



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](#)



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 Growth Management Department
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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 check 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: Monticello

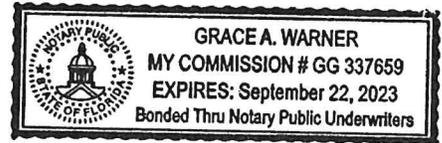
I hereby certify that the foregoing instrument was acknowledged before me this 22ND day of March, 20 22, by Mike McCarty.

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





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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

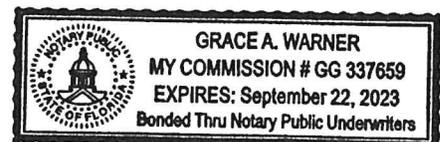
I hereby certify that the foregoing instrument was acknowledged before me this 22ND day of March, 20 22, by Mike McCarty.

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: Jeffrey Jerue
Its: _____

Printed Name: John Jeffrey Jerue

Date: 02-04-2022

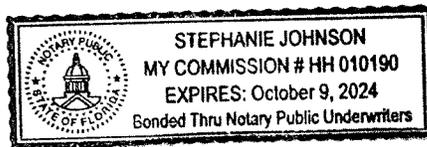
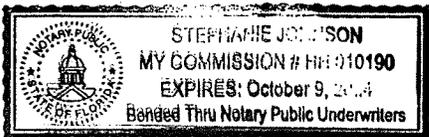
STATE OF: Florida
COUNTY OF: Polk

I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this 4th day of February, 2022, by Jeffrey Jerue ~~or~~
_____ ~~a Florida~~ on behalf of the company who () has produced
_____ as identification or 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:

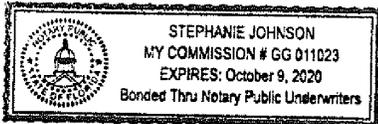
E. Luis Campano
E. Luis Campano
(Type or Print Name)

J. Jeffrey Jerue
J. JEFFREY JERUE

Stephanie Johnson
Stephanie Johnson
(Type or Print Name)

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
Stephanie Johnson
(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

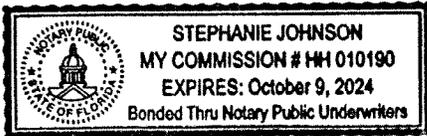
By: John Jeffrey Jerue
Its: _____

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 () 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



