



Martin 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)

# DEVELOPMENT REVIEW APPLICATION

## A. General Information:

1. **Type of Application:** Revised Minor Final Site Plan
2. **Proposed Development's Name:**  
North River Shores Tennis Club, Inc.
3. **Former Development's Name:**  
Special Exception for Heiko Voges and Ingeborg Voges
4. **Previous Project Number:** Resolution 77-4.1
5. **Pre-Application Meeting Date:**
6. **Property Owner:**  
Name or Company Name North River Shores Tennis Club, Inc. and Sorrell Strauss, Trustee  
Company Representative Sorrell I. Strauss, President of Corporation and Trustee of property to be added  
Address C/O James M. Stuckey, Attorney PO Box 1800  
City Stuart State FL Zip 34995  
Phone 772 - 223 - 8100 Fax 772 - 223 - 1430  
Email MACLAW3@aol.com
7. **Agent:** Same as Attorney  
Name or Company Name  
Company Representative  
Address  
City State Zip  
Phone - - Fax - -  
Email
8. **Contract Purchaser:** Same as the Property Owner  
Name or Company Name  
Company Representative  
Address  
City State Zip  
Phone - - Fax - -  
Email
9. **Land Planner:** Same as the Surveyor  
Name or Company Name  
Company Representative  
Address  
City State Zip  
Phone - - Fax - -  
Email

Not Applicable

**10. Landscape Architect:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

Select from the list

**11. Surveyor:**

Name or Company Name Stephen J. Brown, Inc.  
Company Representative Stephen J. Brown  
Address 619 SE 5th Street  
City Stuart State FL Zip 34994  
Phone 772 - 288 - 7176 Fax 772 - 288 - 9995  
Email SJBINC@BELLSOUTH.NET

Not Applicable

**12. Civil Engineer:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

Not Applicable

**13. Traffic Engineer:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

Not Applicable

**14. Architect:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

Select from the list

**15. Attorney:**

Name or Company Name James M. Stuckey, Attorney at Law  
Company Representative James "Mac" Stuckey  
Address PO Box 1800  
City Stuart State FL Zip 34995  
Phone 772 - 223 - 8100 Fax 772 - 223 - 1430  
Email maclaw3@aol.com

**16. Environmental Planner:**

Select from the list

Name or Company Name

Brent Montgomery, Ecological Consultant

Company Representative

Brent Montgomery

Address 141 21st Avenue

City Vero Beach

State FL

Zip 32962

Phone 772 - 696 - 1904

Fax

Email Montgomerybrent2@gmail.com

**17. Other Professional:**

Name or Company Name

Company Representative

Address

City

State

Zip

Phone

Fax

Email

**18. Parcel Control Number(s):**

19-37-41-000-000-00370-8

19-37-41-000-000-0361-9

**19. Certifications 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.*



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

**B. 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.

Sorrrell I. Strauss, Trustee and President

Printed name

Applicant's signature

9/10/2018

Date

# NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this  
10th day of September, 2018, by Sorrell I. Strauss.

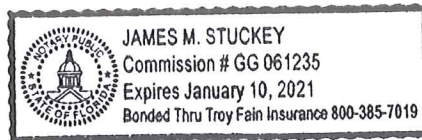
He or she

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

  
Notary public signature

James M. Stuckey  
Printed name

State of Florida at-large





WARRANTY DEED  
FROM CORPORATION

RAMCO FORM 33

**This Warranty Deed** Made and executed the 30<sup>th</sup> day of January A. D. 1986 by  
587672 NORTH RIVERSHORES RECREATION LIMITED

a corporation existing under the laws of Ontario, Canada, and having its principal place of business at 2605 Woodchester Dr., Mississauga, Ontario Canada hereinafter called the grantor, to

NORTH RIVER SHORES TENNIS CLUB, INC., a Florida Corporation whose postoffice address is 2393 N.W. Britt Road, Stuart, Florida 33494

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00--- and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Martin County, Florida, viz:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO Mortgage held by FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, which the above Grantee assumes and agrees to pay.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR LIABILITY.

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

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

**And** the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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

**In Witness Whereof** the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Ingeborg Voges  
INGEBORG VOGES Secretary

Signed, sealed and delivered in the presence of:

Anna M. Eballar  
Kathryn H. Cowdrey

NORTH RIVERSHORES RECREATION  
LIMITED

By: Heiko Voges  
HEIKO VOGES President

O R BOOK 663 PAGE 949

STATE OF FLORIDA  
COUNTY OF MARTIN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared HEIKO VOGES and INGEBORG VOGES

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30<sup>th</sup> day of January 1986

My Commission Exp: NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JULY 24 1987  
BONDED THRU GENERAL INSURANCE UNDER

This Instrument prepared by: C. Norris Tilton, Esq.  
Address TILTON & WOODS, P.A.  
1935 N.E. Ricou Terrace  
Jensen Beach, Florida 33457

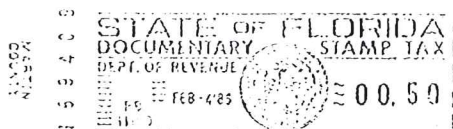
Kathryn H. Cowdrey  
Notary Public

LEGAL DESCRIPTION

Beginning at the Southwest corner of Section 19, Township 37 South, Range 41 East, thence run North on the West line of Section 19, Township 37 South, Range 41 East, a distance of 758 feet to the point of beginning; thence run East parallel with the South section line a distance of 300 feet; thence run South parallel with the West section line a distance of 436 feet; thence run West parallel to the South section line a distance of 300 feet; thence run North along the West section line a distance of 436 feet to the Point of Beginning, Martin County, Florida.

TOGETHER with an easement for ingress, egress and access in common with others, over, upon and across the West 50 feet of the South 322 feet of said Section 19, Township 37 South, Range 41 East, Martin County, Florida.

SUBJECT to restrictions, easements and zoning of record.



LOUISIANA  
CLERK OF COURTS  
BY CL

86 FEB 4 P 1:15

FILED  
MARTIN COUNTY, FLA.

This Document Prepared By:  
M. LANNING FOX  
WARNER, FOX, SHELBY, DUNGEY & SWEET  
1100 S. FEDERAL HIGHWAY P. O. DRAWER 6  
STUART, FL 34995-0006

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ON 02/06/2001 AT 02:05 PM.

INSTR # 1479567  
OR BK 01530 PG 2319  
RECORDED 02/06/2001 02:05 PM  
MARSHA EWING  
MARTIN COUNTY Florida  
DOC TAX 0.70  
DEPUTY CLERK L Wood

"THIS IS A CORRECTIVE DEED TO ADD A  
REVISED EXHIBIT "A" LEGAL DESCRIPTION  
TO THAT DEED RECORDED IN O.R. BOOK 1460,  
PAGE 1002, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

Parcel ID Number: 19-37-41-000-000-003.60000  
19-37-41-000-000-003.70800  
19-37-41-000-000-003.80600

## Warranty Deed

This Indenture, Made this 30th day of January, 2001, A.D., Between  
FIRST BANK OF INDIANTOWN, a Florida corporation, and  
whose address is P.O. Box 365, Indiantown, Florida 34957  
of the County of Martin, State of Florida, grantor, and

SORRELL I. STRAUSS, as Trustee of the TRUST AGREEMENT OF SORRELL I. STRAUSS,  
dated February 23, 1998

whose address is: 821 East Ocean Blvd., Stuart, Florida 34996

of the County of Martin, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof 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 the County of Martin, State of Florida to wit:

SEE EXHIBIT "A"

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging  
or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever, with full power and authority  
to protect, conserve and to sell, or lease or to encumber, or to otherwise manage  
and dispose the Property.

This conveyance is granted pursuant to and shall be governed by the provisions of  
Section 689.071, Florida Statutes.

AND the grantor hereby covenants with said grantee that the grantor is lawfully  
seized of said land in fee simple; the 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 31, 1999.

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Mildred C. Chilson  
Printed Name: Mildred C. Chilson  
Witness

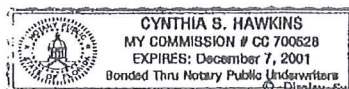
Judith A. Brewer  
Printed Name: Judith A. Brewer  
Witness

FIRST BANK OF INDIANTOWN, a Florida corporation  
By: Edward Appleton (Seal)  
EDWARD APPLETON, as President

(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF MARTIN

The foregoing Instrument was acknowledged before me this 30th day of January, 2001, by  
EDWARD APPLETON, as President of FIRST BANK OF INDIANTOWN, a Florida corporation,  
on behalf of said corporation,  
who is personally known to me or who has produced  
as Identification.



Cynthia S. Hawkins  
Printed Name: Cynthia S. Hawkins  
NOTARY PUBLIC  
My Commission Expires: 12/07/01

(SEAL)



EXHIBIT A

LEGAL DESCRIPTION

Parcel 1

Beginning at the southwest corner of Section 19, Township 37 South, Range 41 East, thence run north on the west line of Section 19, Township 37 South, Range 41 East, a distance of 758 feet; thence run east parallel with south section line a distance of 432 feet; thence run south parallel with the west section line a distance of 30 feet; thence run south  $63^{\circ}10'$  east a distance of 362 feet; thence run south  $14^{\circ}$  west to the center of Britt Creek; thence meander along the center of Britt Creek westerly and southerly to the south line of Section 19, Township 37 South, Range 41 East; thence run west 210 feet more or less along the south line of Section 19, to the Point of Beginning; being the same premises conveyed to Fenrock Builders, Inc., a corporation established under the laws of the State of Florida, by Fenrock Builders, Inc., a corporation established under the laws of the State of Connecticut, by Warranty Deed on 3 March 1960, as recorded in Official Record Book 43, page 360 of the public records of Martin County, Florida; less and excepting therefrom the following described parcel:

Beginning at the southwest corner of Section 19, Township 37 South, Range 41 East, thence run north on the west line of Section 19, Township 37 South, Range 41 East, a distance of 758 feet to the Point of Beginning; thence run east parallel with the south section line a distance of 300 feet; thence run south parallel with the west section line a distance of 436 feet; thence run west parallel to the south section line a distance of 300 feet; thence run north along the west section line a distance of 436 feet to the Point of Beginning.

Parcel 1 is subject to an easement for ingress, egress and access in common with others, over, upon and across the west 50 feet of the south 322 feet of said Section 19, Township 37 South, Range 41 East, Martin County, Florida.

Parcel 2

Commence at the southwest corner of Section 19, Township 37 South, Range 41 East; thence run north on the west line of said Section 19, a distance of 758 feet; thence run east, parallel with the south section line a distance of 432 feet; thence run south, at an angle of  $90^{\circ}$  from the last line and parallel with the said west section line a distance of 30 feet to a point which is the Point of Beginning; from such point of beginning run north, parallel to the west line of said Section 19, a distance of 248.47 feet to a point; thence by angle to the right of  $116^{\circ}50'$  run 1,004 feet to the thread of Britt Creek, thence meander the thread of Britt Creek in a southwesterly direction to the point of intersection with the following line: from the Point of Beginning run south  $63^{\circ}10'$  east a distance of 908.37 feet more or less to the said point of intersection; thence (continuing the main description) run north  $63^{\circ}10'$  west a distance of 908.37 feet more or less to the Place or Point of Beginning.

Parcel 3

Beginning at a point located 758 feet north of the southwest corner of Section 19, Township 37 South, Range 41 East; thence extend east 432 feet; thence run north 222 feet; thence west to the west line of Section 19 to a point 437 feet north of the Point of beginning; thence run south 437 feet to the Point or Place of Beginning.



Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
19-37-41-000-000-00370-8	1715	UNASSIGNED, JENSEN BEACH	\$100	2/24/2018

Owner(Current)	TRUST AGREEMENT OF SORRELL I STRAUSS
Owner/Mail Address	2301 NW BRITT RD STUART FL 34994
Sale Date	1/30/2001
Document Book/Page	<u>1530 2319</u>
Document No.	JMB
Sale Price	0

Account #	1715	Map Page No.	N-19B
Tax District	6006	Legal Description	BEG 758' N OF SW COR OF SEC, RUN E 432', N 222', W TO W/LN OF SEC TO PT 437' N OF BEG, RUN S TO BEG DB 21 PG 185
Parcel Address	UNASSIGNED, JENSEN BEACH		
Acres	3.0000		

Use Code	0000 Vacant Residential
Neighborhood	200000 Palm Lake Park,St Lucie Vista

Market Land Value	\$100
Market Improvement Value	
Market Total Value	\$100

## 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
SORRELL I STRAUSS, TRUSTEE UTD 2/23/1998	2301 NW BRITT ROAD STUART, FL 34994
NORTH RIVER SHORES Tennis CLUB, Inc	2393 NW BRITT Road STUART, FL 34994

(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
SORRELL I. STRAUSS	2301 NW BRITT Road STUART, FL 34994	Grantor/ Trustee/ Shareholder
		Trust Beneficiary

(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




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.

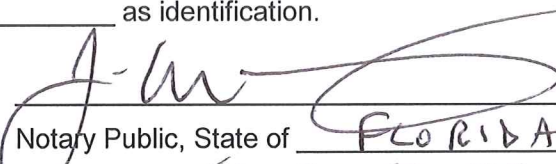
AFFIANT



STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 10<sup>th</sup> day of September, 2018, by Sorrell F. Strauss, who is personally known to me or have produced \_\_\_\_\_ as identification.

(Notary Seal)



Notary Public, State of FLORIDA  
Print Name: JAMES M. STUCKEY  
My Commission Expires: 1-10-2021