



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

RECEIVED
JUN 02 2022
GROWTH MANAGEMENT
DEPARTMENT

www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: _____ Select from List

Name or Title of Proposed Project: 4585 NE Ocean Blvd.

Brief Project Description:

The subject parcels currently have a Category "C" Zoning designation of Multi-Family Dwelling District (HR-2A). This application is being requested to rezone to a current Zoning designation of Medium Density Residential District (RS-6).

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 03/24/2022

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

13-37-41-000-000-00070-4

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): 4585 NE Ocean Blvd., LLC

Company Representative: Fred D. Faulkner, Mgr.

Address: 4585 NE Ocean Blvd.

City: Jensen Beach, State: FL Zip: 34957

Phone: 502-891-8250 Email: fredf@faulkneremail.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Engineering Design & Construction, Inc.

Company Representative: Bradley J. Currie, AICP, Vice President

Address: 10250 SW Village Parkway, Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-462-2455 Email: bradcurrie@edc-inc.com

Agent (Name or Company): Same as applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Engineering Design & Construction, Inc.

Company Representative: Michael T. Owen

Address: 10250 SW Village Parkway, Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-462-2455 Email: mikeowen@edc-inc.com

Civil Engineer (Name or Company): Engineering Design & Construction, Inc.

Company Representative: R.J. Kennedy, P.E.

Address: 10250 SW Village Parkway, Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-462-2455 Email: rodkenedy@edc-inc.com

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. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

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

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

☐ This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

6/2/2022
Date

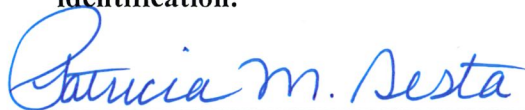
Bradley J. Currie, Authorized Agent
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 2nd day of June, 2022, by Bradley J. Currie.

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


Notary Public Signature

Patricia M. Sesta
Printed name

STATE OF: Florida at-large





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

I, Bradley J. Currie, attest that the electronic version included for the project 4585 & 4627 NE Ocean Blvd. is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

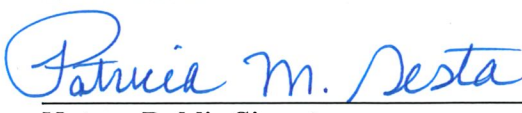
4/2/2022
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: St. Lucie

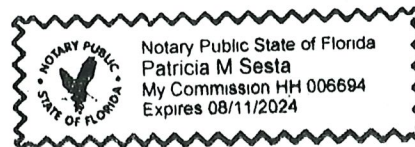
I hereby certify that the foregoing instrument was acknowledged before me this 2nd day of June, 20 22, by Bradley J. Currie.

He or She ☒ is personally known to me or has produced N/A as identification.


Notary Public Signature

Patricia M. Sesta
Printed name

STATE OF: Florida at-large



LETTER OF JUSTIFICATION
Faulkner – 4585 NE Ocean Boulevard
Rezone Approval Request
June 2, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a mandatory rezone for a project to be known as Faulkner – 4585 NE Ocean Boulevard. The subject property is located at 4585 NE Ocean Boulevard in Martin County, Florida. It can be identified as parcel id # 13-37-41-000-000-00070-4 and is approximately 1.37 acres. The applicant is requesting approval of a mandatory rezone.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located at 4585 NE Ocean Blvd. and is in the jurisdiction of Martin County.

The subject property is comprised of approximately 1.37 acres and is currently developed with a single-family residence. A second residential home is being constructed further east on the subject property. The subject property has an existing Future Land Use designation of Medium Density Residential and an underlying Category “C” Zoning Designation of Commercial Waterfront / Commercial Office / Residential (HR-2A). A pre-application meeting was held with Martin County staff on March 24, 2022 as the applicant wishes to subdivide the parcel. Prior to a site plan or lot split, a mandatory rezone to RS-6 is required.

To the north of the subject parcel is a developed residential parcel. This parcel has a Future Land Use designation of Medium Density and an underlying Zoning Category “C” Zoning Designation of Commercial Waterfront / Commercial Office / Residential (HR-2A).

