

March 11, 2021

VIA HAND-DELIVERY

Tom Walker
Martin County Public Works Department
2401 SE Monterey Road
Stuart, FL 34994

Re: **Open Road Frontage Variance Application**
PCN: 343840000013000000
Owner/Applicant: Island Party Rentals of South Florida, Inc.

Dear Mr. Walker:

Our firm represents the owner of the above-referenced Property and submits this Open Road Frontage Variance on its behalf. The Property is located in Palm City Farms, an area of significant residential development, and the neighboring properties to the north, east, and west each have homes on them. However, because this Property and its parent lot do not front an open road, the Board of County Commissioners' approval is required for issuance of a building permit for the Property, pursuant to Section 4.843.K.1.c of the Martin County Land Development Regulations.

The Property is a legal lot of record, having been lawfully split in accordance with Section 4.911.C.1 in April of 2000, and has reasonable and practical access to an open road in conformity with the character of the surrounding neighborhood that does not exceed ¼ mile in length. Continued use of the existing access by the applicant's residence and its western neighbor would not place undue burden on the County's provision of public safety or services. The deed, which describes an easement for access, is enclosed herewith.

The applicant respectfully requests that the Board grant a variance that allows issuance of building permits for the Property. Notice to the fee simple owners of the property encumbered by the private easement will be provided at least fourteen days prior to the Board's hearing this application. Please do not hesitate to contact us should you require anything further in connection with this application.

Very truly yours,



Christen Spake
CLS/dd

cls@mccarthysummers.com

cc: Client

Terence P. McCarthy *
Robert P. Summers *
Steven J. Wood **
Kenneth A. Norman
Nicola J. Boone Melby ***
Owen Schultz
Margaret E. Wood

Donna R. McMillan
Jessica M. Van Valkenburgh
Christen Spake
Kimberly A. Ryan
David A. Lewis

**Board Certified
Real Estate Lawyer*

***Board Certified Wills,
Trusts & Estates Lawyer*

****Board Certified
Elder Law Lawyer*



MARTIN COUNTY PUBLIC WORKS DEPARTMENT
OPEN ROAD FRONTAGE VARIANCE REQUEST
 IN ACCORDANCE WITH SECTION 4.843.K
 LAND DEVELOPMENT REGULATION

FOR YOUR REFERENCE THERE IS A PUBLIC MAP SHOWING OPEN ROADS WITHIN MARTIN COUNTY.
 THE MAP CAN BE FOUND HERE: http://geoweb.martin.fl.us/roadway_assets/

INSTRUCTIONS: HAND DELIVER OR MAIL COMPLETED FORM, PAYMENT FOR ROAD OPENING VARIANCE FEE (\$370) AND ALL SUPPORTING DOCUMENTS TO: MARTIN COUNTY SURVEYING DIVISION
 2401 SE MONTEREY ROAD
 STUART, FL 34996

MAKE CHECK PAYABLE TO **MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS**

ROAD OPENING VARIANCE FEE: \$370 (AS SET FORTH IN RESOLUTION NUMBER 16-3.20 BY THE BOARD OF COUNTY COMMISSIONERS)

APPLICANT:

NAME Island Party Rentals of South Florida, Inc. PHONE NO. 772-286-1700
 E-MAIL ADDRESS c/o Terence P. McCarthy, tpm@mccarthysummers.com
 ADDRESS c/o Terence P. McCarthy, Esq. -- 2400 SE Federal Hwy., 4th Floor
 CITY, STATE Stuart FL ZIP CODE 34994

PROPERTY INFORMATION:

PROPERTY ID NUMBER 343840000013000000
 ADDRESS Unassigned.

LEGAL DESCRIPTION East 1/2 of Tract 13, Section 34, Township 38 South, Range 40 East, according to the Plat thereof of Palm City Farms, as recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida.

SHOWN ON PLAT (NAME OF SUBDIVISION OR DEVELOPMENT)

Palm City Farms

SUPPORTING DOCUMENTS ATTACHED:


☒ DEED(S)/TITLE REPORT OR COMMITMENT

☐ SURVEY(S)

☒ RECORDED EASEMENT(S)


 APPLICANT'S SIGNATURE

 DATE


INSTR # 2607021
OR BK 2892 PG 1553
(2 Pgs)
RECORDED 11/29/2016 10:15:42 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK
DEED DOC TAX \$2,348.50

Return To and Prepared By:
Buetens & Buetens Attys.
8965 SE Bridge Rd Suite 10
Hobe Sound, FL 33455
772-546-6633

Property Appraisers Parcel I.D. Number:
34-38-40-000-013000.0-0

WARRANTY DEED

Made this 28th day of November, 2016 by TA ESTATES LLC, a Florida Corporation, whose address is 2575 SE Federal Highway, Suite 102, Stuart, FL 34994, hereinafter called the grantor, to

ISLAND PARTY RENTALS OF SOUTH FLORIDA, INC., a Florida Corporation, whose address is 201 SW Flagler Ave., Stuart, FL 34994, hereinafter called the grantee:

Witnesseth:

that the grantor, for and in consideration of the sum of \$10.00, 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, Florida, viz:

Being the East one-half of Tract 13, Section 34, Township 38 South, Range 40 East, according to the Plat thereof of PALM CITY FARMS, as recorded in Plat Book 6, Page 42, of the Public Records of Pam Beach (now Martin) County, Florida.

TOGETHER WITH an easement hereby granted and created for ingress, egress, drainage and utilities over, upon, under and across the East 30.00 feet of the West 45.00 feet of the East one-half of Tract 4, of said Section, which easement is perpetual and exclusive, and is appurtenant to and shall run with said East one-half of Tract 13, and shall be in favor of Grantees, their successors and assigns forever, and which easement shall burden the East one-half of Tract 4 and binding upon the owners of said East one-half of Tract 4, their successors and assigns forever.

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

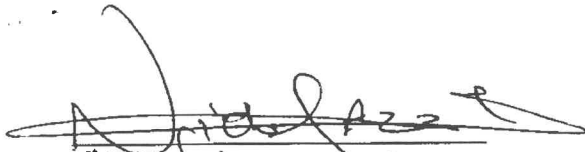
TO HAVE AND TO HOLD,

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; 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, 2015.

IN WITNESS WHEREOF,

the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



1st Witness signature

NSIDAL Azz
Witness print name



2nd Witness signature

ERIC BUETENS
Witness print name

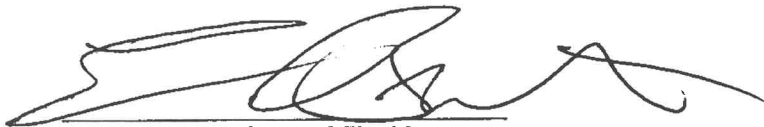


TA ESTATES LLC by
FRANCOIS LAFLAMME, OWNER OF
TA ESTATES LLC

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY that on this day, before me, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared ^{FRANCOIS LAFLAMME, OWNER OF} TA ESTATES LLC who ___ 1. is/are personally known to me or ☒ 2. has/have produced FL driver license(s), who executed the foregoing Instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the State and County aforesaid, this 28th day of November, 2016.



Notary Public, State of Florida
Commission Number and Expiration Date:

