



MICHAEL J. McCLUSKEY
Board Certified Business Litigation (2008-2019)
RAYMOND G. ROBISON
LL.M. - Master of Laws in Taxation
J. HENRY CARTWRIGHT
Board Certified Condominium and
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ADAM G. SCHWARTZ
TYSON J. WATERS
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VALERIE A. CHESNUT
DOROTHY ANN A. DLUGOLECKI
PHILIP W. GROSIDIER
LL.M. - Master of Laws in Taxation

Of Counsel:
GEORGE W. BUSH, JR. (1964 – 2019)
Board Certified Business Litigation Lawyer
Board Certified Condominium
& Planned Development Lawyer
M. LANNING FOX
Board Certified Real Estate Lawyer
ROBERT A. GOLDMAN

December 23, 2020

Paul Schilling
Deputy Director, Growth Management Department
Martin County Board of County Commissioners
2401 SE Monterey Boulevard
Stuart, Florida 34994

RECEIVED
DEC 23 2020
GROWTH MANAGEMENT
DEPARTMENT

Re: Edward and Stephanie Pearson – Martin County Board of Zoning Adjustments Variance
Application; Narrative

Dear Paul:

Please find enclosed the variance application, and supporting documents, filed on behalf of Edward and Stephanie Pearson (“Applicant”). The Applicant is the owner of the property located at 8551 SE Driftwood Street, Hobe Sound, Florida 33455 (“Property”). The Applicant is requesting a variance in order to permit an uncovered, unenclosed pool and patio on the Property.

The Applicant is requesting a variance to the rear setback for the Property, reducing the setback from 35 feet to 25 feet, and to one of the side setbacks, reducing the setback from 15 feet to 11 feet. The 25 foot setback is the “normal” rear setback for parcels in the HR-1 zoning district, with the exception of parcels located on certain waterbodies. Because the Property is located off an Intracoastal canal, they are subject to the greater 35 foot rear setback for development purposes. The 15 foot side setback is one of the more stringent setbacks for any residentially zoned parcel.

The requested setback variance is common with this parcels on finger canals off Gomez and the granting of the variance would be in harmony with the neighboring properties and with other variances granted to other similarly situated property owners.

Enclosed with this cover letter are the following supporting documents to the variance request:

1. Development Review Application (for Variance);
2. Digital Submission Affidavit;
3. Limited Power of Attorney;
4. Warranty Deed;
5. Certificate of No-Transfer;

6. Justification Statement;
7. Location Map;
8. Site Sketch;
9. Plat;
10. Certified List of Property Owners within 300 feet of Subject Property;
11. Aerials of Subject Property;
12. Zoning Map;
13. Disclosure of Interest Affidavit; and
14. Variance Application fee in the amount of \$690.00.

Should you or any Board member have any questions please do not hesitate to contact me. We would respectfully request that this application be placed on the March Board of Zoning Adjustments meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tyson J. Waters', with a stylized flourish at the end.

Tyson J. Waters, Esq.

Enclosures



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION

2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

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DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Variance

Name or Title of Proposed Project: Pearson Variance

Brief Project Description:

See Attached.

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)

34-38-42-027-000-00330-1

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Edward and Stephanie Pearson

Company Representative: _____

Address: 8551 SE Driftwood Street

City: Hobe Sound, State: FL Zip: 33455

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Edward and Stephanie Pearson

Company Representative: _____

Address: 8551 SE Driftwood Street

City: Hobe Sound, State: FL Zip: 33455

Phone: _____ Email: _____

Agent (Name or Company): Fox McCluskey Bush Robison, PLLC

Company Representative: Tyson Waters, Esq.

Address: 3461 SE Willoughby Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-287-4444 Email: twaters@foxmmcluskey.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Fox McCluskey Bush Robison, PLLC

Company Representative: Tyson Waters, Esq.

Address: 3461 SE Willoughby Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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

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

☐

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

E. APPLICANT or AGENT CERTIFICATION

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

[Signature]
Applicant Signature

[Signature]
STEPHANIE PEDRON

12/21/20
Date

Edward W. Peterson, MD
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

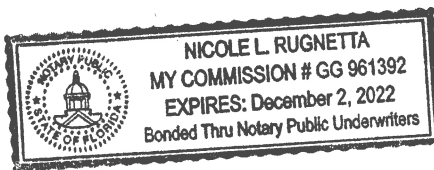
I hereby certify that the foregoing instrument was acknowledged before me this 21 day of December, 20 20, by Edward & Stephanie Pearson.

He or She is personally known to me or X has produced FL DR Licenses as identification.

[Signature]
Notary Public Signature

Nicole Rugnetta
Printed name

STATE OF: Florida at-large





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

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GROWTH MANAGEMENT
DEPARTMENT

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Digital Submittal Affidavit

I, Tyson Waters, attest that the electronic version included for the project Pearson Variance 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
Agent

12/21/2020
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

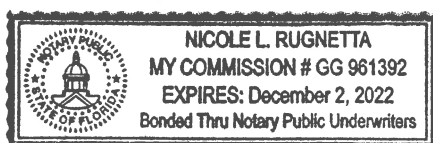
I hereby certify that the foregoing instrument was acknowledged before me this 21 day of December, 2020, by Tyson Waters.

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

[Signature]
Notary Public Signature

Nicole Rugnetta
Printed name

STATE OF: Florida at-large



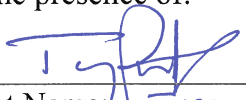
LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, Edward W. Pearson and Stephanie E. Pearson, do by these presents hereby make, constitute and appoint Tyson J. Waters, Esquire, and Fox McCluskey Bush Robison, PLLC, as our attorneys-in-fact to represent us and to execute, acknowledge, and deliver in our names documents and instruments, as our attorneys-in-fact may deem proper, as well as represent us at any hearings and meetings, that may be required to obtain a variance from the Martin County Land Development Regulations, and other laws, rules and regulations, as may be applicable, for the following described real property:


Lot 33, of NORTH HOBE SOUND SHORES, according to the Plat thereof, as recorded in Plat Book 3, Page 48, of the Public Records of Martin County, Florida.

IN WITNESS WHEREOF, we have set our hands and seal this 21 day of December, 2020.

Signed, Sealed and delivered
In the presence of:



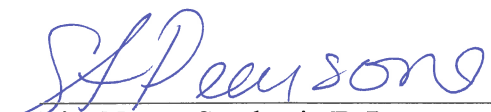
Print Name: TYSON WATERS
Witness (as to both)



Print Name: Nicole Rugnetta
Witness (as to both)



Print Name: Edward W. Pearson



Print Name: Stephanie E. Pearson

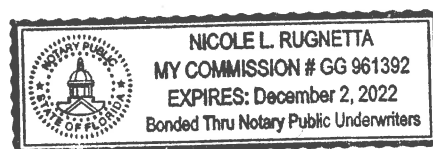
STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [] online notarization, this 21 day of December, 2020, by Edward W. Pearson and Stephanie E. Pearson, who are personally known to me or have produced FL Dr Licenses as identification.



Signature of Notary Public

Print, type or stamp commissioned
Name of Notary Public
My Commission expires:





Recorded in Martin County, FL 8/5/2019 4:13 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50 Deed Tax: \$8,400.00
CFN#2768631 BK 3075 PG 1050 PAGE 1 of 2

RECEIVED

DEC 23 2020

GROWTH MANAGEMENT
DEPARTMENT

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Nancy T. Hammaond
Shore to Shore Title LLC
6111 Broken Sound Parkway NW Ste. 350
Boca Raton, Florida 33487

Property Appraisers Parcel I.D. #:
34-38-42-027-000-00330-1

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 27th day of **June, 2019**, by **Golden Bridge Property Investment LLC, a Florida Limited Liability Company**, whose post office address is **15248 Evergreen Oak Loop, Winter Garden, FL 34787**, herein called the Grantor, to **Edward W. Pearson and Stephanie E. Pearson, husband and wife**, whose post office address is **8551 SE Driftwood Street, Hobe Sound, FL 33455**, 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 **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **MARTIN County, State of Florida**, viz.:

Lot 33, of NORTH HOBE SOUND SHORES, according to the Plat thereof, as recorded in Plat Book 3, Page 49, of the Public Records of Martin County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2019 and thereafter.

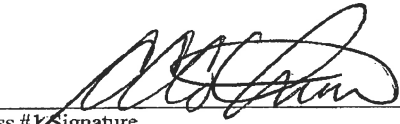
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

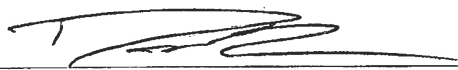
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons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

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

Charles Cortman
Witness #1 Printed Name


Witness #2 Signature

DAVID M. COHEN
Witness #2 Printed Name

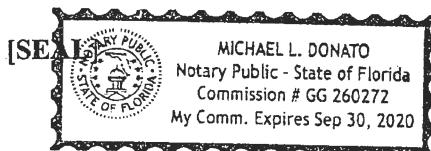
Golden Bridge Property Investment LLC, a
Florida Limited Liability Company

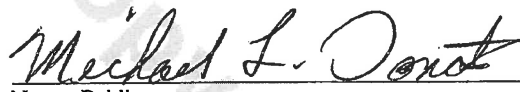
By: 
Sheng Luo, Manager

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27 day of June, 2019 by Sheng Luo, Manager of Golden Bridge Property Investment LLC, a Florida Limited Liability Company, on behalf of the company/corporation, who is personally known to me or has produced FLORIDA DRIVER LICENSE as identification.




Notary Public

MICHAEL L. DONATO
Printed Notary Name

My Commission Expires:

9.30.2020

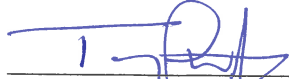
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CERTIFICATE OF NO-TRANSFER GROWTH MANAGEMENT
DEPARTMENT

Based upon a search of the public records available on the Martin County Clerk of Court's website as of the date provided below, there have been no transfers of the property owned by Edward W. Pearson and Stephanie E. Pearson, having Parcel Identification Number of 34-38-42-027-000-00330-1, and legally described on Exhibit "A" attached hereto and made a part hereof, since that certain deed dated June 27, 2019, and recorded on August 5, 2019, in Official Records Book 3075, Page 1050, of the Public Records of Martin County, Florida.

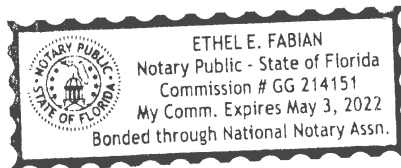
DATED this 23rd day of December, 2020.

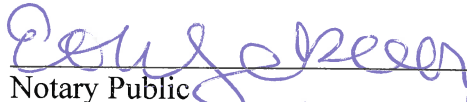


Tyson J. Waters, Esq.
Attorney for Applicant

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me by means of [☒] physical presence or [] online notarization, this 23rd day of December, 2020, by Tyson J. Waters, who is personally known to me or who has produced WJA as identification.





Notary Public

Print Name: Ethel E. Fabian

Commission No.: 214151

Commission Expires: 5/3/2022

EXHIBIT "A"

Lot 33, of NORTH HOBE SOUND SHORES, according to the Plat thereof, as recorded in Plat Book 3, Page 49, of the Public Records of Martin County, Florida.

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GROWTH MANAGEMENT
DEPARTMENT

JUSTIFICATION STATEMENT

GROWTH MANAGEMENT
DEPARTMENT

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.

Statement: The subject property was platted in 1956. Special conditions and circumstances exist which are peculiar to the land and proposed structure involved and such conditions and circumstances are not applicable to other lands or structures in the HR-1 zoning district. The HR-1 zoning district is one of the most restrictive residential zoning districts in Martin County, requiring a front setback of 35 feet, a rear setback of 25 feet and a side setback of 15 feet. Specific to the subject property, because the property abuts an Intracoastal canal, the rear setback is 35 feet instead of the already restrictive 25 feet common with other parcels in the same zoning district.

Granting of the variance will allow the Applicant the ability to construct an unenclosed, uncovered pool and patio on the property consistent with surrounding property owners in this portion of Hobe Sound.

2. The literal interpretation of the provisions of the land development regulations or zoning resolution would deprive the applicant of rights commonly enjoyed by the other properties in the same district under the terms of the land development regulations or zoning resolution.

Statement: The literal interpretation of the provisions of the LDRs will deprive the Applicant rights commonly enjoyed by other properties in the same or similar zoning districts. A literal interpretation of the LDRs apply a more restrictive rear setback on the subject property, that is only applicable to parcels on the water. Even then, such setback is one of the most restrictive residential setbacks in the County and in excess of what is typically required for waterfront property in other zoning districts. The side setback is also one of the most restrictive residential setbacks in Martin County for any other zoning district, with side setbacks typically range between six feet to 10 feet in residential zoning districts. The Applicant is requesting a side setback reduction to 11 feet. Approval of the requested variance will allow the Applicant to construct an unenclosed, uncovered pool and patio area consistent with other properties in the vicinity of the subject property.