To the west of the subject property lies the right of way of NE Ocean Boulevard followed by a large conservation tract. This parcel has a Future Land Use designation of Conservation and an underlying Zoning designation of Public Conservation District (PC).

South of the subject property is a developed residential parcel. This parcel has a Future Land Use designation of Medium Density and an underlying Zoning Category “C” Zoning Designation of Commercial Waterfront / Commercial Office / Residential (HR-2A).

To the east of the subject lies the Atlantic Ocean.

The applicant is submitting this application for approval to rezone the subject parcel to RS-6. Included with the development review application, a zoning change checklist has been included. Most of the items required for completeness review are included as part of this submittal package. A School Impact Worksheet is not included as there are no new residential structures proposed.

Based on the above and attached information, the applicant respectfully requests the review and approval of this mandatory rezone application.

Z:\EDC-2021\21-531 - Faulkner - 4585 NE Ocean Blvd\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-06-02_Faulkner_4585_Ocean_Mandatory_Rezone_Justification_Ltr_21-531.docx

4585 NE Ocean Blvd., LLC

4585 NE Ocean Blvd.

Jensen Beach, FL 34957

AGENT CONSENT FORM

Project Name: 4585 NE Ocean Blvd.

Parcel ID: 13-37-41-000-000-00070-4

BEFORE ME THIS DAY PERSONALLY APPEARED Fred Faulkner, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 21 day of Feb, 2022 by Fred Faulkner (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Kim B. Cario

Notary Signature

Kim B. Cario

Printed Name of Notary



KIM B. CARIO
Commission # HH 199818
(Notary Seal)
Expires December 21, 2025

2-21-25

My commission expires

Fred Faulkner

Owner's Signature

Fred Faulkner

Owner's Name

4585 NE Ocean Blvd.

Street Address

Jensen Beach, FL 34957

City, State, Zip

561-478-4440 / ffaulkner@reichelrealty.com

Telephone / Email



Prepared by and return to:

Steven G. Vitale, P.A.
211 S. Colorado Avenue, Suite 2
Stuart, FL 34994
772-781-1999
File Number: SGV-2272
Will Call No:

Parcel Identification No. 13-37-41-000-00070.40000

Warranty Deed

(STATUTORY FORM - SECTION 689-02, F.S.)

This Indenture made this 7th day of April, 2020 between Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantors*, and 4585 NE Ocean Blvd, LLC, a Florida limited liability company, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt where is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

See attached Exhibit "A"

and said grantor does hereby fully warrant the title to said land and will defend the same against 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, sealed and delivered in our presence:

Ann P. Savier
Witness Name: Ann P. Savier

Steven G. Vitale
Witness Name: Steven G. Vitale

Fred D. Faulkner
Fred D. Faulkner, individually and as Trustee
of the Fred D. Faulkner Living Trust, as last amended
and restated on May 1, 2018

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2020, by Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, who is personally known to me or ☐ who has produced _____ as identification.

[Notary Seal]

Steven G. Vitale
Notary Public
Printed Name: _____
My Commission Expires: _____

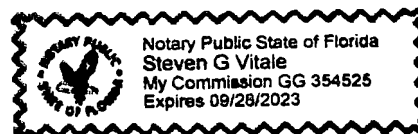


EXHIBIT "A"

A parcel of land lying in Government Lot 1, Section 13, Township 37 South, Range 41 East, Martin County, Florida, lying East of State Road A-1-A, and being more particularly described as follows:

Commence at the Northwest corner of Government Lot 3, Section 13, Township 37 South, Range 41 East; thence South $89^{\circ}42'50''$ East along the South line of said Government Lot 1, a distance of 211.98 feet to the point of intersection with the centerline of the Old Beach Road;

thence North $22^{\circ}57'45''$ West along said centerline a distance of 411.52 feet to a point heretofore referred to as Point "A" and the POINT OF BEGINNING; thence North $89^{\circ}42'50''$ West, parallel to the said South line of Government Lot 1, a distance of 182.71 feet to the East right-of-way line of State Road A-1-A; thence North $23^{\circ}49'35''$ West along said East right-of-way line, a distance of 201.32 feet; thence South $89^{\circ}42'50''$ East, parallel to the said South line of Government Lot 1, a distance of 186.01 feet to the said centerline of the Old Beach Road; thence South $22^{\circ}57'45''$ East along aforesaid centerline of the Old Beach Road, a distance of 100.00 feet to a concrete monument, thence South $89^{\circ}42'50''$ East a distance of 282 feet, more or less to the mean high water line of the Atlantic Ocean; thence meander said mean high water line Southeasterly a distance of 97 feet more or less to the point of intersection with a line that is 378.10 feet northerly of, as measured at right angles to the said South line of Government Lot 1, said line bears South $89^{\circ}42'50''$ East from the POINT OF BEGINNING; thence North $89^{\circ}42'50''$ West along lastly said line, a distance of 274 feet more or less to the POINT OF BEGINNING.

May 17, 2022

Via: Hand Delivery

Assigned Planner
Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996

**Re: 4585 NE Ocean Blvd.
Mandatory Rezone**

To Whom It May Concern:

This letter is to advise staff that the ownership of the property associated with the above noted project has not been conveyed since the recording of the deed. A copy of the recorded warranty deed is included as part of this submittal package.

If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

Z:\EDC-2021\21-531 - Faulkner - 4585 NE Ocean Blvd\ENGINEERING\Documents\Letters\2022-05-17_No_Property_Transfer_Since_Deed_Recorded_Ltr_Faulkner_21-531.docx

LEGAL DESCRIPTION

FAULKNER – 4585 NE OCEAN BLVD.

PARCEL ID: 13-37-41-000-000-00070-4

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41 MARTIN
COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3108/2104
PUBLIC RECORDS MARTIN COUNTY FLORIDA



Faulkner - 4585 NE Ocean Blvd.