Aerial Photograph



Jerue Residences

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

8570 SE Gomez Avenue
Hobe Sound, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

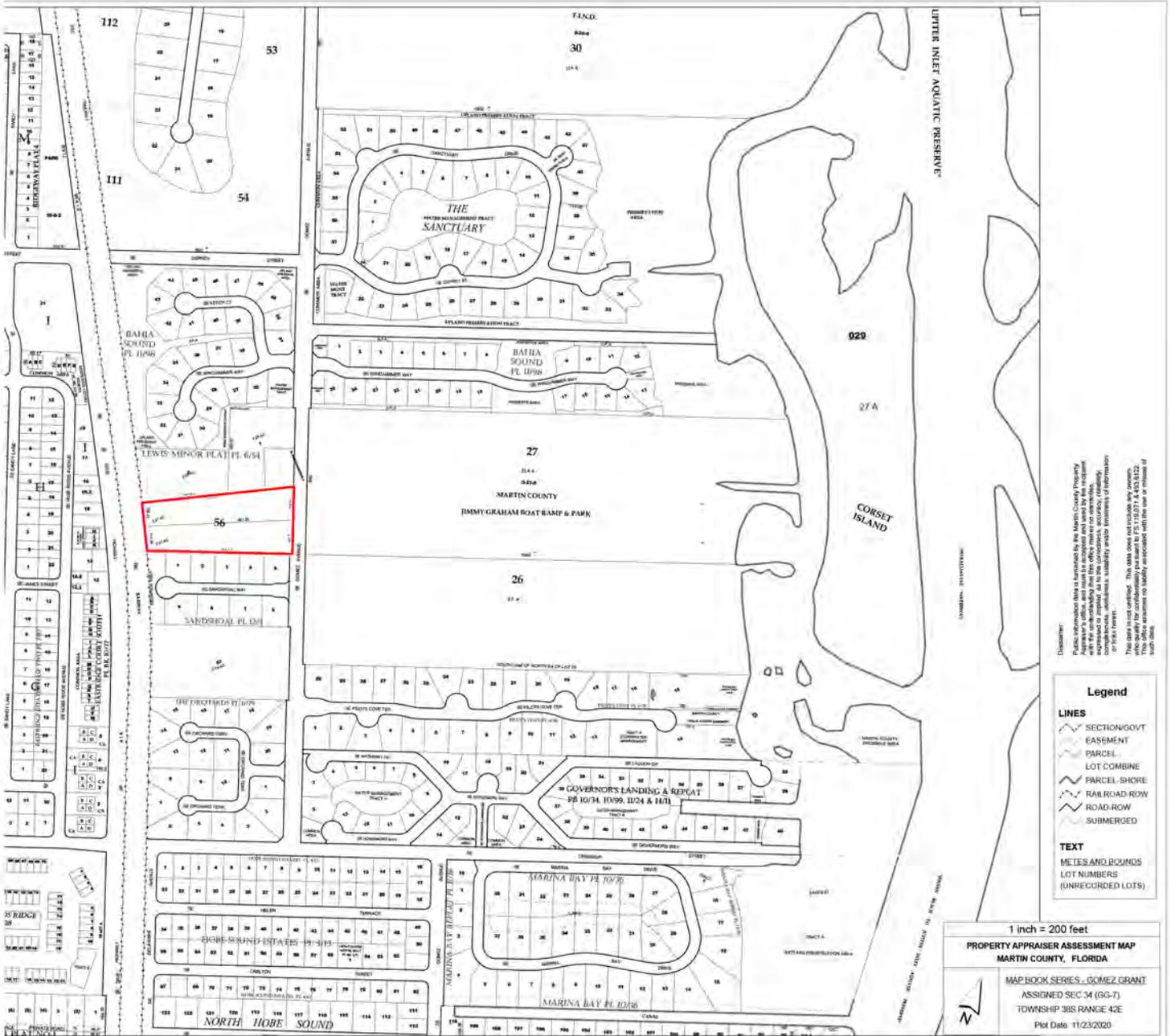
STUART • FT. PIERCE



772.941.9322

www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Property Assessment Map



Disclaimer:
Public information data is furnished by the Martin County Property Appraiser's office, and must be accessed and used by the recipient in accordance with the terms and conditions of the license agreement expressed or implied as to the correctness, accuracy, reliability, or fitness for use.
This data is not a contract. This data does not include any warranties, either implied or expressed, and is provided for informational purposes only. The data is not a contract. This data does not include any warranties, either implied or expressed, and is provided for informational purposes only. The data is not a contract. This data does not include any warranties, either implied or expressed, and is provided for informational purposes only.

Legend

- LINES**
- SECTION/GOV'T
 - EASEMENT
 - PARCEL
 - LOT COMBINE
 - PARCEL-SHORE
 - RAILROAD-ROW
 - ROAD-ROW
 - SUBMERGED
- TEXT**
- METES AND BOUNDS
 - LOT NUMBERS
 - (UNRECORDED LOTS)

1 inch = 200 feet
PROPERTY APPRAISER ASSESSMENT MAP
 MARTIN COUNTY, FLORIDA
 MAP BOOK SERIES - GOMEZ GRANT
 ASSIGNED SEC 34 (GG-7)
 TOWNSHIP 38S RANGE 42E
 Plat Date 11/23/2020

