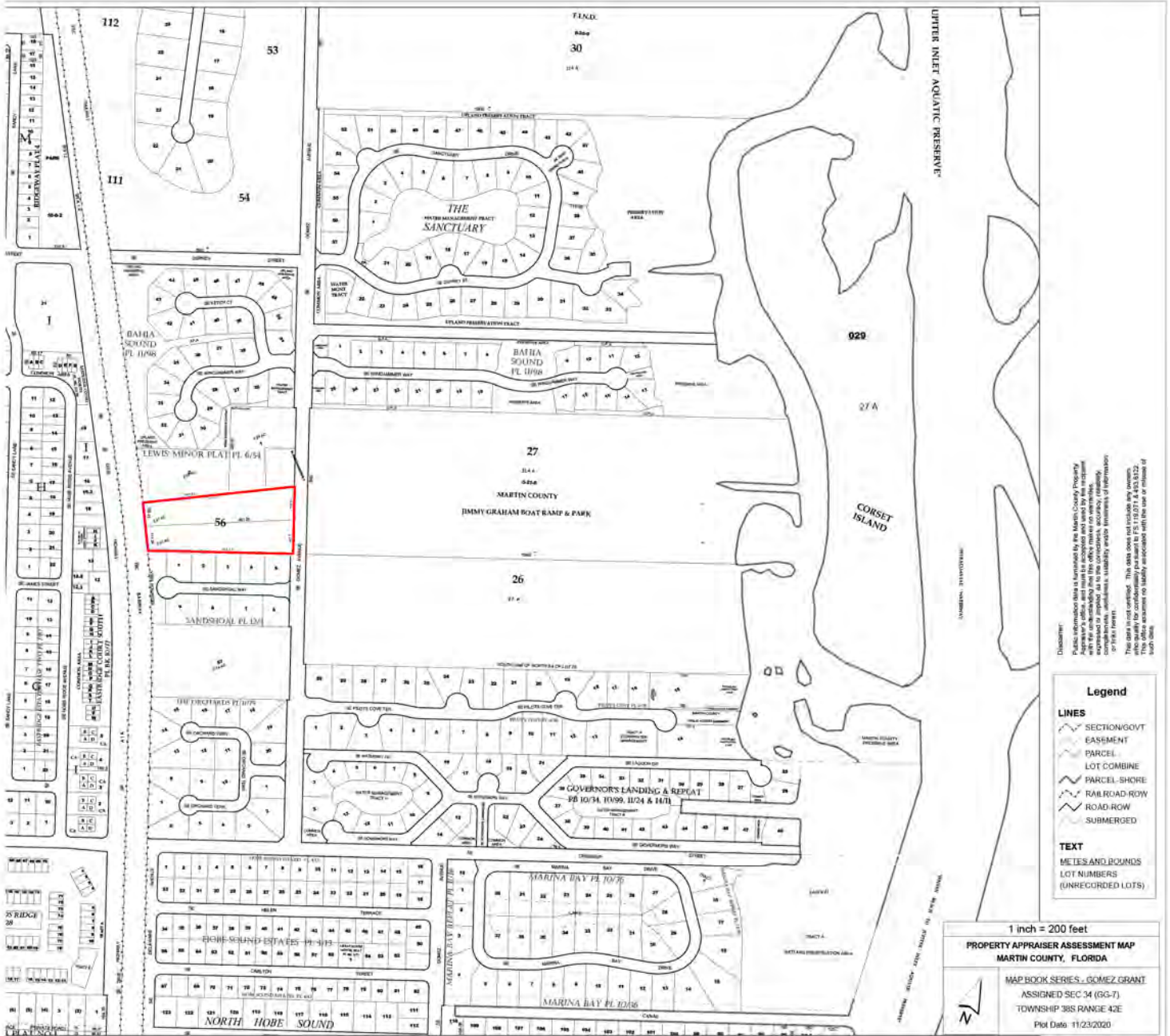
STUART • FT. PIERCE



772.941.9322

www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Property Assessment Map



Jerue Residences

34-38-42-000-056-00021-0

8570 SE Gomez Avenue
Hobe Sound, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

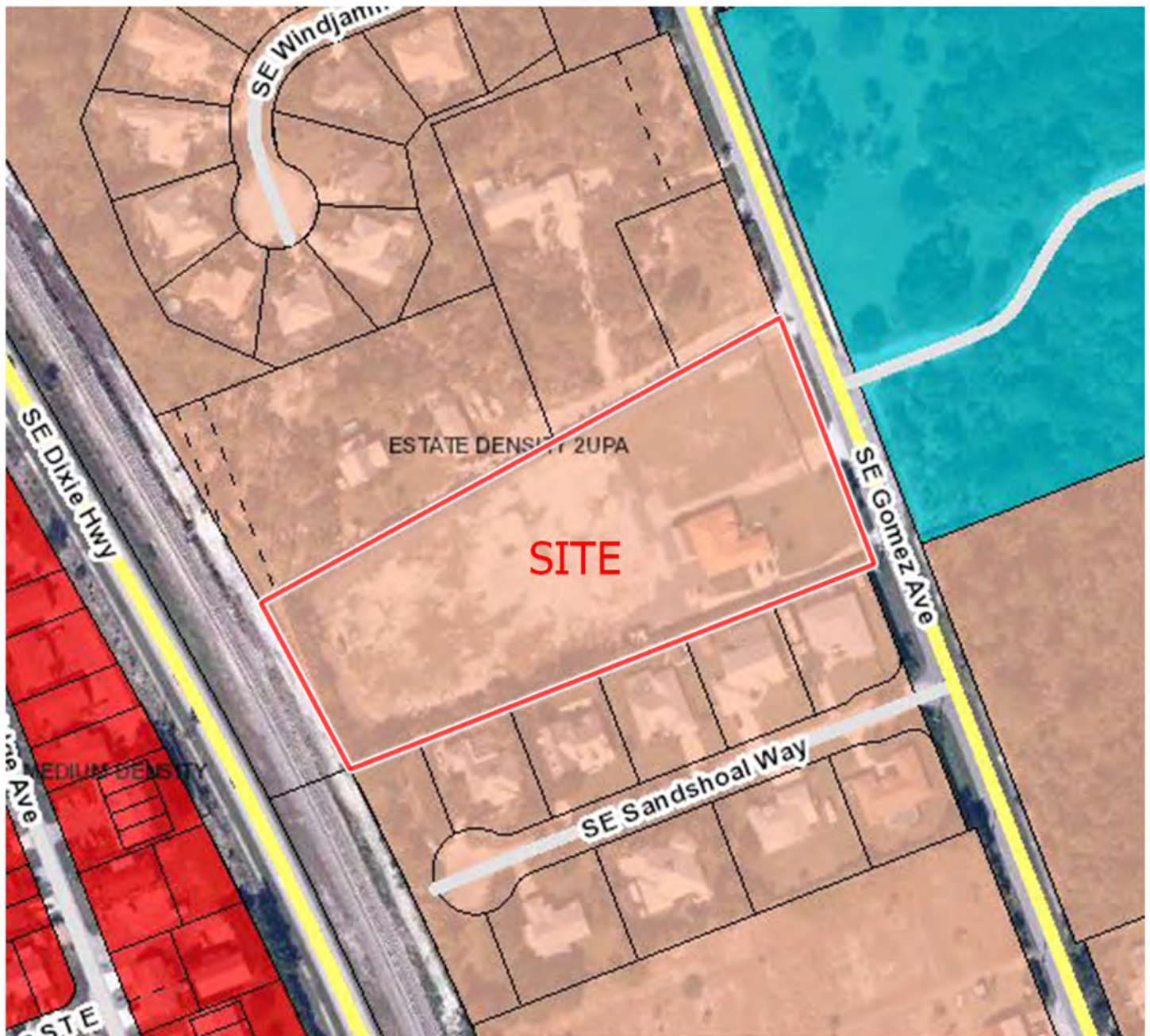
STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Future Land Use Map

Estate Density 2 UPA



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
John Jeffrey Jerue	8600 S/E Coconut St 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
John Jeffrey Jerue	8600 S/E Coconut St Hobe Sound, FL 33455	100%

(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
N/A		

(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*
N/A				

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

Exhibit "A"

LEGAL DESCRIPTION

All of Lot 56, Gomez Grant, West of the Indian River Basin, according to the Plat thereof recorded in Plat Book 1, Page 80, Palm Beach (now Martin) County, Florida, excepting therefrom the lands heretofore conveyed by Maryetta Moore Graham and her husband, James D. Graham to Estella K. Moore, by Quit-Claim Deed dated May 31, 1957, filed June 5, 1957, and recorded in Deed Book 93, Page 93. Martin County, Florida, public records.