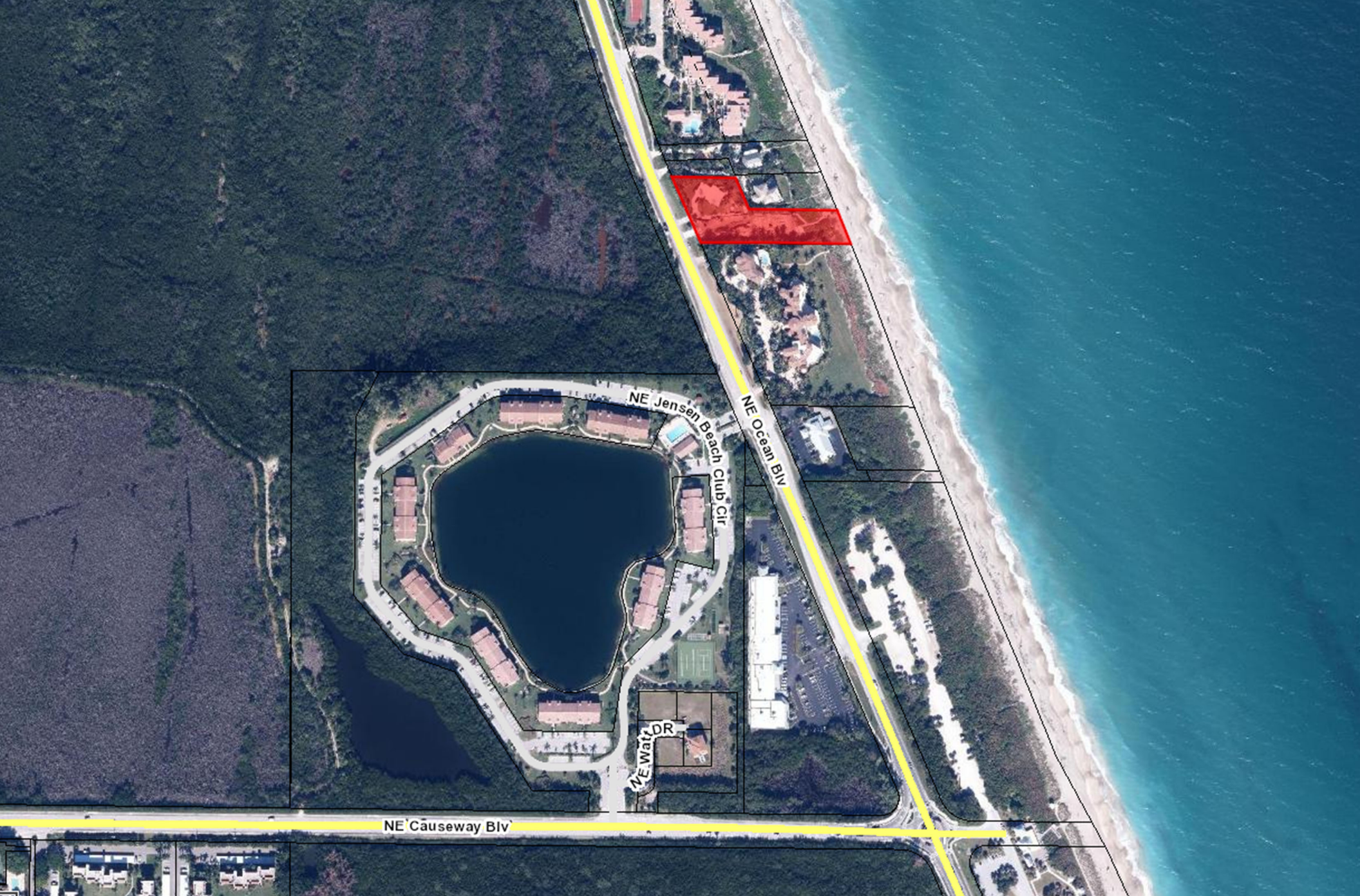
Martin County, FL

Location Map



NORTH

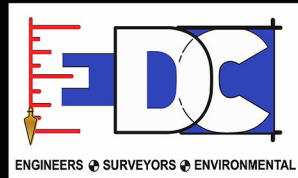




Faulkner - 4585 NE Ocean Blvd.

Martin County, FL

Aerial Map

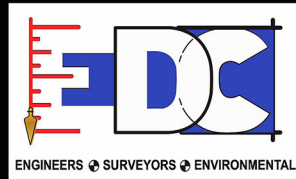




Faulkner - 4585 NE Ocean Blvd.

Martin County, FL

Property Assessment Map





Faulkner - 4585 NE Ocean Blvd.

Martin County, FL

Future Land Use Map





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

May 11, 2020

Ownership Search

Prepared For: ENGINEERING, DESIGN & CONSTRUCTION, INC.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-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).

Iris M. Crews

icrews



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

OWNERSHIP REPORT

SEARCH NO. P22-11759/IC

THE ATTACHED REPORT IS ISSUED TO ENGINEERING, DESIGN & CONSTRUCTION, INC. 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 AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500-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: *icreus*

Iris M. Crews



Prepared by and return to:

Steven G. Vitale, P.A.
211 S. Colorado Avenue, Suite 2
Stuart, FL 34994
772-781-1999
File Number: SGV-2272
Will Call No:

Parcel Identification No. 13-37-41-000-00070.40000'

Warranty Deed

(STATUTORY FORM - SECTION 689-02, F.S.)

This Indenture made this 7th day of April, 2020 between Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantors*, and 4585 NE Ocean Blvd, LLC, a Florida limited liability company, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt where is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

See attached Exhibit "A"

and said grantor does hereby fully warrant the title to said land and will defend the same against 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, sealed and delivered in our presence:

Ann P. Savier
Witness Name: Ann P. Savier

Steven G. Vitale
Witness Name: Steven G. Vitale

Fred D. Faulkner
Fred D. Faulkner, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2020, by Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, who is personally known to me or ☐ who has produced _____ as identification.