3. The special conditions and circumstances do not result from the actions of the applicant.

Statement: The special conditions and circumstances do not result from the actions of the Applicant. The subject property was platted in 1956. The conditions and circumstances that prohibit the Applicant from constructing a structure otherwise permitted is the result of the lot being located on a canal, in a very restrictive zoning district. The Applicant is requesting only approval for a reduction in the rear setback to 25 feet, which is the standard setback for the zoning district of other parcels, and one of the side setbacks to 11 feet, which is still greater than most side setback requirements for other residential zoning districts.

4. The granting of the requested variance will not confer on the applicant any special privilege that is denied by the land development regulations or zoning resolution to owners of other lands, structures or buildings in the same district.

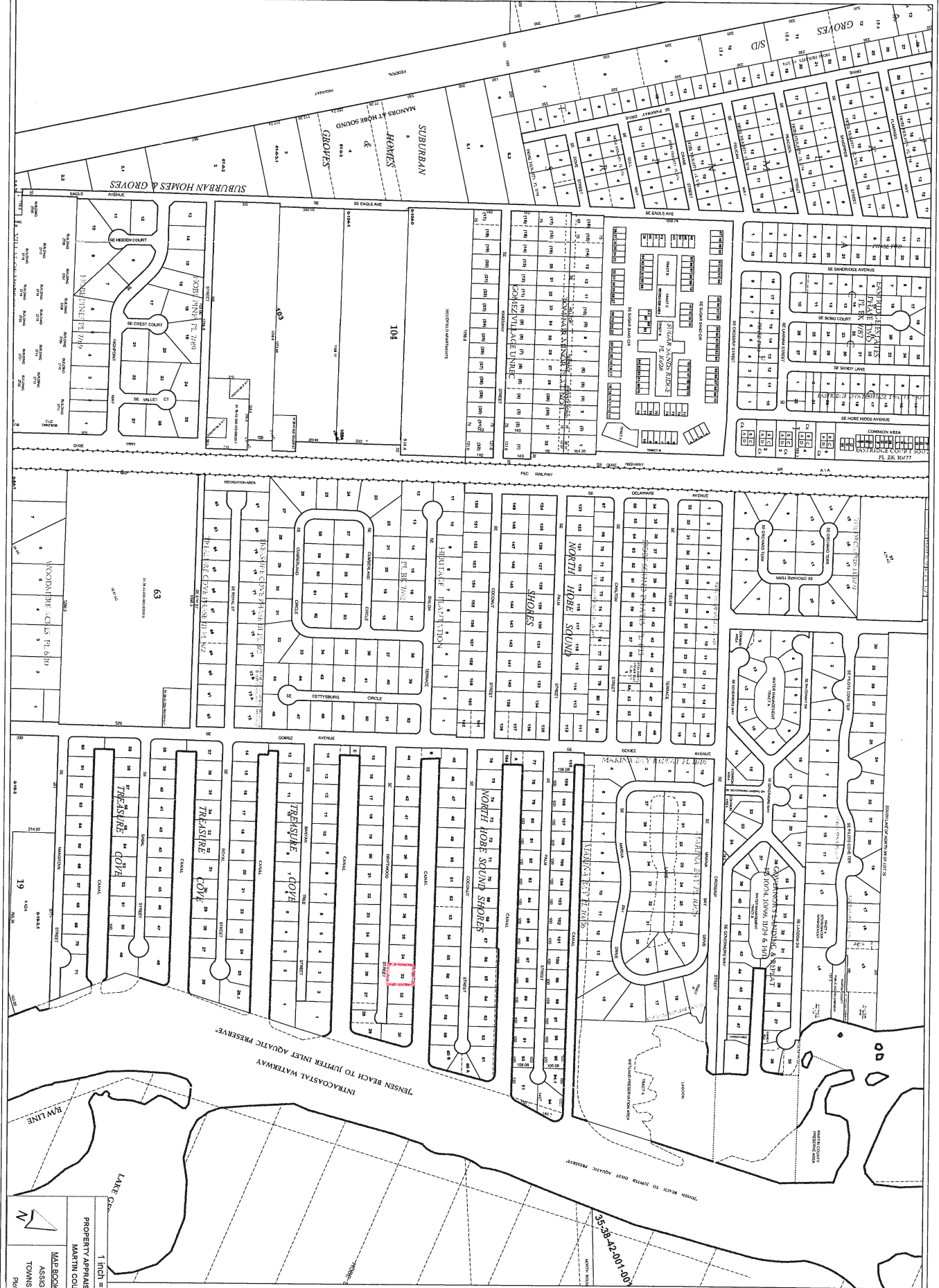
Statement: *The granting of the requested variance will not confer on the Applicant any special privilege that is denied by the LDRs or zoning resolution to owners of other lands, structures or buildings in the HR-1 zoning district. To the contrary, the denial of the requested variance will deny the Applicant rights and privileges enjoyed by other property owners of lands in the HR-1 zoning district. The variance requested is frequently requested by parcel owners in this area of the County and on lots adjacent to the canals.*