Jerue Residences

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

8570 SE Gomez Avenue
Hobe Sound, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

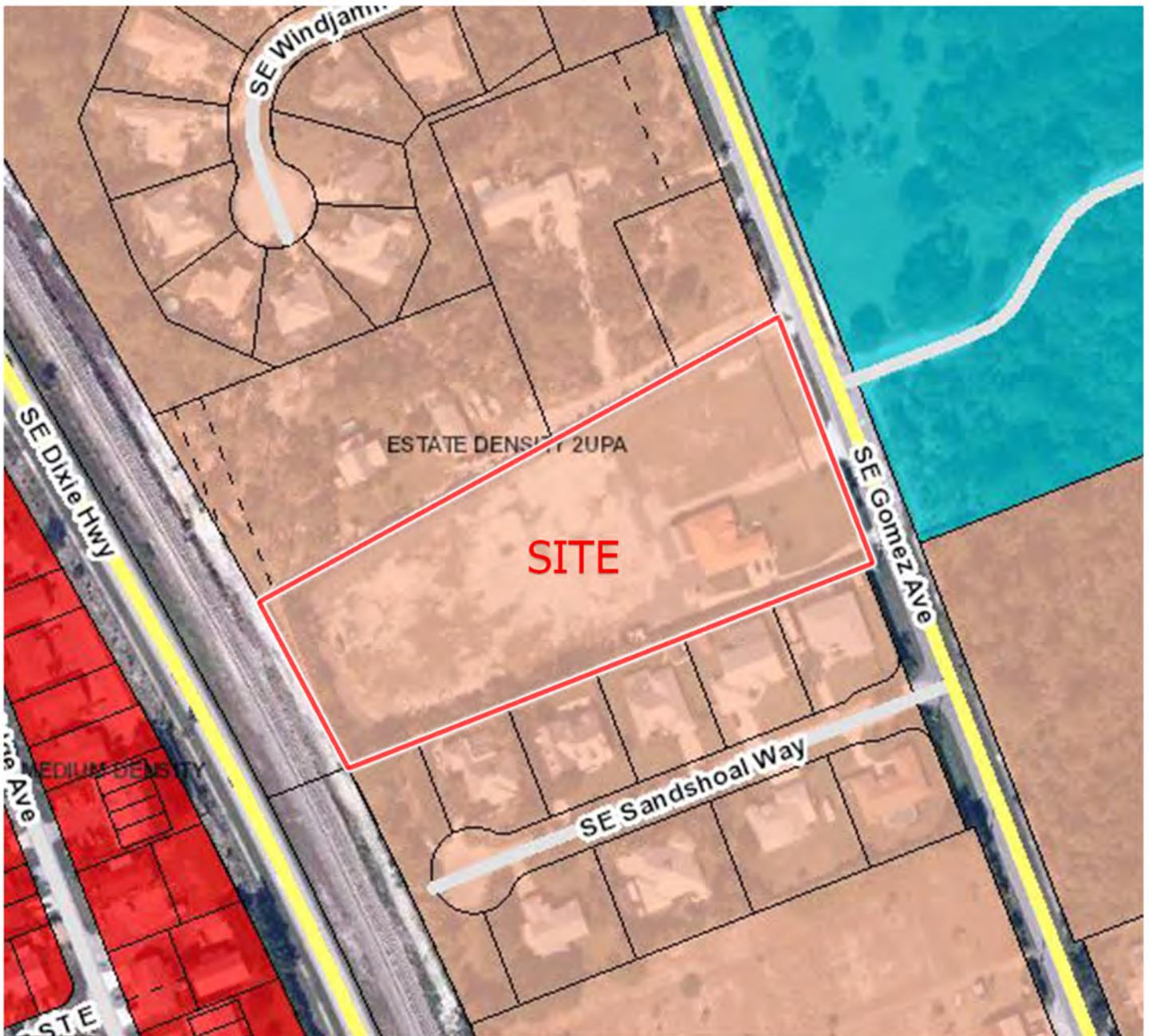
STUART • FT. PIERCE

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.

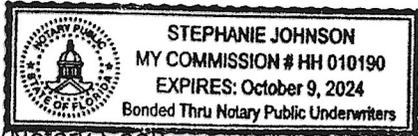
FURTHER AFFIANT SAYETH NOT.

AFFIANT

John Jeffrey 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 Jeffrey Jerue, who is personally known to me or have produced _____ as identification.



(Notary Seal)

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

Jerue Residences

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

8570 SE Gomez Avenue
Hobe Sound, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Current Zoning Map

A-1A



Jerue Residences

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

8570 SE Gomez Avenue
Hobe Sound, Florida

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AND DESIGN

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Mike@McCartyLandPlanning.com



Proposed Zoning Map

RE-1/2A