[Notary Seal]

Steven G. Vitale
Notary Public
Printed Name: _____
My Commission Expires: _____

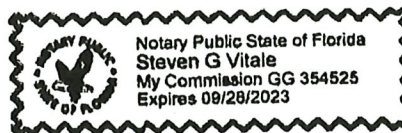


Exhibit "A"
page 1 of 2

EXHIBIT "A"

A parcel of land lying in Government Lot 1, Section 13, Township 37 South, Range 41 East, Martin County, Florida, lying East of State Road A-1-A, and being more particularly described as follows:

Commence at the Northwest corner of Government Lot 3, Section 13, Township 37 South, Range 41 East; thence South 89°42'50" East along the South line of said Government Lot 1, a distance of 211.98 feet to the point of intersection with the centerline of the Old Beach Road;

thence North 22°57'45" West along said centerline a distance of 411.52 feet to a point heretofore referred to as Point "A" and the POINT OF BEGINNING; thence North 89°42'50" West, parallel to the said South line of Government Lot 1, a distance of 182.71 feet to the East right-of-way line of State Road A-1-A; thence North 23°49'35" West along said East right-of-way line, a distance of 201.32 feet; thence South 89°42'50" East, parallel to the said South line of Government Lot 1, a distance of 186.01 feet to the said centerline of the Old Beach Road; thence South 22° 57'45" East along aforesaid centerline of the Old Beach Road, a distance of 100.00 feet to a concrete monument, thence South 89° 42'50"E a distance of 282 feet, more or less to the mean high water line of the Atlantic Ocean; thence meander said mean high water line Southeasterly a distance of 97 feet more or less to the point of intersection with a line that is 378.10 feet northerly of, as measured at right angles to the said South line of Government Lot 1, said line bears South 89°42'50" East from the POINT OF BEGINNING; thence North 89°42'50" West along lastly said line, a distance of 274 feet more or less to the POINT OF BEGINNING.

Exhibit "A"
page 2 of 2

Basic Info

PIN 13-37-41-000-000-00070-4	AIN 6	Situs Address 4585 NE OCEAN BLVD HUTCHINSON ISLAND FL	Website Updated 5/10/22
--	-----------------	---	-----------------------------------

General Information

Property Owners 4585 NE OCEAN BLVD LLC	Parcel ID 13-37-41-000-000-00070-4	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address PO BOX 6212 JENSEN BEACH FL 34957	Account Number 6	Neighborhood 190105 HI Oceanfront, Galleon Bay
Tax District DISTRICT ONE (H I) SPEC	Property Address 4585 NE OCEAN BLVD HUTCHINSON ISLAND FL	Legal Acres 1.3700
	Legal Description A PARCEL OF LAND LYING IN GOVERNMENT LOT...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 1,265,000	\$ 237,430	\$ 1,502,430	\$ 0	\$ 1,502,430	\$ 0	\$ 1,502,430

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

Current Sale

Sale Date 4/7/20	Grantor (Seller) FRED D FAULKNER LIVING TRUST	Doc Num 2830939
Sale Price \$ 100	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>3149 0950</u>

Legal Description

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41 MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3108/2104 PUBLIC RECORDS MARTIN COUNTY FLORIDA

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

Exhibit "B"

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
4585 NE Ocean Blvd, LLC	PO Box 6212 Jensen Beach, FL 34957
BY: Fred D Faulkner, Sole/Managing Member	

(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
4585 NE Ocean Blvd, LLC	PO Box 6212 Jensen Beach, FL 34957	Owner

(If more space is needed attach separate sheet)

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.

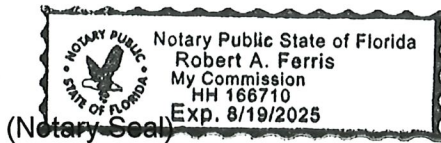
FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]

STATE OF Florida
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 20th day of May, 2020, by Fred Faulkner, who is personally known to me or have produced FDL as identification.



[Signature]
Notary Public, State of Florida
Print Name: Robert A. Ferris
My Commission Expires: 8/19/2025

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

PARCEL ID: 13-37-41-000-000-00070-4

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41
MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED

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.