5. The granting of the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

Statement: *The granting of the variance is the minimum variance that will make possible the reasonable use of the rear portion of the subject property. The Applicant is requesting a variance to reduce the rear setback to 25 feet, which is the standard rear setback for this zoning district, and to reduce one of the side setbacks to 11 feet.*

6. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Statement: *The granting of the variance will be in harmony with the general purpose and intent of the LDRs, as the proposed structure meets or exceeds all of the HR-1 zoning setbacks. The variance will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, as the proposed uncovered, unenclosed pool and patio is consistent with other similar improvements in the neighborhood and throughout this area of Hobe Sound.*



- Legend**
- SECTION/COVT
 - EASEMENT
 - PARCEL
 - LOT COMBINE
 - PARCEL SHORE
 - RAILROAD ROW
 - ROAD ROW
 - SUBMERGED
 - METES AND BOUNDS
 - LOT NUMBERS
 - (UNRECORDED LOT)

Disclaimer

Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.

This data is not certified. This data does not include any owners who qualify for confidentiality pursuant to FS 119.071 & 493.6122. This office assumes no liability associated with the use or misuse of such data.

1 inch = 200 feet

PROPERTY APPRAISER ASSESSMENT MAP

MARTIN COUNTY, FLORIDA

MAP BOOK SERIES - GOMER GRANT

ASSIGNED SEC. 34 (G-6)

TOWNSHIP 38S RANGE 42E

PRI. DATE: 11/23/2020

THIS PLAT FILED FOR
RECORD IN THE
PUBLIC RECORDS OF
PALM BEACH COUNTY,
FLORIDA, THIS 10TH DAY OF
JUNE, 1956, AT 10:00 A.M.

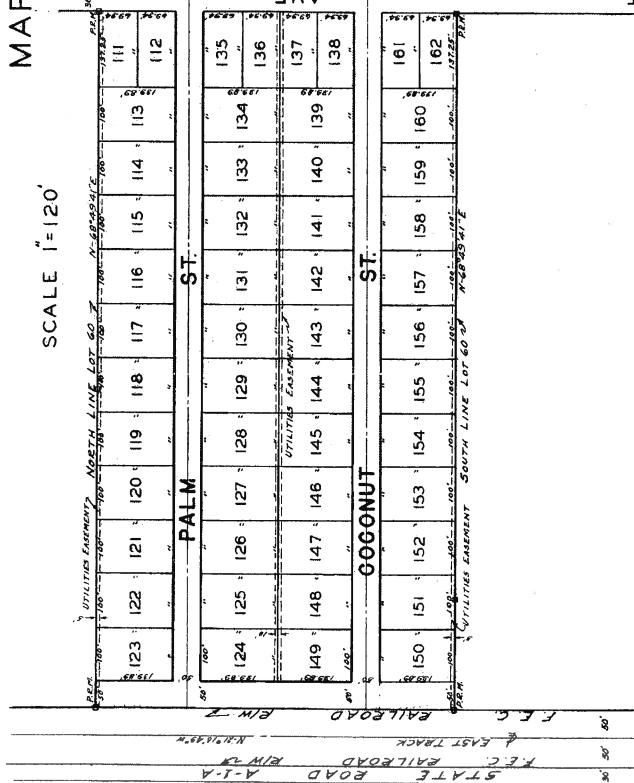
NORTH HOBE SOUND SHORES

A SUBDIVISION OF LOT 23, LESS NORTH 10 FEET, LOT 22 & NORTH 4 ACRES OF LOT 21 BEING ALSO DESCRIBED AS THE NORTH 108.15 FEET OF LOT 21 & ALL OF LOT 60 WEST OF RIVER, PLAT OF GOMEZ GRANT & JUPITER ISLAND, PLAT BK.1, PGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY.

MARTIN COUNTY, FLORIDA.

SCALE 1"=120'

JUNE, 1956.



DEDICATION

STATE OF FLORIDA }
COUNTY OF MARTIN }
KNOW ALL MEN BY THESE PRESENTS THAT RANDSON B. TILTON AND BETTE W. TILTON, HIS WIFE, OWNERS OF THE LAND SURVEYED AND SHOWN HEREON AND TITLED "NORTH HOBE SOUND SHORES" HAVE CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DEDICATE, TO THE PERPETUAL USE OF THE PUBLIC, THE ROADS AND PURPOSES STATED THEREIN.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND AND SEAL THIS 20TH DAY OF JUNE, A.D., 1956.