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.

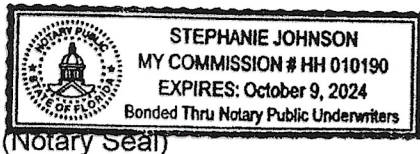
FURTHER AFFIANT SAYETH NOT.

AFFIANT

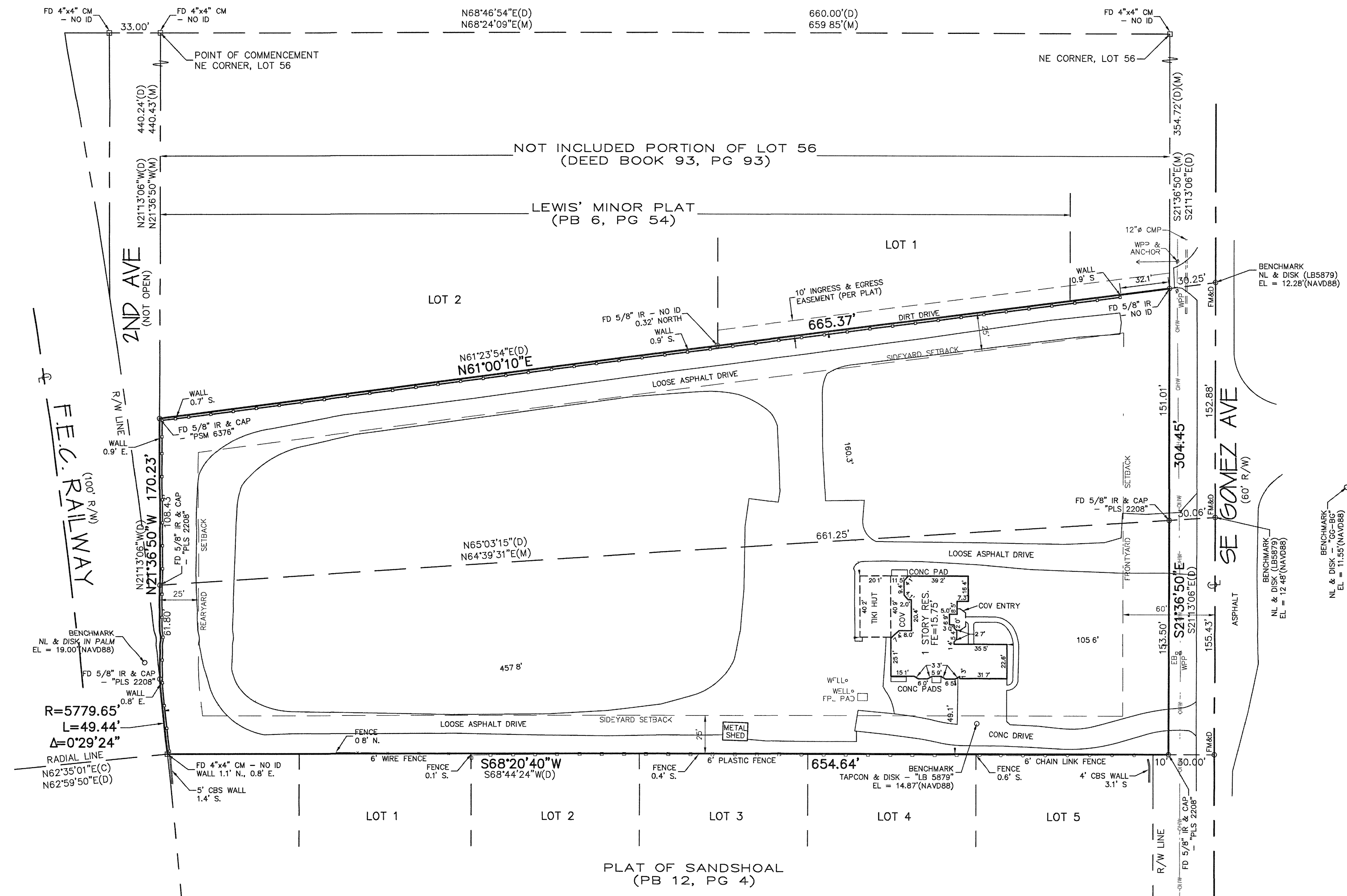
John Jeffery Jerue

STATE OF Florida
COUNTY OF Polk

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 16th day of February, 2022, by
John Jeffery Jerue, who is personally known to me or have produced
as identification.

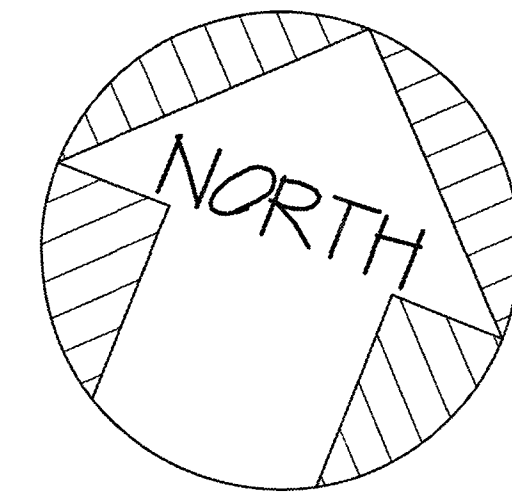
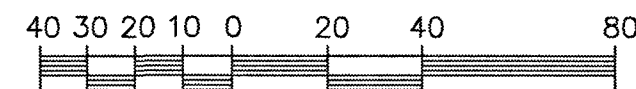


Stephanie Johnson
Notary Public, State of Florida
Print Name: Stephanie Johnson
My Commission Expires: 10/9/2024



* LEGEND *

CATV	CABLE TELEVISION RISER
CBS	CONCRETE BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COV	COVERED
EB	ELECTRIC BOX
EL	ELEVATION
FD	FOUND
FE	FLOOR ELEVATION
FH	FIRE HYDRANT
FM&D	FOUND MAG NAIL & DISK
	- 1 LB 5879
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
LB	LICENSED SURVEY BUSINESS
MAG	MAGNETIC
NAIL	NAIL
ORH	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
PLS	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.I.	POINT OF INTERSECTION
R/W	RIGHT-OF-WAY
RES	RESIDENCE
TEL	TELEPHONE RISER
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
Q	CENTERLINE

SCALE : 1" = 40'
THIS IS THE INTENDED DISPLAY SCALE

GRAPHIC SCALE

LEGAL DESCRIPTION: (PREPARED BY R.L. VAUGHT & ASSOCIATES)

BEING A PORTION OF LOT 56, GOMEZ GRANT, WEST OF THE INDIAN RIVER
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE(S) 80,
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS; BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID LOT 56; THENCE RUN N 68°46'54" E,
ALONG THE NORTH LINE OF SAID LOT 56, A DISTANCE OF 660' TO THE
NORTHEAST CORNER OF SAID LOT 56, THENCE RUN S 21°13'06" E ALONG THE EAST
LINE OF SAID LOT 56, A DISTANCE OF 354.72 FEET, TO THE POINT OF BEGINNING
OF THE FOLLOWING DESCRIBED PARCEL OF LAND; ALSO BEING THE
SOUTHEASTERN CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED BOOK
93, PAGE(S) 93, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE CONTINUE
S 21°13'06" E, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 150.95
FEET; THENCE RUN S 65°03'15" W FOR A DISTANCE OF 661.25 FEET; THENCE RUN
N 21°13'06" W, ALONG THE WEST LINE OF SAID LOT 56, FOR A DISTANCE OF
108.43 FEET; THENCE RUN N 61°23'54" E ALONG THE CENTER LINE OF A SHELL
ROAD (ALSO BEING THE SOUTHERLY LINE OF THAT PARCEL OF LAND
AFORESAID DESCRIBED IN SAID DEED BOOK 93, PAGE(S) 93) FOR A DISTANCE OF
665.51 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