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF MARTIN }
BEFORE ME THIS DAY PERSONALLY APPEARED RANDSON B. TILTON AND BETTE W. TILTON, HUSBAND AND WIFE, WELL KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

AT STUART, FLORIDA.

MY COMMISSION EXPIRES August 14, 1967

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JUNE, A.D., 1956.

NOTARY PUBLIC
My Commission Expires August 14, 1967

CERTIFICATE

STATE OF FLORIDA }
COUNTY OF MARTIN }
I, CLARENCE E. BATES, a Notary Public for the State of Florida, do hereby certify that the foregoing instrument was duly executed and acknowledged before me by the persons whose names are subscribed and sworn to on the foregoing instrument, and that the same is a true and correct copy of the original as the same appears from the records of my office.

NOTARY PUBLIC
My Commission Expires August 14, 1967

APPROVED July 10th, 1956
BOARD OF COUNTY COMMISSIONERS

BY CLARENCE E. BATES
County Surrogate

STAFFORD
CIVIL ENGINEER
LAND SURVEYOR
STUART, FL.
DATE July 10, 1956



ANTHONY D. GEORGE, JR.

MICHAEL J. McCLUSKEY
Board Certified Business Litigation (2008-2019)
RAYMOND G. ROBISON
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VALERIE A. CHESNUT
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Of Counsel:
GEORGE W. BUSH, JR. (1964 – 2019)
Board Certified Business Litigation Lawyer
Board Certified Condominium
& Planned Development Lawyer
M. LANNING FOX
Board Certified Real Estate Lawyer
ROBERT A. GOLDMAN

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GROWTH MANAGEMENT
DEPARTMENT

December 16, 2020

Re: Ownership Search – Edward and Stephanie Pearson

We certify that a search has been made of the Martin County Property Appraiser's records regarding a 300-foot area surrounding the following described parcel(s) of land: See Exhibit "A" attached hereto and made a part hereof and consisting of the following Parcel Identification Number: 34-38-42-027-000-00330-1.

The apparent property owners of land surrounding the above referenced property within the noted search area, based on the records of the Martin County Property Appraiser's Office, are attached hereto as Exhibit "B," and made a part hereof.

Sincerely,

Tyson J. Waters, Esq.

Enclosures

Exhibit "A"

Legal Description

Lot 33, of NORTH HOBE SOUND SHORES, according to the Plat thereof, as recorded in Plat Book 3, Page 49, of the Public Records of Martin County, Florida.

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DEPARTMENT



[illegible]

Date 17/2/2020

[illegible]

Author: Martin County, GIS
Copyright: Copyright 2015

0 1250 Feet

[illegible]

R-2B
Author: Martin County GIS
Copyright/County/ID #: 2015/000001 R3-10



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
Edward W. Pearson	8551 SE Driftwood Street Hobe Sound, FL 33455
Stephanie E. Pearson	8551 SE Driftwood Street Hobe Sound, FL 33455

(If more space is needed attach separate sheet)

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

Name	Address	Interest
See above.		

(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			

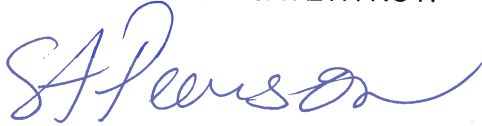
(If more space is needed attach separate sheet)

- 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.


STEPHANIE PEARSON

AFFIANT



EDWARD U. PEARSON, MD

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 21 day of December 2020 by Edward Pearson & Stephanie Pearson, who is personally known to me or have produced FL DL Licenses as identification.



Notary Public, State of Florida

(Notary Seal)

Print Name: _____

My Commission Expires: _____

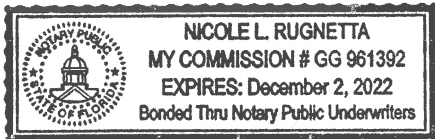


Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

Lot 33, of NORTH HOBE SOUND SHORES, according to the Plat thereof, as recorded in Plat Book 3, Page 49, of the Public Records of Martin County, Florida.

RECEIVED

DEC 23 2020

GROWTH MANAGEMENT
DEPARTMENT

RECEIVED

DEC 23 2021

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

**GROWTH MANAGEMENT
DEPARTMENT**

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.