BEING A PORTION OF LOT 56, GOMEZ GRANT, WEST OF THE INDIAN RIVER
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PALM
BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS; BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID LOT 56; THENCE RUN N 68°46'54" E,
ALONG THE NORTH LINE OF SAID LOT 56, A DISTANCE OF 660' TO THE
NORTHEAST CORNER OF SAID LOT 56, THENCE RUN S 21°13'06" E ALONG THE
EAST LINE OF SAID LOT 56, A DISTANCE OF 354.72 FEET, TO THE POINT OF
BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S
21°13'06" E, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 153.50
FEET; THENCE RUN S 68°44'24" W ALONG THE SOUTH LINE OF SAID LOT 56, FOR
A DISTANCE OF 654.64 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE
CONCAVE TO THE WEST; (SAID POINT BEARS N 2°59'50" E FROM THE RADIUS
POINT OF THE FOLLOWING DESCRIBED CURVE) THENCE RUN NORTHERLY ALONG THE
ARC OF SAID CURVE, HAVING A RADIUS OF 5779.65 FEET AND A CENTRAL ANGLE
OF 0°29'24" FOR AN ARC DISTANCE OF 49.44 FEET, SAID LAST COURSE BEING
COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST
RAILROAD; THENCE RUN N 21°13'06" W ALONG THE W LINE OF SAID LOT 56, FOR
A DISTANCE OF 61.80 FEET; THENCE RUN N 56°03'15" E, FOR A DISTANCE OF
661.25 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE ALSO DESCRIBED AS:

ALL OF LOT 56, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE
PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY,
FLORIDA, PUBLIC RECORDS; EXCEPTING THEREFROM THE LANDS HERETOFORE
CONVEYED BY MARYETTA MOORE GRAHAM AND HER HUSBAND, JAMES D. GRAHAM,
TO ESTELLA K. MOORE, BY QUIT-CLAIM DEED, DATED MAY 31, 1957, FILED JUNE
5, 1957 AND RECORDED IN DEED BOOK 93, PAGE 93, MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS.

CERTIFICATION VALID TO:

- JEFFREY J. JERUE
- FIRST INTERNATIONAL TITLE, INC.
- WESTCOR LAND TITLE INSURANCE COMPANY

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.

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS NO. 5879

By: *P. Michael Zarrella*
Professional Surveyor and Mapper No. 6736
State of Florida

DATE OF LAST
FIELD WORK:
Mar. 4, 2022

NAVD88

SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.
- BEARINGS SHOWN HEREON ARE TRUE BASED ON NORTH AMERICAN DATUM
1983, FLORIDA STATE PLANE, EAST ZONE. BEARING BASE MAY BE
ESTABLISHED ALONG THE CENTERLINE OF GOMEZ AVE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM
1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED
QUANTITIES UNLESS NOTED OTHERWISE AS: (P) PLAT MEASUREMENT;
(C) CALCULATED MEASUREMENT; (M) FIELD MEASUREMENT.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE AND IS SUBJECT TO
EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MAY 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 OR ADJACENT
RIGHTS-OF-WAY.
- SUBJECT PROPERTY LIES IN FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP
#12085C0307H, DATED FEBRUARY 19, 2020. NO FIELD SURVEYING WAS
PERFORMED TO DETERMINE THIS ZONE.
- LOT AREA = 172,707 SQUARE FEET (3.9648 ACRES) MORE OR LESS.

REVISIONS	BY
06/18/18 * UPDATE SURVEY & PARTIAL TOPO. FB: 217/24 * NO. #814177	PMZ
07/27/18 * WALL SITE PLAN NO. #814359	PMZ
09/14/18 * PROPOSED SITE PLAN NO. #814493	PMZ
11/26/18 * ADDITIONAL TOPO * FB: 218/40 NO. #814709	PMZ
04/15/19 * WALL TIE-IN FB: DC NO. #815009	PMZ
03/09/22 * UPDATE SURVEY * FB: DC NO. #817638	PMZ

BOUNDARY SURVEY
8600 SE GOMEZ AVENUE
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: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DRAWN PMZ
CHECKED PMZ
SCALE AS SHOWN
DATE NOV. 11, 1998
FIELD BOOK 122/41
ORDER NO. 805650
SHEET OF SHEETS 1 1
FILE NUMBER PB1349-22J

Jerue Residences

34-38-42-000-056-00021-0

8570 SE Gomez Avenue
Hobe Sound, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

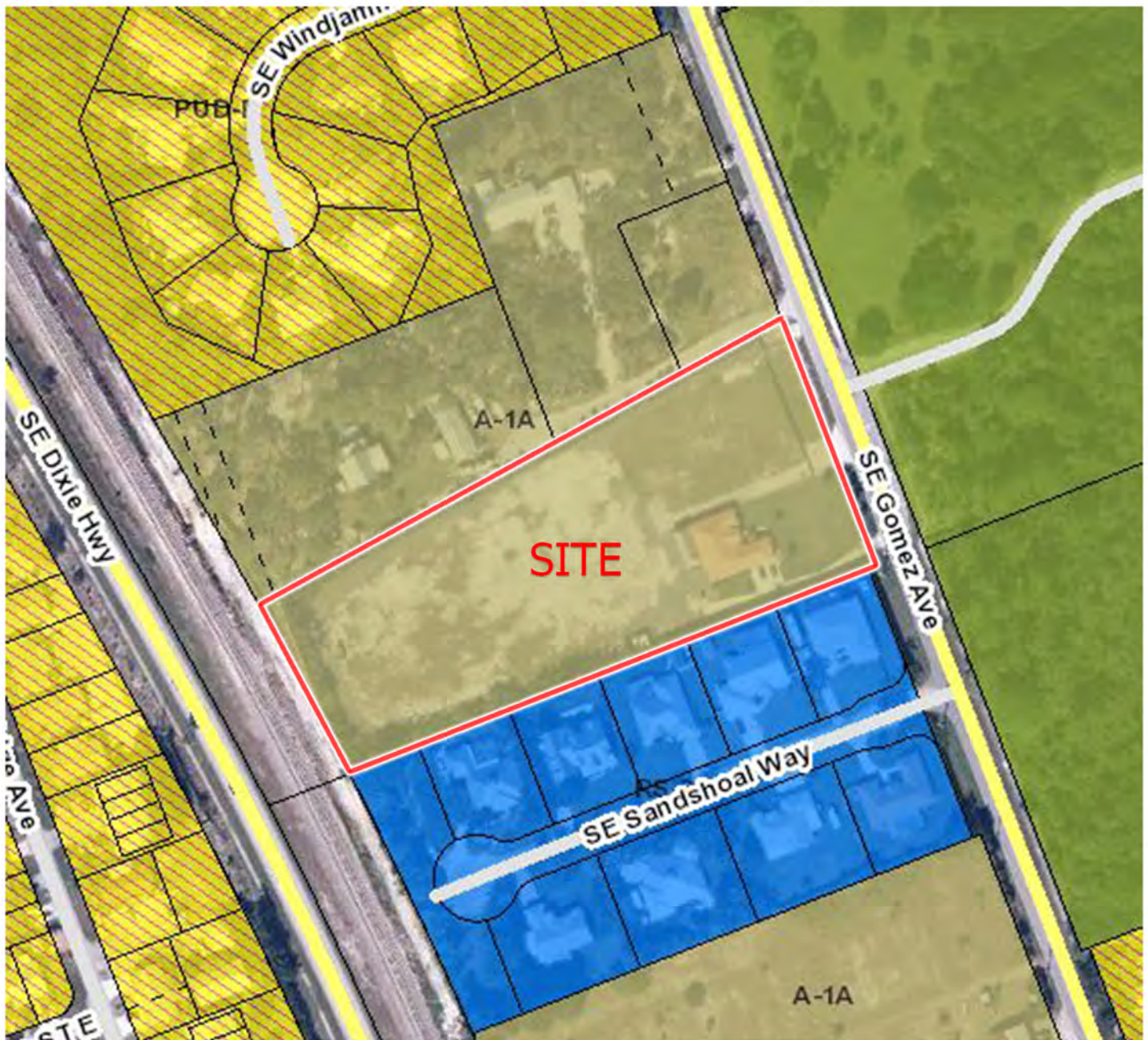
STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Current Zoning Map

A-1A



Jerue Residences

34-38-42-000-056-00021-0

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Proposed Zoning Map

RE-1/2A

